

CITY OF LAGUNA BEACH GENERAL PLAN 2021-2029 HOUSING ELEMENT

Draft Initial Study/
Negative Declaration



Prepared for:
City of Laguna Beach

Prepared by:



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October 2021



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- A Draft City of Laguna Beach General Plan Housing Element 2021-2029 (under separate cover)



Initial Study –Negative Declaration

2021-2029 Housing Element

- 2. Lead Agency:** City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651
- 3. Contact Person:** So Kim, Assistant Director
Department of Community Development
Phone: (949) 497-0736
Email: skim@lagunabeachcity.net
- 4. Project Location:** Citywide, City of Laguna Beach
- 5. Project Sponsor:** City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651
- 6. Existing General Plan Designation:** N/A
- 7. Existing Zoning:** N/A
- 8. Project Setting and Overview:**

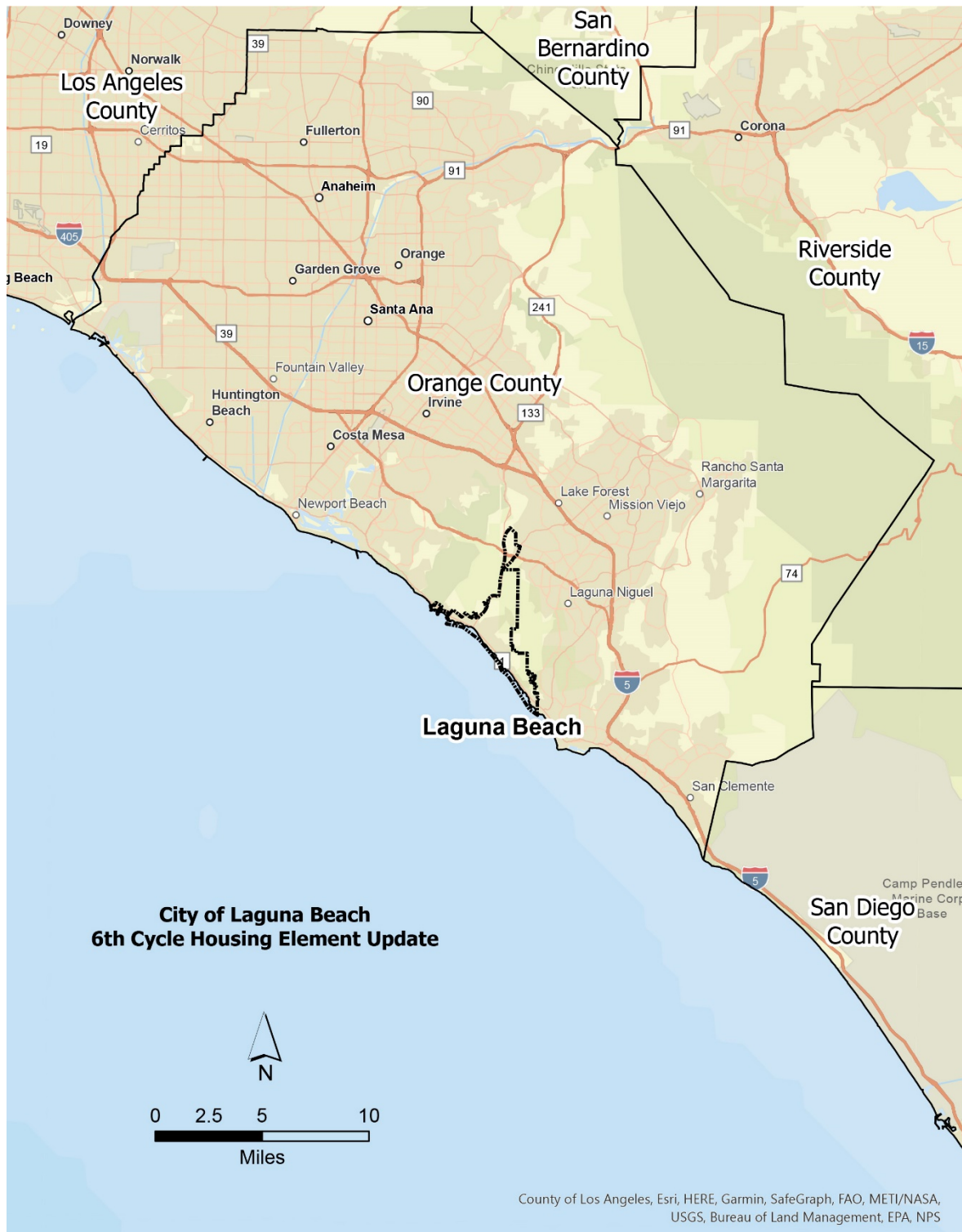
The California Legislature has declared that “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.” To accomplish this housing goal, California Government Code, Article 10.6 Housing Elements (§65580) mandates that each local government adopt a Housing Element as part of its General Plan. The Housing Element provides residents and public officials with an understanding of the housing needs of their community, sets forth the City’s strategy to preserve and enhance the community’s residential character, and expands and preserves housing opportunities.

a. Environmental Setting

The City of Laguna Beach is a small coastal community defined by its beaches, coastal hills, and pedestrian-friendly environment. The City, incorporated in 1927, provides a full range of services including police, fire, marine safety, and transit. The school district is outstanding and consists of two elementary schools, a middle school, and a high school. Located in southwest Orange County, Laguna Beach occupies 8.84 square miles, has a 2020 estimated population of 22,343, and welcomes 6 million visitors each year (see Figure 1-1, which shows the City’s and the County’s boundaries). Surrounding cities include Newport Beach, Laguna Woods, Aliso Viejo, Laguna Niguel, and Dana Point.



