2354 San Clemente Street Project

Public Review Draft
Initial Study/Mitigated Negative Declaration
July 2024

Prepared for:

City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651

Prepared by:

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A Land Use Planning, Design, and Environmental Firm

2354 SAN CLEMENTE STREET PROJECT

Public Review Draft

Initial Study/Mitigated Negative Declaration

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July 2024

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1.0 INTRODUCTION

1.1 Statutory Authority and Requirements

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Sections 21000, et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] Title 14 Sections 15000, et seq.). This Initial Study is an informational document intended to be used as a decision-making tool for the Lead Agency and responsible agencies in considering and acting on the proposed Project.

Pursuant to State CEQA Guidelines Section 15063, the City of Laguna Beach, as Lead Agency, has prepared this Initial Study to determine if the proposed 2354 San Clemente Street Project (Project) would have a significant effect on the environment. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that mitigation cannot reduce the impact to a less than significant level for any aspect of the proposed Project, then the Lead Agency must prepare an Environmental Impact Report (EIR) to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the Project as proposed may cause a significant effect on the environment, the Lead Agency may prepare a Negative Declaration (ND). If the Lead Agency finds that there is evidence of a significant impact, but the impact can be reduced through mitigation, the Lead Agency may prepare a Mitigated Negative Declaration (MND). Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such significant environmental impacts may occur (PRC Section 21080(c)).

Pursuant to State CEQA Guidelines Section 15063(c), the purposes of an Initial Study are to:

- Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR, MND or a ND;
- Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND;
- Assist in the preparation of an EIR, if one is required, by;
    - Focusing the EIR on the effects determined to be significant,
    - Identifying the effects determined not to be significant,
    - Explaining the reasons for determining that potentially significant effects would not be significant, and
    - Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environment effects.
- Facilitate environmental assessment early in the design of a project;
- Provide documentation of the factual basis for the finding in a MND or ND that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used with the project.

The environmental documentation, which is ultimately selected by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent

discretionary actions upon the proposed Project. The resulting environmental documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

1.2 Summary of Findings

Pursuant to State CEQA Guidelines Section 15367, the City of Laguna Beach (City), as the Lead Agency, has the authority for environmental review and adoption of the environmental documentation, in accordance with CEQA. As set forth in State CEQA Guidelines Section 15070, an Initial Study leading to a Negative Declaration (IS/ND) or Mitigated Negative Declaration (IS/MND) can be prepared when:

- The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment (resulting in a Negative Declaration), or
- The Initial Study identifies potentially significant effects, but:
    - Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
    - There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment (resulting in a Mitigated Negative Declaration).

Based on the Environmental Checklist Form and supporting environmental analysis provided in Section 4.0, *Environmental Analysis*, the proposed Project would have no impact or a less than significant impact concerning all environmental issue areas, except the following, for which the Project would have a less than significant impact with mitigation incorporated:

- Biological Resources;
- Cultural Resources;
- Geology and Soils; and
- Tribal Cultural Resources.

1.3 Public Review Process

The Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration has been provided to the Clerk of the County of Orange and State Clearinghouse and mailed to responsible agencies and trustee agencies concerned with the Project and other public agencies with jurisdiction by law over resources affected by the Project, as well as to those Native American tribes that have submitted a written request for notice and are traditionally/culturally affiliated with the geographic area of the Project site. The NOI was also posted at the Project site and published in a local newspaper. A 30-day public review period has been established for the IS/MND in accordance with State CEQA Guidelines Section 15073, which will begin on July 30, 2024 and end on August 29, 2024.

During the public review period, the IS/MND, including the technical appendices, was made available for review at the following location:

(a) City of Laguna Beach Website:

https://www.lagunabeachcity.net/publicnotices

In reviewing the IS/MND, affected public agencies and interested members of the public should focus on the document's adequacy in identifying and analyzing the potential environmental impacts and the ways in which the Project's potentially significant effects can be avoided or mitigated.

Written comments on this IS/MND may be sent to:

Shaveta Sharma, Senior Planner
City of Laguna Beach
505 Forest Avenue
Laguna Beach, California 92651
Via email: ssharma@lagunabeachcity.net

Following receipt and evaluation of comments from agencies, organizations, and/or individuals, the City will determine whether any substantial new environmental issues have been raised, and if further documentation may be required. If no new environmental issues have been raised or if the issues raised do not provide substantial evidence that the Project would have a significant effect on the environment, the IS/ND will be considered for adoption and the Project will be considered for approval.

1.4 Incorporation by Reference

Pursuant to State CEQA Guidelines Section 15150, a ND may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the ND's text.

The references outlined below were utilized during preparation of this Initial Study. Copies of these documents are available for review at Laguna Beach City Hall, located at 505 Forester Avenue, Laguna Beach, California 92651.

Laguna Beach General Plan. The Laguna Beach General Plan serves as a long-term policy document which identifies the community's vision for the future and provides a framework to guide decisions on growth, development, and conservation of open space and resources in a manner consistent with the quality of life desired by residents and businesses. Each General Plan element provides a set of goals, policies, and implementation actions that will guide future decisions within the City. The General Plan is comprised of the following Elements:

a) Land Use
b) Transportation, Circulation, and Growth Management
c) Open Space/Conservation
d) Safety
e) Noise
f) Landscape and Scenic Highways
g) Historic Resources
h) Housing
i) Human Needs

City of Laguna Beach Municipal Code. The *Laguna Beach Municipal Code* (Municipal Code) consists of all the regulatory, penal, and administrative ordinances of the City of Laguna Beach. It is the method the City uses to implement control of land uses in accordance with the General Plan goals and policies. The Zoning Code, Title 25 of the Municipal Code, identifies land uses permitted and prohibited according to the zoning category of specific parcels.

Design Guidelines- A Guide to Residential Development. This guide explains the process and provides prospective developers with an understanding of the important design criteria to consider. The intent of these guidelines is to clarify the criteria that members of the community, the Design Review Board, the Heritage Committee, the Planning Commission, the City Council, and design professionals use in the design review process. These guidelines are designed to complement the zoning regulations and General Plan policies.