Figure 1. Regional Project Location





b. Proposed Project

The Housing Element is one of the seven mandatory elements of the General Plan. However, unlike other elements of the General Plan, the Housing Element is required to be updated more frequently to ensure that the needs of the community are regularly reviewed. The City of Laguna Beach adopted its first Housing Element on October 2, 1974 with subsequent revisions in 1981, 1985, 1990, 2001, 2012, and 2014. The proposed Housing Element Update is for the 6th planning cycle that covers the period October 15, 2021 to October 15, 2029.

The proposed project is an amendment to the Laguna Beach General Plan Program for the 6th Cycle Housing Element Update. The proposed Housing Element Update is included as Appendix A to this Initial Study/Negative Declaration.

The 2021-2029 Housing Element contains five primary sections: Introduction, Community Characteristics and Needs Assessment, Housing Constraints, RHNA and Housing Resources, and Housing Plan. The following paragraphs summarize each of these sections.

Introduction. The Introduction to the 2021-2029 Housing Element outlines the purpose of the Housing Element Update as it relates to state legislation. This section also summarizes the community profile of Laguna Beach (such as location and population) and outlines the various ways the public was encouraged to provide input into the drafting of the Housing Element. Finally, the Introduction identifies that State law requires the Housing Element be consistent with other elements of the General Plan and states that the Housing Element was found to be consistent with the Laguna Beach General Plan.

Community Characteristics and Needs Assessment. This section examines general population and housing characteristics in the City of Laguna Beach including age, race and ethnicity, employment, household composition, household size, and household income. In addition, characteristics of the existing housing stock, including number of units and type, age, conditions, and costs, are addressed to better understand the nature and extent of unmet housing needs in the community.

Housing Constraints. The Housing Constraints section outlines factors and constraints regarding the maintenance, improvement, and development of housing in the City of Laguna Beach. Governmental constraints are addressed, including potential and actual policies, standards, requirements, fees, or actions imposed by various levels of government on development that may act to limit the development or improvement of housing. Likewise, environmental factors, such as seismic hazards and flooding, may limit the development of housing. Market factors, such as lack of financing or the high cost of land, can also present constraints to housing. Finally, this section addresses that sustainable development and energy conservation can reduce the cost of housing and reduce impacts on the environment.

RHNA and Housing Resources. This section addresses the Regional Housing Needs Allocation (RHNA) and the potential for future housing in the City of Laguna Beach. In addition, the availability of financial, organizational, and partnership opportunities to provide housing are addressed.

RHNA is an assessment of the overall housing needs in the State for a particular period, which are then broken down into regions, cities and counties. Through the applicable regional council of governments, a municipality is “assigned” a RHNA for each planning cycle, which is broken down by income level. It is important to note that jurisdictions are not required to build the housing units outlined in their RHNA numbers. Rather, cities and counties must ensure that adequate sites and zoning are in place for the market to produce the identified housing. The current RHNA for the Southern California Association of Governments (SCAG) region covers the planning period from June 30, 2021 to October 15, 2029 and is divided into four income categories: very low, low, moderate, and above moderate, which are based on



surveys of local area median income (AMI). The City of Laguna Beach RHNA for the 2021-2021 planning period is outlined in Table 1 below.

Table 1 City of Laguna Beach 2021-2029 RHNA

Income Category	Number of Units
Very-Low (0-50% AMI)	118
Low (50-80% AMI)	80
Moderate (80-120% AMI)	79
Above-Moderate (Above 120% AMI)	117
Total	394

The Housing Element includes a detailed analysis of anticipated housing in the City that may be applied to the City’s RHNA. Included are two current projects, one expected project, 120 anticipated accessory dwelling units, and new housing element sites. The new Housing Element sites include four sites identified by the City that could accommodate an additional 166 dwelling units. The new Housing Element sites are zoned non-residential: Local Business-Professional Zone; Institutional Zone, and C-1 Local Business District. However, affordable housing that is defined as “residential housing, special needs” is permitted in these zones with no density limit via the approval of a conditional use permit without the need for a general plan amendment or rezone.

Income levels were applied to each of the housing types based on affordable units proposed, required, or expected to determine the ability of the City to meet its 2021-2029 RHNA. Based on this analysis, the City will be able to fully meet its 6th Cycle RHNA allocated with surplus capacity as outlined in Table 2 below.

Table 2 City of Laguna Beach 2021-2029 Sites Inventory

Sites	Very Low	Low	Moderate	Above Moderate	Total
Current project (Site 6)	0	4	0	9	13
Expected project (Site 5)	25	12	0	110	147
Housing Element sites	85	35	46	0	166
ADUs	30	52	36	2	120
Estimated RHNA total					446
<i>RHNA requirement</i>	118	80	79	117	394
Potential surplus	+22	+23	+3	+4	+52

Housing Plan. The Housing Plan section of the Housing Element is organized into two sections: i. Goals and Policies, and ii. Housing Programs, as outlined below.

i. Goals and Policies

This section retains the previous goals and policies from the 5th Cycle Housing Element with minor updates, edits and amendments. In addition, the following new policies were added to the Housing Element based on input from the Affordable- and Senior-Housing Task Force, Housing and Human Services Committee, and Planning Commission.

- Continue to enforce existing Municipal Code provisions relating to the use and development of properties throughout the City (HE-1.14).
- Encourage adaptive reuse to support affordable housing (HE-1.15).
- Encourage school districts and religious institutions to develop housing on their properties (HE-2.14).
- Encourage developers to work with the arts community to provide work/live spaces suitable for creative work (HE-2.15).



- Explore potential for a pilot co-housing/co-living project to allow more people to be housed at a lower cost while facilitating a sense of community and neighbor-to-neighbor support (HE-2.16).
- Foster opportunities for small scale infill development as a means to expand housing opportunities and incrementally provide affordable housing (HE-2.17).
- Encourage the preservation and development of mixed-use projects that include residential units in commercial zones and offer incentives for residential units that provide long-term affordability to extremely-low to moderate-income households (HE-2.18).
- Whenever feasible, ensure that the selection of affordable housing sites includes adequate consideration of the needs of seniors and other special needs households, such as proximity to services and public transportation (HE-3.7).
- A prior policy requiring the payment of an in-lieu housing fee when residential units are removed or demolished if the site complies with the density requirements of the zoning district was amended to require an in-lieu fee regardless of whether the site complies with the density requirements (HE-1.8, HE-1.9, HE-1.10, HE-2.1, HE-2.4).

ii. Housing Programs

This section contains the City's overall Housing Program together with action items needed to implement the goals and policies of the Housing Element. The programs were comprehensively revised from the last Housing Element to identify actions needed to implement Housing Element Goals and Policies and meet State law and the City's RHNA requirements. The previous 49 programs were consolidated and updated into 11 program areas as outlined below.

1. Adequate Sites Monitoring for No Net Loss – nine action items are included under this housing program to help ensure units will be developed to make progress toward the RHNA targets. Additional actions examine potential housing opportunity sites and provide development incentives for affordable housing throughout the 6th Cycle Housing Element timeframe to protect against possible loss of sites and lay the groundwork for future Housing Element Updates with measurable time frames for implementation.
2. Zoning Toolbox – this is a comprehensive program that commits the City to studying potential amendments to the Zoning Code over the next several years for the purpose of reducing regulatory barriers to the production of new housing.
3. Permit Streamlining – actions under the Permit Streamlining Program include ongoing efforts to continue expediting residential development applications to reduce processing time, which includes state law requirements and recommendations from the City's Design Review Task Force and the Design Review Reform program directed by the City Council.
4. Downtown Specific Plan Phase 2 – actions related to the Downtown Specific Plan Phase 2 include exploring incentives that allow development standard flexibility and additional locations for affordable housing.
5. Accessory Dwelling Units (ADUs) – ADU actions require implementation of the pending ADU ordinance per state law and providing outreach and information to the public to facilitate and encourage the production of ADUs.
6. Special Needs Housing – these actions include amending the code to comply with state law, including but not limited to, supportive housing and monitoring shelter capacity needs.
7. Affordable Housing Partnerships – these actions are ongoing efforts to provide information regarding housing development on church parking lots, offer letters in support of housing grant applications and promote senior mobility through transit incentives.



8. Housing Preservation and Rehabilitation – these actions include ongoing efforts to preserve affordable housing that is at-risk for converting to market-rate housing.
9. Affordable Housing Funding and Programs – these actions include the ongoing efforts related to grants and other funding opportunities and developing incentives.
10. Information, Education and Marketing – these actions include ongoing technical assistance and information regarding housing rehabilitation, rent subsidies, ADUs, housing assistance, fair housing, senior housing, historic preservation, and energy conservation.
11. Fair Housing – these actions include ongoing efforts to further fair housing, implement state law, and work toward a more inclusive community.

10. Other Public Agencies Whose Approval Is Required

State of California, Department of Housing and Community Development (HCD)

11. Consultation with California Native American Tribes

In accordance with the requirements of Assembly Bill (AB) 52 and Senate Bill (SB) 18, on May 17, 2021, the City sent project notification letters to all Native American Tribes included on a list provided by the Native American Heritage Commission. The letters contained a brief description of the Housing Element Update and offered tribes an opportunity to consult regarding potential effects on tribal cultural resources. No requests for consultation were received by the City.



Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Potentially Significant Unless Mitigated” as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Services Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Preparation:

This Initial Study for the City of Laguna Beach General Plan 2021-2029 Housing Element Update was prepared by:

Mary P. Wright
Planning Consultant



Determination: (to be completed by Lead Agency)

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the project could have a significant effect on the environment there would not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

So Kim, Assistant Director
October 1, 2021



Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used: Identify and state where they are available for review.
 - b) Impacts Adequately Addressed: Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures: For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from the checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.



I. Aesthetics

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a) *Would the project have a substantial adverse effect on a scenic vista?*

No impact. As outlined in the City of Laguna Beach General Plan Land Use Element, the majority of scenic views in the City are related to the Pacific coastline, hillsides, and canyons, which together help define the community’s image and sense of place. The Housing Element Update is part of the Laguna Beach General Plan and contains policies and programs to guide the future development of the City. The Update outlines how the City can accommodate the development of a minimum of 446 additional dwelling units during the 2021-2029 6th Cycle planning period. However, the City is not responsible for constructing the housing units, and the Housing Element Update would not directly result in physical development in the City that could generate potential visual impacts. Furthermore, future housing development projects would be subject to individual environmental review which would require a project level analysis of potential scenic impacts. Thus, the proposed Housing Element Update would have no impact on scenic vistas in the City.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No impact. Laguna Canyon Road and Coast Highway are listed on the State Scenic Highway List as being eligible for designation, although official designation has not occurred. In addition, Laguna Canyon Road has been designated as a rural scenic highway, and El Toro Road as a viewscape corridor on the Orange County Scenic Highways Plan. In addition, the City has many significant trees, geologic formations, and historic buildings within its boundaries. The Housing Element Update contains policies and programs related to the development of housing within the 2021-2029 planning period, but would not result in actual physical development within the City. Thus, the proposed Housing Element Update would not damage scenic resources, and no impact would result.



- c) ***In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

No impact. The City of Laguna Beach is an urbanized area that is developed with a variety of commercial, industrial, and other land uses. As outlined above, the Housing Element Update contains policies and programs related to the future production of housing in the City but would not directly result in physical development. Future housing proposals would need to conform with all applicable City standards and regulations regarding scenic quality, including the City's *Design Guidelines – A Guide to Residential Development*. Thus, the project would not conflict with applicable regulations governing scenic quality, and no impact would result.

- d) ***Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

No impact. The proposed Housing Element Update would not directly result in physical development and thus would not create a new source of light and glare in the City. In addition, future housing development in the City would be required to conform with the City's Good Neighbor Outdoor Lighting Ordinance (Section 7.70 of the Laguna Beach Municipal Code), which would ensure development would not create light or glare impacts. In addition, the proposed Housing Element Update would not change existing policies regarding light and glare, and no impact would result.



II. Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

- a) *Would the project Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?***

No impact. According to the State of California Department of Conservation 2014 Map of Important Farmland, there is no Prime, Unique, or Important Farmland in the City. Thus, the proposed Housing Element Update would not convert any farmland of statewide importance to non-agricultural use. In addition, the General Plan Land Use Map does not designate any property for agriculture use.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

No impact. The General Plan does not designate any areas in the City as agricultural use, and there are no active Williamson Act contracts in the City. The Zoning Map does designate one small area near Irvine Cove as Agriculture-Recreation (A-R); however, it is not under active agriculture use and none of the sites on the sites inventory list are located in that area. Thus, the proposed Housing Element Update would not conflict with any existing zoning for agricultural use, or a Williamson Act contract, and no impact would result.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?***

No impact. The City of Laguna Beach does not contain any property zoned or designated as forest land (as defined in Public Resources Code §12220(g)) or timberland (as defined in Public Resources Code §4526). In addition, the City has no land designated or zoned for forestry or timberland resources. As such, the proposed Housing Element Update would have no impact on forestry or timberland resources.



d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No impact. The City does not contain forest land, nor would it convert forest land to non-forest use. Thus, the Housing Element Update would not result in the loss or conversion of forest land, and no impact would result.

e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

No impact. The City does not contain agricultural or forest lands, and the proposed Housing Element Update would not involve changes in the existing environment that could result in conversion of agricultural or forest land to other uses. Thus, implementation of the proposed project would not result in the conversion of farmland or forest land, and no impact would result.



III. Air Quality

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than significant impact. The South Coast Air Quality Management District (SCAQMD) monitors air quality in the South Coast Air Basin (Basin), which includes all or portions of Los Angeles, Orange, San Bernardino, and Riverside counties. SCAQMD monitors air quality based on federal and state standards that have been promulgated for carbon monoxide (CO), ozone (O₃), sulfur dioxide (SO_x), nitrogen dioxide (NO_x), particulate matter (PM₁₀ and PM_{2.5}), and lead (Pb). The Basin is currently designated as a federal nonattainment area for ozone and PM_{2.5}, and is a state nonattainment area for ozone, PM₁₀, and PM_{2.5}.

SCAQMD developed the Air Quality Management Plan (AQMP) to identify emissions-reduction measures to bring the Basin into attainment with federal and state air quality standards. The AQMP includes Localized Significance Threshold (LST) guidelines for construction and operation of a proposed project to assist in analyzing the environmental effects of new development. As a policy document, the proposed Housing Element Update would not directly result in physical development and would not exceed any of the SCAQMD thresholds of significance for federal or state air pollutants. Thus, the project would not obstruct implementation of the South Coast AQMP, and a less than significant impact would result. Future residential development in the City will be reviewed for conformance with the AQMP.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than significant impact. Cumulative impacts may result from individually minor but collectively significant projects, which “when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines §15355). As outlined above, the South Coast Air Basin is in federal nonattainment for ozone and PM_{2.5}, and state nonattainment for ozone, PM₁₀, and PM_{2.5}. The proposed Housing Element Update would be considered cumulatively significant if its impacts exceed SCAQMD project-specific significance thresholds. As discussed under threshold III.a), the project would not result in physical development and would not exceed SCAQMD thresholds for regional emissions or localized impacts of criteria pollutants. Therefore, the project’s contribution would not be considered cumulatively considerable under SCAQMD’s policy, and impacts would be less than significant.



c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

No impact. Sensitive receptors include residences, schools, hospitals, and similar uses that are particularly sensitive to adverse air quality. The proposed Housing Element Update is a policy document and would not result in physical development that could generate pollution. Thus, the project would not expose sensitive receptors to substantial pollutant concentrations, and no impact would result.

e) *Would the project result in emissions (such as those leading to odors) adversely affecting a substantial number of people?*

No impact. The proposed Housing Element Update would not result in emissions or odors that could adversely affect people, and no impact would result.



IV. Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

No impact. Laguna Beach is an urbanized community that contains both developed and natural areas, including cliffs, hillsides, tidepools, and beaches. A significant portion of the City is designated open space, including hillsides and canyons. Many of these areas contain natural habitat areas that support candidate, sensitive, or special status species such as the thread leaved brodiaea, the Laguna Beach dudleya, the coastal California gnatcatcher, and the least Bell’s vireo.

As previously identified, the Housing Element Update is a policy document that would not directly result in the construction, modification, or improvement of residential development in the City. As such, the project would not have an adverse effect on any species identified as candidate, sensitive, or special status, and no impact would result. Future residential development proposals in the City would be reviewed for conformance with all applicable plans, policies, and regulations governing biological resources.



- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

No impact. The proposed Housing Element Update is a policy document that would not result in physical development in the City. As such, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community, and no impact would result.

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

No impact. The proposed Housing Element Update is a policy document that would not result in physical development in the City. As such, the project would not have a substantial adverse effect on any federally protected wetlands, and no impact would result.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

No impact. The proposed Housing Element Update is a policy document that would not result in physical development in the City. As such, the project would not interfere with the movement of any native resident or migratory fish or wildlife species or impact the use of native wildlife nursery sites, and no impact would result.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

No impact. The City's General Plan includes a Landscape and Scenic Highways Element that contains policies to protect heritage trees. Heritage trees are old, large, prominent, rare and/or unusual specimens and are protected from alteration and removal by both the General Plan and the Municipal Code. The proposed Housing Element Update would not result in physical development in the City and thus would not impact heritage trees. Future housing development in the City would be required to conform with the City's heritage tree policies and regulations.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

No Impact. The 1996 County of Orange Central and Coastal Subregion Natural Communities Conservation Plan and Habitat Conservation Plan (NCCP/HCP) is in effect for the City of Laguna Beach and several surrounding jurisdictions. The plan guides the protection and enhancement of habitats for threatened and endangered plant and wildlife species. The Housing Element Update would not result in physical development and thus would not conflict with the provisions of the NCCP/HCP. No impact would occur.



V. Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Less than significant impact. According to the City of Laguna Beach Historic Resources Element, the City contains a number of historic structures, several of which are listed or eligible for listing on the National Register of Historic Places. In addition, the City has a Historic Preservation Ordinance that includes incentives and benefits for maintaining historic properties in the City. The proposed Housing Element Update is a policy document to promote the development of housing for all income levels but would not directly result in physical development. Furthermore, future housing development projects would be subject to individual environmental review, which would require a project level analysis of potential historic resource impacts. As such, the project would not result in an adverse change to any historical resources, and no impact would result.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than significant. Southern California contains a rich prehistory with the earliest occupation in Orange County estimated at 11,000 years Before Present (BP). Coastal areas in Orange County have been occupied by a Native American society called the Juaneño (also called Acjachemen) since the Late Prehistoric Period. Numerous archaeological sites have been identified throughout the area. As a policy document, the proposed Housing Element Update would not result in direct physical development and thus would not cause an adverse change in the significance of any archaeological resources. Furthermore, future housing development projects would be subject to individual environmental review, which would require a project level analysis of potential cultural resource impacts. Therefore, no impact would result.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less than significant. The proposed Housing Element Update is a policy document that would not result in physical development in the City. As such, the project would not result in the disturbance of any human remains. Furthermore, future housing development projects would be subject to individual environmental review, which would require a project level analysis of potential impacts to human remains, and no impact would result.



VI. Energy

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

No impact. The Housing Element Update is a policy document that outlines the City’s plan to provide housing at a variety of income levels during the 2021-2029 planning period. Adoption of the Housing Element Update would not directly result in construction, modification, addition, or placement of any building or structure in the City of Laguna Beach. As such, the project would not increase the consumption of energy resources, and no impact would result.

b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

No impact. In 2003, the State’s three major energy policy agencies (the California Public Utilities Commission, the California Energy Commission, and the California Power Authority) joined forces to create the State’s first Energy Action Plan (EAP). The Plan, which was updated in 2005 and 2008 as EAPII, outlines a strategy to meet California’s future energy needs in part by reducing reliance on non-renewable sources of energy. In addition, in 2007 the California Energy Commission and the Air Resources Board adopted the State Alternative Fuels Plan, which outlines the steps California must take to increase reliance on alternative non-petroleum fuels.

The Housing Element Update contains Section 3.4, Sustainable Development/Energy Conservation, which states that the City continues to achieve incremental improvements in energy conservation through implementation of California’s Green Building Standards Code, Title 24, known as CALGreen. In addition, the City Council adopted the 2019 California Green Building Standards Code, which includes requirements for energy efficiency. The City also prepared and updated a Climate Protection Action Plan that provides a number of recommended measures for reducing energy use and carbon emissions. The proposed Housing Element Update would not introduce new development that would consume energy and would not conflict with State or local plans for renewable energy or energy efficiency. No impact would result.



VII. Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2001), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault?

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

(i-iv) No impact. Southern California is an active seismic region, and moderate to strong earthquakes can occur on numerous faults. According to the General Plan Safety Element, there are no active or potentially active faults in the City. However, the City is traversed by two inactive fault zones, the Laguna Canyon and Temple Hills faults, which have been dormant for the past 11,000 years. Nonetheless, as a seismically active area, the General Plan Safety Element indicates there is a potential for seismic-related ground failure, liquefaction, and landslides in the City. The Element contains policies requiring geotechnical investigations and the incorporation of appropriate measures in proposed development projects to minimize the potential for adverse effects related to these hazards.



As previously identified, the proposed project involves adoption of an update to the City's General Plan Housing Element and would not result in direct physical changes in the City. Thus, the project would not directly or indirectly cause potential substantial adverse effects related to earthquake faults or seismic activity.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

No impact. The Housing Element Update would not result in physical development and would not result in substantial soil erosion or the loss of topsoil. Thus, no impact would result.

c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

No impact. The Housing Element Update is a policy document and therefore, would not result in physical development and thus would not be located on a geologic unit or soil that is, or could become, unstable. Future housing development would require site specific studies prior to any permit issuance for construction. Thus, no impact would result.

d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2001), creating substantial direct or indirect risks to life or property?*

No impact. The Housing Element Update would not result in physical development and thus would not be located on an expansive soil or create direct or indirect risks to life or property. Thus, no impact would result.

e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

No impact. The City of Laguna Beach provides municipal wastewater service to the City. The Housing Element Update is a policy document that would not result in physical development and would not impact any municipal wastewater systems, septic tanks, or alternative wastewater systems. No impact would result.

f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No impact. The proposed Housing Element Update would not directly result in physical development that could impact paleontological resources. Future housing development would require site specific studies prior to any permit issuance for construction. No impact would result.



VIII. Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less than significant impact. Greenhouse gases (GHGs) are naturally present in the atmosphere and are released by natural sources or formed from secondary reactions taking place in the atmosphere. In addition, human activities over the past 200 years have caused greatly increased quantities of GHGs to be released into the atmosphere, which in turn increases the natural greenhouse effect and are thought to cause global warming. Human-induced GHGs include the following:

- Carbon dioxide (CO₂)
- Methane (CH₄)
- Nitrous oxide (N₂O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulfur hexafluoride (SF₆)

The Housing Element Update is a policy document that would not generate greenhouse gas emissions, and the project would have a less than significant impact on the environment. Future housing development in the City will be required to evaluate its greenhouse gas emissions to determine if significant impacts to the environment would result.

b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less than significant impact. In 2006, California adopted AB 32, which required the State to reduce statewide GHG emissions to 1990 levels by 2020. In 2016, California adopted SB 32, which required the State to reduce statewide GHG emissions to 40% below 1990 levels by 2030. AB 32 and SB 32 codified State targets and directed State regulatory agencies to develop rules and regulations to meet the targets; AB 32 and SB 32 do not stipulate project-specific requirements. Specific requirements are codified in rules and regulations developed by regulatory agencies such as CARB and SCAQMD, and local City ordinances.