1.5 Report Organization

This document is organized into the following sections:

Section 1.0, *Introduction*, provides the CEQA Statute and Guidelines applicable to the IS/MND, summarizes the findings of the IS/MND, describes the public review process, and identifies documents incorporated by reference as part of the IS/MND.

Section 2.0, *Project Description*, provides a detailed description of the proposed Project, including Project location, environmental setting, Project characteristics, construction program and phasing, and requested entitlement, permits, and approvals.

Section 3.0, *Environmental Checklist Form*, provides Project background information and a summary of environmental factors potentially affected by the proposed Project and the Lead Agency Determination based on the analysis and impact determinations provided in Section 4.0. The impact evaluation criteria utilized in Section 4.0 is also provided.

Section 4.0, *Environmental Analysis*, provides a detailed analysis of the environmental impacts identified in the environmental checklist, and identifies mitigation measures, if necessary.

Section 5.0, *References*, identifies the information sources utilized in preparation of the IS/MND to support the environmental analysis.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The 2354 San Clemente Street Project (referenced herein as "Project" or "2354 San Clemente Street Project") site is located in the City of Laguna Beach within the County of Orange; refer to Exhibit 2-1, *Regional Vicinity*. The Project site consists of two parcels (APNs 656-122-04 and 656-122-05) totaling approximately 0.4 acre, directly adjacent to the terminus of San Clemente Street; refer to Exhibit 2-2, *Project Location*.

Regional access to the site is provided via the Pacific Coast Highway (SR-1), located south of the Project site. Local access to the Project site is provided from San Clemente Street. Within the Project area, Solana Way to Alta Vista Way provide access to San Clemente Street.

2.2 Existing Setting

ON-SITE LAND USES

The Project site is currently developed with a single-family residence and detached guest house, each approximately 500 square feet. The Project site has varied topography, and the undeveloped portion of the site primarily consists of lemonade berry scrub and a small portion of ornamental/toyon-laurel sumac chaparral on the northeast corner of the site. The Project site is located within a mapped watercourse, open space preserve, high value habitat, and a fuel modification zone.

GENERAL PLAN AND ZONING

The Project site has a General Plan land use designation of Village Low Density. The Village Low Density designation is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences. The Project site is located in the Residential Low Density (R-1) Zone, which is intended for low-density, single-family residential areas, which will provide a suitable environment for family life for residents. The purpose of the R-1 Zone is to allow low-profile, single-family residences that preserve existing public and private views and minimize building mass and bulk in a manner that is sensitive to their terrain and to environmental constraints.

SURROUNDING USES

The Project site is bounded by San Clemente Drive, residential development zoned R-1 and undeveloped land to the south, residential development and undeveloped land zoned R-1 to the east and north, and undeveloped canyon to the north and west.

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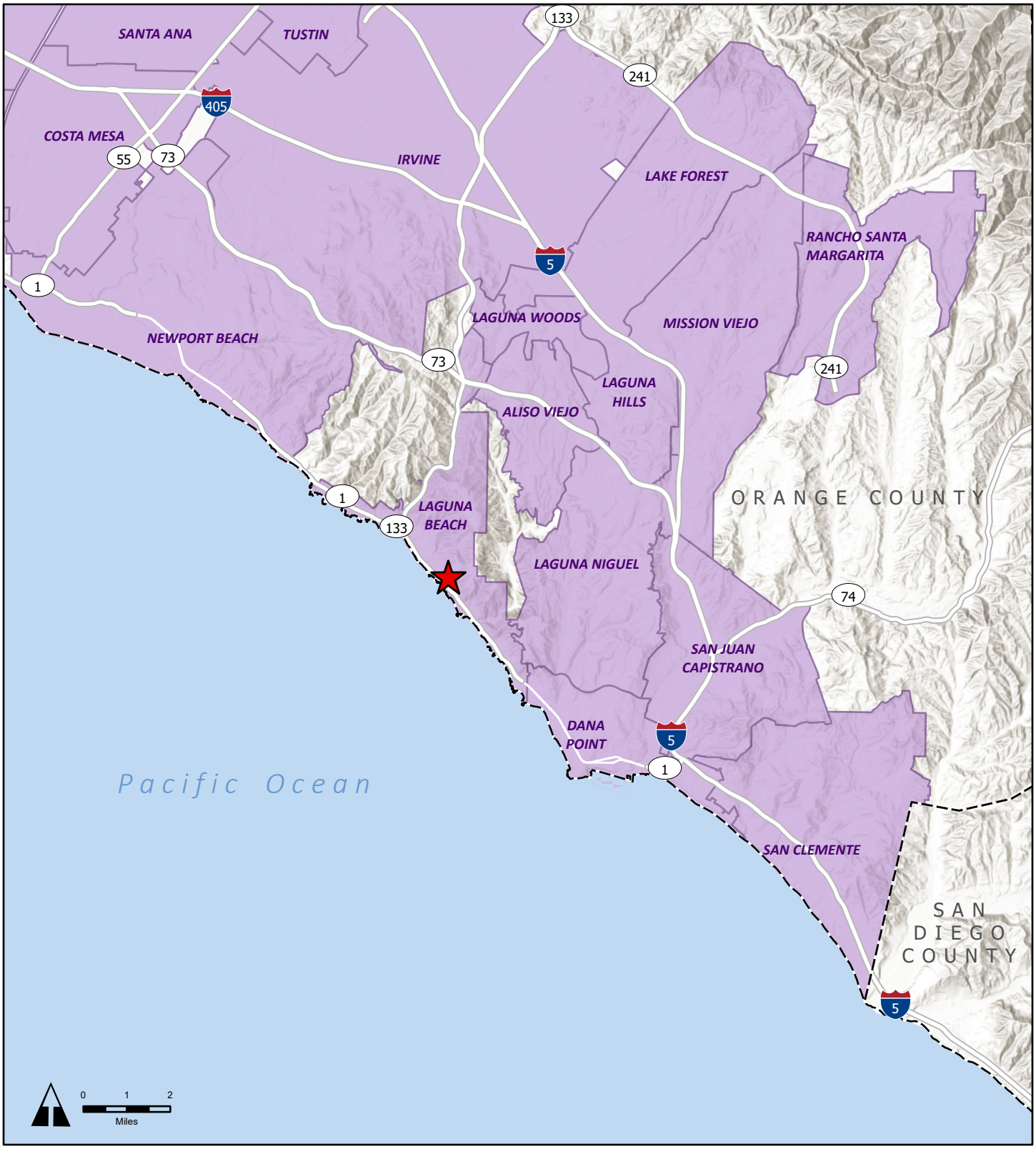

2354 SAN CLEMENTE STREET IS/MND
LAGUNA BEACH, CALIFORNIA

Legend

- Project Location
- Incorporated Area
- County Area

Exhibit 2-1. Regional Vicinity

Sources: California State Geoportal; ArcGIS Online World Hillshade Map Service.
Map Date: February 15, 2023.