The AB 32 2008 Scoping Plan outlined the State’s strategy to achieve the 2020 GHG emissions reduction target via a set of recommended measures. The implementation of these measures relies on actions on the part of state agencies and local governments, not individual projects. Actions include, but are not limited to, development and implementation of rules, market projects, zero-emission projects, renewable fuel standards, the Low Carbon Fuel Standard (LCFS), vehicle efficiency measures, energy efficiency projects, green building strategies, market-based mechanisms, incentive measures, as well as land use planning and permitting.



In 2014, CARB adopted an update to the 2008 Scoping Plan that built upon the initial Scoping Plan, with new strategies to achieve the 2020 AB32 State target. In 2017, CARB adopted a second update to the 2008 Scoping Plan. The 2017 Scoping Plan Update highlights the State's progress toward meeting the 2020 GHG emission reduction goal, identifies funding opportunities to reduce GHG emissions through state planning and low carbon investments, identifies climate change priorities for 5 years, and sets the groundwork to reach long-term goals. The 2017 Scoping Plan Update also includes specific recommended actions for lead agencies and identifies possible regulatory actions for vehicles and fuels.

The 2008 Scoping Plan, 2014 Scoping Plan Update, and 2017 Scoping Plan Update envision that reductions in GHG emissions will come from virtually all sectors of the economy and be accomplished from a combination of policies, planning, direct regulations, market approaches, incentives, and voluntary efforts. These efforts also target GHG emission reductions from cars and trucks, electricity production, and fuels; implementation relies on actions on part of state agencies and local governments, not individual projects.

The Housing Element Update would not result in development that could conflict with the Scoping Plan or any other plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions. Thus, a less than significant impact would result.



IX. Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

a) *Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?*

No impact. The General Plan Safety Element includes policies related to hazardous materials including encouraging the use of alternatives to toxic materials in the home and yard and taking measures to implement the County’s Hazardous Waste Management Plan. In addition, the City’s Public Works Department has programs to encourage the disposal of hazardous materials including offering home hazardous waste pick-up and sponsoring an annual drop-off event.

The Housing Element Update is a policy document that will not result in direct physical development in the City. Thus, the project will not create a hazard to the public through the transport, use or disposal of hazardous materials, and no impact would result.

b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

No impact. The proposed Housing Element Update would not result in physical activities or development and would not create a hazard regarding the release of hazardous materials. No impact would result.



- c) ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

No impact. The proposed Housing Element Update would not result in physical activities or development and would not create a hazard regarding the emission of hazardous materials near schools. No impact would result.

- d) ***Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

No Impact. The proposed Housing Element Update would not result in physical activities or development and would not be located on a known hazardous materials site. No impact would result.

- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

No impact. The City of Laguna Beach is located approximately 6 miles southeast of John Wayne Airport. However, the City is not located within the facility's Airport Influence Area, and the community is not exposed to safety hazards or excess noise impacts associated with the airport. The proposed Housing Element Update is a policy document that would not directly result in physical development and would not result in a safety or noise hazard for people living or working in the City. No impact would result.

- f) ***Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

No impact. The 2011 City of Laguna Beach Emergency Management Plan provides guidance to the City and its citizens on how to respond to emergency situations. The plan addresses natural, technological, and nuclear situations including fires, flooding, earthquakes, hazardous materials incidents, aircraft accidents, tsunamis, nuclear accidents, and nuclear war. The plan identifies goals and strategies to protect life, property, and the environment in emergency situations.

The Housing Element Update is a policy document that will not result in direct physical development in the City. Thus, the project will not impair implementation or physically interfere with the City's Emergency Management Plan, and no impact would result.

- g) ***Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?***

Less than significant impact. According to the City's website, 88% of the City of Laguna Beach is located within the State-designated Very High Fire Hazard Severity Zone. The City has been subject to wildland fires in the past, including the devastating 1993 Laguna Beach fire, which consumed 16,000 acres and destroyed or damaged over 400 homes. Although the City of Laguna Beach is subject to wildland fires, the proposed Housing Element would not result in physical development and would not expose people or structures to fire-related loss, injury, or death. A less than significant impact would result.



X. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*

No impact. The City of Laguna Beach encompasses portions of three primary watersheds: the Laguna Coastal Streams Watershed, the Dana Point Coastal Streams Watershed, and the Dana Point Watershed. All of these watersheds carry runoff through a series of canyon areas and ultimately discharge into the Pacific Ocean. Several federal, state, and local policies and regulations are in place to ensure that new development does not pollute water quality in the region or violate water quality standards or waste discharge requirements. The proposed Housing Element Update would not directly introduce development to the area that could potentially impact water quality, and no impact would result. Future residential development in the City would be required to comply with all applicable policies regarding water quality and stormwater management.

b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

No impact. The proposed Housing Element Update would not result in physical development that could potentially affect groundwater supplies, and no impact would result.



c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

iv) Impede or redirect flood flows?

(i-iv) No impact. The proposed Housing Element Update would not result in physical development and would not result in erosion, flooding, or impacts to the drainage system. Thus, no impact would result.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No impact. The proposed Housing Element Update would not result in physical development and would not increase the risk of release of pollutants due to project inundation, and no impact would result.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No impact. The City of Laguna Beach is part of the Orange County MS4 Permit, which regulates discharges from municipal storm sewer system under the National Pollutant Discharge Elimination System. The MS4 permit outlines activities the City must undertake to protect water quality, including groundwater, from pollution in storm water. Proposed development projects must demonstrate conformance with the City's MS4 permit through the incorporation of best management practices (BMPs) to minimize runoff and intercept pollution.

The proposed Housing Element Update would not directly introduce development and would not conflict with the City's MS4 permit or other water quality requirements, and no impact would result. Future residential development in the City would be required to comply with all applicable water quality and groundwater management requirements.