Legend

- Project Boundary
- Ephemeral Stream
- High Value Habitat
- Very High Value Habitat

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Exhibit 2-2: Project Location

Sources: Orange County GIS; USGS Transportation Network; USGS National Hydrography Dataset; City of Laguna Beach; ArcGIS Online World Imagery Map Service. Map date: March 20, 2023.

2.3 Project Characteristics

The Project requests Design Review (DR-2021-8817), a Coastal Development Permit (CDP-2021-8819) and a Variance (VAR-2021-8820) to remove the existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping; refer to Exhibit 2-3, *Site Plan*. Development of the residential structure would be limited to the previously-developed southeastern parcel; the northwestern parcel would remain undeveloped.

In addition to the two-story, 3,583 square-foot residence, the proposed residential development would include a 666 square-foot pool and spa, a 418 square-foot below-grade mechanical room to house pool equipment, an 818 square-foot deck on the first floor, and two decks totaling 560 square feet on the second floor. The residence would be accessed via a driveway connecting to San Clemente Street. The proposed residence would have setbacks of approximately 22 feet five inches in the front, 20 feet four inches in the rear, and six feet two inches and nine feet two inches on the southeast and northwest sides, respectively. A 313 square-foot dog run to the southeast and outdoor stairways/pathways along the perimeter of the residence would provide fire access. The residence's height would be approximately 23.5 feet above-grade, and the enclosed mechanical room would extend approximately 11 feet below-grade. The residence would be built into the hillside with retaining walls located along the northeastern and southeastern borders of the site. The Project would result in a lot coverage of 37 percent of the southeastern parcel.

The building's exterior materials would be primarily smooth stucco walls, along with glass guardrails, metal roofing, and copper wall sheathing. The Project requires a variance to construct an elevated landing and landscape planters more than three feet out-of-grade within the front setback and to increase building site coverage from the allowable 35 percent to 36.8 percent.

Due to the Project's location within a designated Very High Fire Hazard Safety Zone within a Local Responsibility Area, the Project proposes a landscape plan that includes a fuel modification zone which would be located primarily in the northwestern parcel. A fuel modification zone is a strip of land where combustible vegetation has been removed and/or modified and partially or totally replaced with more adequately spaced, drought-tolerant fire-resistant plants, in order to provide a reasonable level of protection to structures from wildland fire. The Project proposes a landscape plan with three fuel modification zones: Zone A, Zone B, and Zone C; refer to Exhibit 2-4, *Fuel Modification Plan.* Zone A would consist of a six-foot two inch to 27-foot-wide irrigated zone around the residential structure. All existing plants would be removed from Zone A and replaced with fire-resistant plants; refer to Exhibit 2-5, *Landscape Plan*. Zone B would consist of a 12-foot four inch to 42-foot six-inch irrigated zone located directly adjacent to Zone A that requires 50 percent thinning and removal of all dead and dying vegetation and all Target Species (i.e., species unacceptable for use in all Fuel Modification Zones), except those found to be special-status plant species, such as lemonade berry. Zone C would be a zero to 71-foot eight-inch zone that requires 50 percent thinning and removal of all dead and dying vegetation and undesirable species, except those found to be special-status plant species, such as lemonade berry. Landscaping would occur on-site, as well as in the public right-of-way, consisting of various trees, shrubs, and ground cover, as shown in Exhibit 2-5.

STREET AND DRAINAGE IMPROVEMENTS

The Project proposes street improvements to San Clemente Street within the existing right-of-way to provide adequate fire engine turnaround. Project street improvements include widening the northern

portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac; refer to Exhibit 2-3. No parking would be permitted along both sides of northern San Clemente Street. Four fire lane "No Parking" signs would be installed and the curb along the cul-de-sac would be painted red.

A new storm drain system would be constructed along the San Clemente Street cul-de-sac as part of the proposed street improvements and would convey stormwater into the natural drainage course to the west of the Project site; refer to Section 4.10, *Hydrology and Water Quality*. Additionally, an existing 12-inch storm drain line from Lomita Way, that currently discharges onto the Project site, would be redirected to a similar point near the bottom of the slope within the site. Stormwater runoff from the Project site would be collected in a storm drain system and conveyed to a proposed velocity reducer/energy dissipator that would discharge to the natural drainage course.

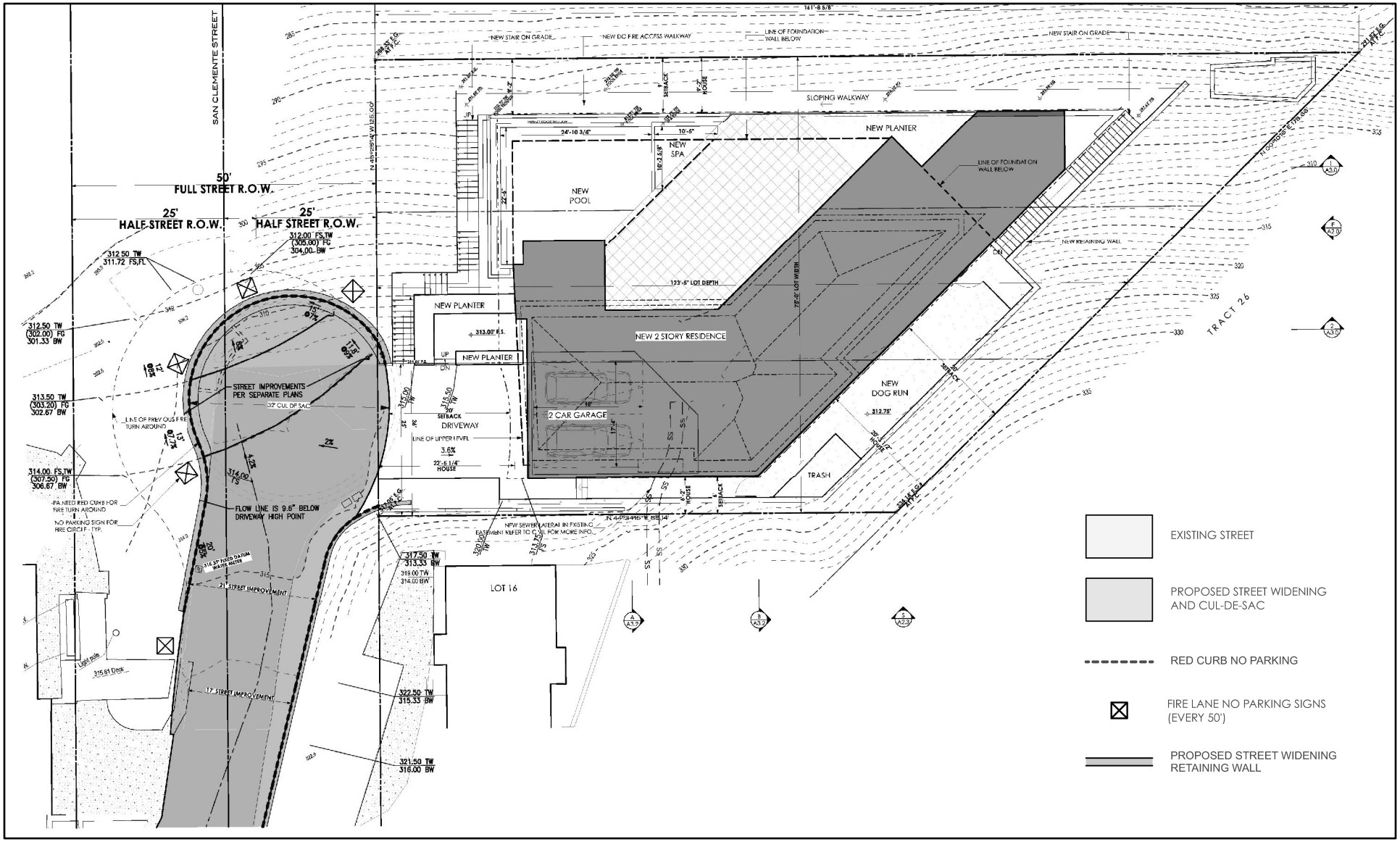
PROJECT CONSTRUCTION AND PHASING

The proposed residential development would include on-site grading of approximately 520 cubic-yards of cut and 85 cubic-yards of fill. Grading within the right-of-way would include 15 cubic-yards of cut and 35 cubic-yards of fill. There will be approximately 43 truck trips over several days for removing cut from the site. Construction Phase 1 would include demolition of the existing single-family residence and detached guest house, and grading activities. Phase 2 would include construction of the cul-de-sac, followed by construction of the proposed residential structure and associated improvements. Construction staging would occur on-site; no building materials would be stored in the public right-of-way. A construction staging and management plan will be approved by the City's Building Official prior to the start of construction. The estimated start date of construction is Spring of 2025 and is estimated to take 12 to 16 months.

2.4 Permits and Approvals

The City of Laguna Beach, as the Lead Agency, has discretionary authority over the proposed Project. The Project would be subject to various City permits and approvals, including, but not limited to:

(a) Adoption of a Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
(b) Design Review DR-2021-8817;
(c) Coastal Development Permit CDP-2021-8819; and
(d) Variance VAR-2021-8820.