XI. Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a) Would the project physically divide an established community?

No impact. The proposed Housing Element Update is a policy document that outlines the City’s housing goals, policies, and programs and demonstrates its ability to meet its RHNA. As described in the Housing Element Update, the City has adequate sites available to meet its RHNA, and no general plan amendments or rezones are proposed that could increase the City’s potential housing supply over what was assumed in the General Plan. The Housing Element Update would not introduce new development or other changes that could physically divide an established community, and no impact would result.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No impact. The Housing Element Update is a revision of the City’s 2013-2021 Housing Element, which was adopted by the City Council in 2014. A housing element is one of the seven required elements of the General Plan and the only element that is required to be updated and certified by the State Department of Housing and Community Development (HCD) every 8 years. The Housing Element Update was reviewed for conformance with the other components of the Laguna Beach General Plan, as required by state planning law. While each element addresses a specific range of issues, there is flexibility in how general plans are presented, and certain goals and policies of one element may also address issues that are primary subjects of other elements. This integration of issues throughout the general plan creates a strong basis for the implementation of plans and programs and achievement of community goals.

The Housing Element Update is most closely related to the Land Use Element of the General Plan, as residential development capacities established in the Land Use Element are used to identify the sites inventory presented in Section 4 of the Housing Element Update. However, a wide range of additional General Plan policies support Housing Element goals, policies, and programs. Specific key goals and policies of the Land Use Element that directly complement the Housing Element are addressed in the Housing Element Update. At the time of preparation of this report, the City was also updating its General Plan Safety Element in accordance with state law, and the Housing Element Update was found to be consistent with the Safety Element. In addition, the Update was found to be consistent with all other elements of the General Plan, including the Open Space-Conservation Element, which specifically addresses preserving the environmental quality of the City. Thus, the Housing Element Update would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.



XII. Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No impact. According to the State of California, Department of Conservation, the City of Laguna Beach is located in Mineral Resource Zone 1 (MRZ-1), which indicates areas where no significant mineral deposits are present or where little likelihood exists for their presence. In addition, the proposed project would not directly involve physical development that could potentially affect mineral deposits. Thus, the project would have no impact on mineral resources.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No impact. The Laguna Beach General Plan does not identify any mineral resource recovery sites within the City. In addition, as outlined above, the State of California mineral resource maps indicate there are no known or expected mineral resources within the City. Thus, the project would not result in the loss of availability of a locally important mineral resource recovery site, and no impact would occur.



XIII. Noise

Would the project result in:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project within the vicinity of a private airstrip or an airport land use plan or, where such as plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

No impact. The City of Laguna Beach General Plan Noise Element contains goals and policies to minimize the effect of noise on the community. The Element identifies traffic noise as the primary source of noise in the City. The Element contains interior and exterior noise standards for different land uses in the City. Residential uses are generally considered compatible with interior noise levels of 45 decibels dB(A) and exterior levels of 65 dB(A) based on the Community Noise Equivalent Level (CNEL), which weights noise sensitivity by time of day.

In addition to the General Plan, the Laguna Beach Noise Ordinance (Municipal Code Chapter 7.25) limits noise in the City. Exterior residential noise limits range from 50 to 60 dB(A) Leq, depending on the time of day or night. Limited exceptions are allowed from the City’s noise standards, including exceptions for activities involving the construction, maintenance, and repair of real property.

As previously identified, the Housing Element Update is a policy document intended to outline the City’s housing plan over the 2021-2029 planning period. The Update would not result in development that could generate noise. Thus, no impact would result.

- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?***

No impact. The proposed Housing Element Update would not generate construction or other activities that could generate noise or vibration. Thus, no impact would result.

- c) *For a project within the vicinity of a private airstrip or an airport land use plan or, where such as plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working the project area to excessive noise levels?***

No impact. The City of Laguna Beach is located approximately 6 miles southeast of John Wayne Airport, the closest public or private airport to the area. The City is not located within the Airport Environs Land Use Plan for John Wayne Airport and is not subject to airport noise or safety impact. The project would therefore not expose people residing or working in the area to excessive airport noise levels and no impact would result.



XIV. Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

- a) *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through an extension of roads or other infrastructure)?***

No impact. According to the California Department of Finance, the City of Laguna Beach had a 2020 population of 22,343, a slight decrease over 2010 levels. In addition, the City has approximately 10,542 total housing units (U.S. Census Bureau). The proposed Housing Element Update contains goals, policies, and programs intended to encourage the provision of a broad range of housing types and affordability levels. The Housing Element does not include specific development proposals, nor would it directly result in physical development in the City. As such, it would not result in development that could induce unplanned population growth in the City. In addition, the project would not extend roads or other infrastructure that could indirectly induce population growth. Therefore, no impact would occur.

- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***

No Impact. The Housing Element Update is a policy-level document outlining the City of Laguna Beach’s plan to provide a variety of housing types and affordability levels to meet the housing needs during the 2021-2029 planning period. It would not involve demolition, construction or renovation of any housing and would not displace existing people within the City. Thus, no impact would occur.



XV. Public Services

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

- a) ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for: 1) fire protection, 2) police protection, 3) schools, 4) parks, 5) other public facilities?***

(1-5) No impact. As outlined throughout this report, the proposed project involves an update of the City of Laguna Beach’s Housing Element, including policies and programs outlining the City’s plan for housing during the 2021-2029 planning period. The project would not result in the physical construction or development of any housing or other improvements and would not redesignate or rezone property. As such, the project would not result in any physical effects that could impact public services including fire protection, police protection, schools, parks, and other public facilities. No impacts would result.



XVI. Recreation

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

No impact. As outlined above in Section XV, Public Facilities, adoption of the proposed Housing Element Update would not result in any physical development and would not increase the use of recreational facilities or cause physical deterioration of facilities. Thus, no impact would result.

- b) *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?***

No impact. The proposed Housing Element Update would not include recreational facilities that might have an adverse effect on the environment, and no impact would result.



XVII. Transportation

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

No impact. Multiple plans, regulations, and policies address transportation in and around the City of Laguna Beach. These include, but are not limited to, the Orange County Congestion Management Program; the City of Laguna Beach General Plan Transportation, Circulation and Growth Management Element; and the City’s Municipal Code. Regional access to Laguna Beach is provided by Pacific Coast Highway, Laguna Canyon Road, El Toro Road, and Crown Valley Parkway. Traffic congestion is common within the community, particularly during the summer months when visitors flock to the coastline.

The proposed Housing Element Update is a policy document that would not result in physical development in the City and would not conflict with a plan, policy, ordinance, or program addressing the circulation system. Thus, no impact would result.

b) *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*

No impact. CEQA Guidelines §15064.3(b) has recently been modified pursuant to Senate Bill 379 to change the way transportation impacts are analyzed. Transportation impacts must now be analyzed based on vehicle miles traveled (VMT) rather than the intersection level of service (LOS) methodology previously used. VMT analyzes the number of trips and number of miles traveled by motor vehicles associated with a development program or project. However, as a policy document that does not involve land use or zoning changes, the proposed Housing Element Update would not generate vehicle trips or vehicle miles traveled. As such, a VMT analysis is not required, and no impact would result.

c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No impact. The proposed Housing Element Update would not generate development that could increase traffic hazards in the area. No impact would result.

d) *Would the project result in inadequate emergency access?*

No impact. The proposed Housing Element Update would not alter the planned roadway network in the City, and no impacts to emergency access would occur.



XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

i) *Is the project site listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

No impact. As previously identified, the proposed project is an update of the Laguna Beach Housing Element which applies to the entire City. The project provides policy direction to encourage a variety of housing for all income-levels based on existing land use and zoning designations. The project does not involve physical development and would not affect any properties listed or eligible for listing in a state or local register of historical resources. Thus, no impact would occur.

ii) *Is the project site a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

No impact. As outlined in Section V, Cultural Resources, Orange County contains a rich prehistory with the earliest occupation estimated at 11,000 years Before Present (BP). Coastal areas in Orange County have been occupied by a Native American Society called the Juaneño (also called Acjachemen) since the Late Prehistoric Period, and numerous archaeological sites have been identified throughout the area. As a policy document, the proposed Housing Element Update would not result in direct physical development and thus would not cause a substantial adverse change in the significance of any archaeological resources, and no impact would result.

Assembly Bill 52 requires that a lead agency begin consultation with California Native American tribes that request consultation prior to release of a project Negative Declaration, Mitigated Negative Declaration, or EIR. Tribes who receive a formal notification under AB 52 have 30 days to respond and request consultation. The City of Laguna Beach notified affected tribes about the project on May 17, 2021. No tribes requested consultation under AB 52.



In addition, Senate Bill 18 requires that a lead agency consult with Native American tribes for any project involving adoption of an amendment to a general plan or a specific plan. The proposed Housing Element Update includes a general plan amendment and thus is subject to SB 18. Tribes who receive a formal notification under SB 18 have 90 days to request consultation. On May 17, 2021, the City notified tribes of the Housing Element Update per SB 18. No tribes requested consultation under SB 18.



XIX. Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

No impact. The adoption of the Housing Element Update would not directly result in physical development in the City and thus would not impact utilities and service systems.

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?***

No impact. The adoption of the Housing Element Update would not directly result in physical development that would consume water. Thus, the project would not impact water supplies, and no impact would occur.

- c) *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

No impact. The adoption of the Housing Element Update would not directly result in physical development in the City and thus would not generate wastewater. As such, the project would not affect wastewater treatment capacity, and no impact would result.

- d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

No impact. The adoption of the Housing Element Update would not directly result in physical development in the City and thus would not generate solid waste. As such, the project would not generate solid waste in excess of applicable standards or infrastructure. No impact would result.



e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

No impact. As outlined above, adoption of the Housing Element Update would not directly result in physical development in the City and thus would not generate solid waste. As such, the project would not conflict with federal, state, or local management and reduction statutes and regulations, and no impact would result.



XX. Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a) *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

No impact. As outlined in Section XVII, Transportation, the project does not involve physical development and would not alter the existing or planned roadway network in the City. Thus, the project would not impair an adopted emergency response or evacuation plan, and no impact would result.

b) *Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Less than significant impact. The City of Laguna Beach and surrounding areas are subject to wildfire as evidenced by the devastating 1993 Laguna Beach Fire. However, the Housing Element Update would not result in physical development or the alteration of land and would not exacerbate wildfire risks. Therefore, a less than significant impact would result.

c) *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

No impact. The project would not require the installation or maintenance of any infrastructure that could exacerbate fire risk, and no impact would result.

d) *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

No impact. The project would not involve construction or the alteration of land and would not expose people or structures to significant risks. Thus, no impact would result.



XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No impact. As outlined in Section IV, Biological Resources; and Section V, Cultural Resources; the City of Laguna Beach contains a variety of sensitive plant and wildlife species and has a rich history and prehistory. The proposed Housing Element Update is a policy document that outlines the City’s housing plan over the next 8 years. The project would not directly involve physical development that could potentially degrade the environment, and no impacts to fish or wildlife populations, or cultural history or prehistory, would result.

- b) Does the project have impacts that are individually limited, but cumulatively considerable (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

No impact. As outlined in this Initial this Initial Study. The proposed project would not have adverse individual effects on any environmental issue addressed in this document. In addition, there are no impacts that would be cumulatively considerable associated with the project. The project involves an update to the General Plan Housing Element and provides policies and programs to promote housing at all income levels based on existing General Plan and zoning designations. The project would not adversely affect the environment by itself or in connection with probable future projects, and no impact would result.

- c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?**

No impact. As identified throughout this report, the project would not have adverse environmental effects and would not directly or indirectly impact human beings. No impact would result.



XXII. References

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