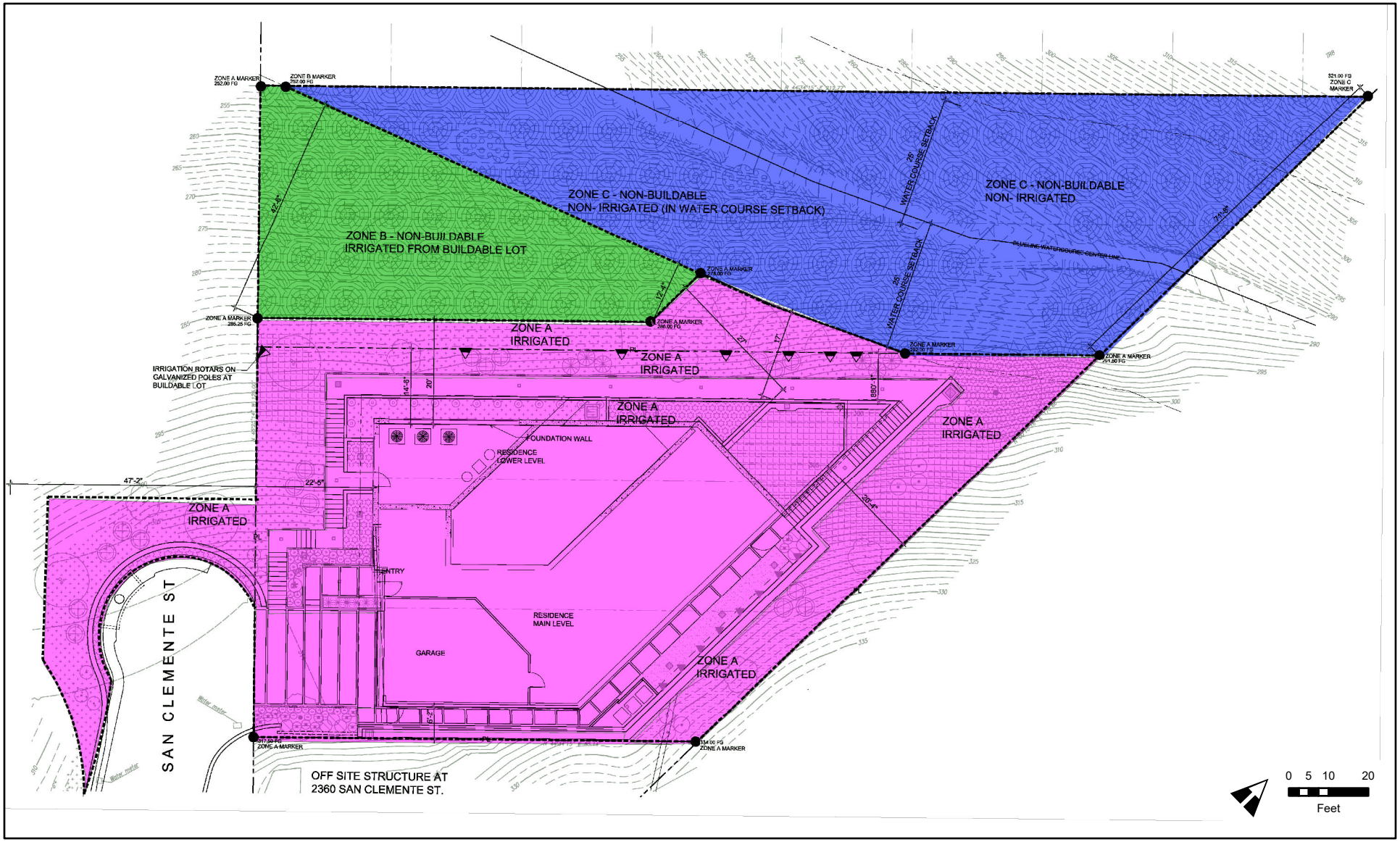


2354 SAN CLEMENTE STREET IS/MND
LAGUNA BEACH, CALIFORNIA

0 5 10 20
Feet

Exhibit 2-3: Site Plan

Source: Geoff Sumich Design, 10-21-2020.
Map date: February 15, 2023.



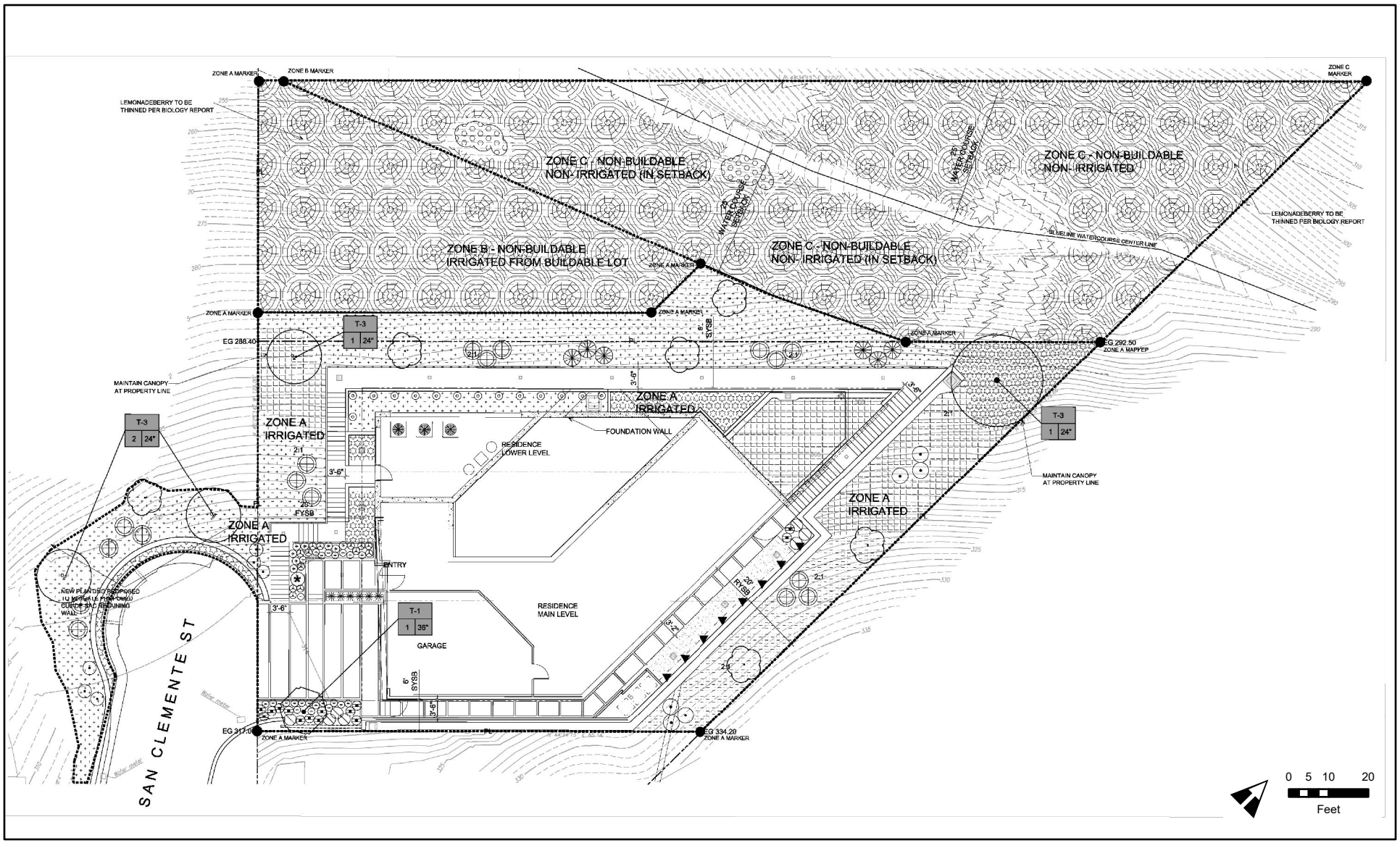
Legend

- Zone A
- Zone B
- Zone C

2354 SAN CLEMENTE STREET IS/MND
LAGUNA BEACH, CALIFORNIA

Exhibit 2-4: Fuel Modification Plan

Source: Dudek/M.D. Wilkes Design and Consulting, August 2022.
Map date: February 15, 2023.



2354 SAN CLEMENTE STREET IS/MND
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Exhibit 2-5: Landscape Plan

Source: M.D. Wilkes Design and Consulting, 08-03-2022.
Map date: February 15, 2023.

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3.0 ENVIRONMENTAL CHECKLIST FORM

BACKGROUND

1. Project Title: 2354 San Clemente Street Project
2. Lead Agency Name and Address: City of Laguna Beach 505 Forest Avenue Laguna Beach, California, 92651
3. Contact Person and Phone Number Shaveta Sharma, Senior Planner; (949) 715-0958
4. Project Location: The Project site is located in the City of Laguna Beach within Orange County. The Project site consists of two parcels (APNs 656-122-04 and 656-122-05) totaling approximately 0.4 acres, directly adjacent to the terminus of San Clemente Street.
5. Project Sponsor's Name and Address: Kevin Aaronson 32741 Seven Seas Laguna Beach, California 92651
6. General Plan Designation: Village Low Density
7. Zoning: R-1 (Residential Low Density)
8. Description of the Proposed Project: Refer to Section 2.3.
9. Surrounding Land Uses and Setting: Refer to Section 2.2.
10. Other public agencies whose approval is required: Refer to Section 2.4.
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? In compliance with AB 52, the City distributed letters to applicable Native American tribes informing them of the Project on March 31, 2023. Responses were received from the Juaneno Band of Mission Indians, Acjachemen Nation-Belardes and California Cultural Resource Preservation Alliance; refer to Section 4.18.

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 "Less Than Significant With Mitigation Incorporated" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
X	Biological Resources	X	Cultural Resources		Energy
X	Geology and Soils		Greenhouse Gas Emissions		Hazards and Hazardous Materials
	Hydrology and Water Quality		Land Use and Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation		Transportation	X	Tribal Cultural Resources
	Utilities and Service Systems		Wildfire	X	Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

	I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by 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.

CITY OF LAGUNA BEACH

Shaveta Sharma
Senior Planner

7/23/24
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

The environmental analysis in this section is patterned after CEQA Guidelines Appendix G. An explanation is provided for all responses. The responses consider the whole action involved, including on- and off-site project level and cumulative, indirect and direct, and short-term construction and long-term operational impacts. The evaluation of potential impacts also identifies the significance criteria or threshold, if any, used to evaluate each impact question. If applicable, mitigation measures are identified to avoid or reduce the impact to less than significant. There are four possible responses to each question:

1. Potentially Significant Impact. This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.

2. Less than Significant With Mitigation Incorporated. This response applies when 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.

3. Less than Significant Impact. A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.

4. No Impact. These issues were either identified as having no impact on the environment, or they are not relevant to the project.

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4.0 ENVIRONMENTAL ANALYSIS

4.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Have a substantial adverse effect on a scenic vista?			X	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The Laguna Beach General Plan includes a Landscape and Scenic Highways Element (LSHE) which was last updated in 2018. The purpose of the LSHE is to preserve, enhance, and sustain landscapes and scenic corridors essential to the character of Laguna Beach. The LSHE focuses on sustainability, preservation, and improvement of the City's distinct neighborhoods, natural open space, highways—Pacific Coast Highway, Laguna Canyon Road, and El Toro Road; other streetscapes and parks; and heritage trees and landscapes. Projects and structures that obscure or block viewsheds, vistas, or lookout points are considered to have substantial impacts on aesthetic resources.

The LSHE identifies three arterial roads within and adjacent to Laguna Beach that meet local scenic highways designation guidelines: Pacific Coast Highway (SR-1), Laguna Canyon Road, and El Toro Road. However, the Project site is not visible from any of these three designated roadways, nor are the scenic roadways visible from the Project site.

The Project site is located within an established residential neighborhood. To the east and north of the Project site is undeveloped canyon land. Views from the Project site include short- to middle-range views of the undeveloped canyon and existing residential development and middle- to long-range views of the Pacific Ocean. The Project site has been previously graded and disturbed. The Project proposes to remove the existing 500 square foot, single-story single-family residence, detached 500 square foot, single-story

guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. The residence's height would be approximately 23.5 feet above-grade. The Project also proposes street improvements within the adjacent right-of-way, including widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. A metal beam guard rail would be constructed at the terminus of the proposed cul-de-sac, similar to existing conditions. A six-foot-tall privacy fence would replace the existing fence along the western side of San Clemente Street.

Public views from the proposed cul-de-sac would be similar to existing conditions. Although the proposed single-family residence would be larger in scale and a more modern streamlined architecture than the existing single-family residence and detached guest house, the Project would maintain the existing visual quality of the landscape through consistency with applicable zoning standards and guidelines, as described further below. The proposed Project would be approximately 23.5 feet above grade, which would be consistent with the maximum 25-foot height requirement for the R-1 Zone, and consistent with the existing residential structure, which is 25 feet above grade due to the existing topography of the Project site. The Project site is located at the end of the cul-de-sac, which limits the public views of the site. Long-range views from the roadway are limited due to the topography of the area, existing residential development and the natural vegetation that occurs within the adjacent canyon. The Project site itself and immediate vicinity are not identified as a scenic vista, and the proposed redevelopment would not impact any scenic resources. The Project site is also not located adjacent to a designated scenic roadway, and as such, would not interfere with any designated scenic roadway views.

The Project site is located in the R-1 Zone, which is intended for low-profile, single-family residences that preserve existing public and private views and minimize building mass and bulk in a manner that is sensitive to their terrain and to environmental constraints. The Project is a discretionary project subject to various City permits and approvals, including design review, variance, and a Coastal Development Permit. As such, the Project would be reviewed for consistency with the City's residential design guidelines and standards, including compatibility with the surrounding area as it relates to character, mass, and scale. Potential impacts to scenic vistas associated with redevelopment of the Project site would be considered during the required reviews. Therefore, the proposed Project would not damage scenic resources, including scenic vistas, from public views, designated scenic highways, or arterial roadways; impacts related to scenic resources would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The nearest officially designated State scenic highway is a portion of State Route 91, approximately 22 miles north of the Project site.[1] The nearest eligible State scenic highway is a portion of

[1] California Department of Transportation (Caltrans), *California State Scenic Highway System Map*, https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa, accessed March 15, 2023.

SR-1, located approximately 0.16 mile southwest of the Project site. The Project site is not located adjacent to or within view of a designated State scenic highway. As such, the Project would not substantially damage scenic resources within a State scenic highway; no impacts would result.

Mitigation Measures: No mitigation measures are required.

c) In nonurbanized 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. The Project site and the surrounding area are comprised of residential uses and undeveloped canyon land. The Project site consists of two parcels totaling approximately 0.4 acre and zoned R-1. The proposed Project would not conflict with existing zoning. Further, the City General Plan designates the Project site and surrounding area as Village Low Density, which is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences.

Construction activities related to the Project would be temporary in nature, and all construction equipment would ultimately be removed following completion of construction activities. As such, potential visual impacts associated with construction activities would be less than significant.

The General Plan contains policies regarding neighborhood character (LSHE Policies 1.2, 1.3, 1.4, and subsequent actions), view management (LSHE Policy 2.3 and subsequent actions), and scenic highway protection (LSHE Policies 3.1, 3.2, 3.6, and subsequent actions). LSHE Policy 1.2 focuses on neighborhood landscape character protection and enhancement; Policy 1.3 aims to protect the City's landforms, including ridgelines, hillsides, rock outcroppings, canyons, watercourses, bluffs, shoreline rock formations, beaches and the marine environment, and cultural resources; Policy 1.4 fosters the preservation of existing large trees. LSHE Policy 2.3 focuses on Laguna Beach's traditional landscape character, including its tree-scape. LSHE Policy 3.1 focuses on creating a Corridor Protection Programs for the three designated scenic highways; LSHE Policy 3.2 prioritizes enhancing scenic highway user safety; and LSHE Policy 3.6 promotes multi-agency coordination with the County and City of Irvine to maintain the Canyon's wilderness character and protect the view of natural areas. The single-family residence proposed as part of the Project replaces an existing single-family residence and detached guest home on the Project site. Additionally, the proposed Project is subject to discretionary approval and would be contingent upon approval of design review, variance, and a Coastal Development Permit. As such, the Project would not conflict with existing zoning, General Plan policies, or other regulations that govern scenic quality; impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) Create a new source of substantial light or glare which would adversely affect nighttime views in the area.

Less Than Significant Impact. The surrounding area of the Project site is developed with residential uses and undeveloped canyon land and currently experiences lighting and glare typical of a residential neighborhood (landscape lighting, automobile headlights, glare from glass surfaces, etc.). As the single-family residence proposed as part of the Project replaces an existing single-family residence and detached guest home on the Project site, the Project would not introduce new sources of lighting and reflective

materials to an area where none previously existed. The proposed Project would include low reflective glass, interior and exterior building lighting, and landscape lighting, similar to existing conditions. The proposed Project is subject to discretionary approval and contingent upon approval of design review, variance, and a Coastal Development Permit. Compliance with the City's development and design standards, including Municipal Code Chapter 7.70, *Good Neighbor Outdoor Lighting,* which regulates outdoor lighting in order to reduce or prevent light pollution and reduce or prevent glare and light trespass and is enforced by the Community Development Department, and conditions of approval would ensure proper design, installation, and operation of Project lighting, thereby reducing the potential for glare effects, light spillover onto adjacent properties, or conflicts with adjacent land uses. Thus, the Project would not create a new source of substantial light or glare which would adversely affect nighttime views in the area; impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.2 Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

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 non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. According to the California Department of Conservation, the Project site and surrounding area are considered Urban and Built-Up Land; therefore, development on the Project site would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[2] Further, the Project site is zoned R-1 and is not zoned for agricultural use, nor is the site under a Williamson Act contract. Thus, the

[2] California Department of Conservation, *California Important Farmland Finder*, https://maps.conservation.ca.gov/DLRP/CIFF/, accessed March 3, 2023.

Project would not involve the conversion of farmland to a non-agricultural use or conflict with existing zoning for agricultural use or a Williamson Act contact. No impact would occur.

Mitigation Measures: No mitigation measures are required.

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))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project site is zoned R-1 and does not contain forest land (as defined in PRC Section 12220(g)), timberland (as defined in PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). According to the General Plan, no forest land, timberland, or timberland zoned Timberland Production occur within the City. The Project site is currently developed with a single-family residence and a detached guest house and does not contain forest land. Thus, the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

Mitigation Measures: No mitigation measures are required.

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?

No Impact. Refer to Responses 4.2(a) through 4.2(d), above.

Mitigation Measures: No mitigation measures are required.

4.3 Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
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?			X	
c. Expose sensitive receptors to substantial pollutant concentrations?			X	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. As part of its enforcement responsibilities, the United States Environmental Protection Agency (EPA) requires that each state with nonattainment areas prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, State, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under State law, the California Clean Air Act (CCAA) requires an air quality attainment plan to be prepared for areas designated as being in nonattainment with federal and State ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project site is located within the South Coast Air Basin (SCAB), which is under the South Coast Air Quality Management District's (SCAQMD) jurisdiction. The SCAQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce emissions of criteria pollutants for which SCAB is in non-attainment. To reduce such emissions, the SCAQMD adopted the 2022 Air Quality Management Plan (AQMP) in December 2022 as an update to the 2016 AQMP. The 2022 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State and national air quality standards. The AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the EPA. The 2022 AQMP's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's Connect SoCal (2020-2045 RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's growth forecasts. SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The proposed Project is subject to the SCAQMD's AQMP.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- **Consistency Criterion No. 1**: A proposed project would not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of the AQMP's air quality standards or the interim emissions reductions.

- **Consistency Criterion No. 2**: A proposed project would not exceed the AQMP's assumptions or increments based on the years of the project build-out phase.

Consistency Criterion No. 1 refers to the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The SCAQMD has established thresholds of significance for air quality during project construction and operations, as shown in Table 4.3-1, *South Coast Air Quality Management District Emissions Thresholds*. Project construction involves two phases that will be completed in 12 to 16 months, the first phase including the demolition of the existing single-family residence and detached guest house and the on-site grading of approximately 520 cubic-yards of cut and 85 cubic-yards of fill. The second phase of Project construction would include construction of the cul-de-sac, followed by construction of the proposed residential structure and associated improvements. Grading within the right-of-way would include 15 cubic-yards of cut and 35 cubic-yards of fill. There will be approximately 43 truck trips over several days to remove cut from the Project site. The Project would be required to implement appropriate dust control measures as required by the California Building Code and the City's Municipal Code and will thereby minimize construction dust emissions. The construction activities of a single-family residence of this size (3,583 square feet), including associated grading (approximately 520 cubic-yards of cut and 85 cubic-yards of fill), would not result in construction-related emissions that would exceed SCAQMD's thresholds.

The proposed Project would not change the existing use of the Project site; the site would continue to be developed with a single-family residence, similar to existing conditions. Although the proposed residence would be larger than the existing residence and guest house, as a single-family residence, operations would be similar. The Project site is located in the SCAB, which is designated as a severe non-attainment area for ozone, carbon monoxide, and particulate matter from vehicular traffic. However, due to the relatively small size of the proposed Project, development of the site is not anticipated to result in a significant increase in traffic; therefore, a less than significant air quality impact is anticipated. The daily weekday vehicle trips for a single-family residence is 9.43 trips per dwelling unit.[3] Additionally, a single-family residence of this size (3,583 square feet) that is developed consistent with current building code standards that require energy efficient measures, and involve minimal emissions associated with vehicle trips, would not result in operational-related emissions that would exceed SCAQMD's thresholds.

As the Project is not expected to generate localized or regional construction or operational emissions that would exceed any of the applicable SCAQMD regional thresholds of significance, based on the extremely small-scale size of the Project and associated construction and operational activities, the Project would not violate any air quality standards. It should be noted that the SCAQMD thresholds of significance were developed by the SCAQMD specifically to ensure, on a cumulative basis, that new projects would not

[3] Trip generation rate based on the Institute of Transportation Engineers (ITE) rates for single-family detached, ITE LU code 210.

cause new air quality violations, or notably increase the frequency or severity of existing air quality violations.[4] Thus, no impact is expected, and the Project would be consistent with the first criterion.

Table 4.3-1
South Coast Air Quality Management District Emissions Thresholds

Criteria Air Pollutants and Precursors (Regional)	Construction-Related	Operational-Related
	Average Daily Emissions (pounds/day)	Average Daily Emissions (pounds/day)
Reactive Organic Gases (ROG)	75	55
Carbon Monoxide (CO)	550	550
Nitrogen Oxides (NO_x)	100	55
Sulfur Oxides (SO_x)	150	150
Coarse Particulates (PM_{10})	150	150
Fine Particulates ($PM_{2.5}$)	55	55

Source: South Coast Air Quality Management District, *CEQA Air Quality Handbook*, 1993 ($PM_{2.5}$ threshold adopted June 1, 2007).

Consistency Criterion No. 2 refers to SCAG's growth forecasts and associated assumptions included in the AQMP. The future air quality levels projected in the AQMP are based on SCAG's growth projections, which are based, in part, on the general plans of cities located within the SCAG region. Therefore, projects that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP.

With respect to determining consistency with Consistency Criterion No. 2, it is important to recognize that air quality planning within the air basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining a project's consistency focuses on whether or not the proposed Project exceeds the assumptions utilized in preparing the forecasts presented in the 2022 AQMP. Determining whether or not a project exceeds the assumptions reflected in the 2022 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

- *Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?*

Growth projections included in the 2022 AQMP form the basis for the projections of air pollutant emissions and are based on the General Plan land use designations and SCAG's Connect SoCal 2020-2045 Regional Transportation Plan/Sustainability Communities Strategy (2020-2045 RTP/SCS) demographics forecasts. The population, housing, and employment forecasts within the 2020-2045 RTP/SCS are based on local general plans as well as input from local governments, such as the City of Laguna Beach. The

[4] See the SCAQMD's *Air Quality Analysis Handbook* for further detail. Available: https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook

SCAQMD has incorporated these same demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment) into the 2022 AQMP.

The Project proposes to remove an existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. The single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site, and is consistent with the City's land use and zoning for the Project site. As the Project would replace an existing residence and would not result in additional residential units, the Project would not introduce new population, housing, or employment growth to the area, and would not create an increase in the number of daily vehicle trips. Therefore, the proposed Project would be consistent with the growth forecasts SCAQMD has incorporated into the 2022 AQMP.

- *Would the project implement all feasible air quality mitigation measures?*

The proposed Project would result in less than significant air quality impacts. Compliance with all feasible emission reduction measures identified by the SCAQMD would be required as identified in Responses 4.3(b) and (c). As such, the proposed Project meets this 2022 AQMP consistency criterion.

- *Would the project delay timely attainment of air quality standard or the interim emissions reductions specified in the AQMP?*

Project construction activities would generate short-term emissions of criteria air pollutants. Construction is anticipated to being in Spring of 2025 and take a total of 12 to 16 months. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. The Project proposes to remove an existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. The Project also proposes street improvements within the adjacent right-of-way, including widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. Project-related construction activities would include demolition of the existing single-family residence and detached guest house, grading activities, and construction of the cul-de-sac, proposed residential structure, and associated improvements. The Project would be required to implement appropriate dust control measures as required by the California Building Code and the City's Municipal Code and will thereby minimize construction dust emissions. Based on the Project size (3,583 square feet), and associated construction activities including grading (approximately 520 cubic-yards of cut and 85 cubic-yards of fill), this short-term and minor construction activity would not exceed the SCAQMD's construction-related regional daily emission thresholds (see Table 4.3-1).

The Project's operational emissions would be associated with motor vehicle use, energy use, and area sources. Energy use includes electricity and natural gas for heating and cooling; area sources include gasoline-powered landscaping and maintenance equipment, and consumer products (such as household cleaners), while mobile sources emissions are generated from vehicle operations associated with Project operations. The daily weekday vehicle trips for a single-family residence is 9.43 trips per dwelling unit. Typically, area sources are small sources that contribute very minor emissions individually, but when combined may generate substantial amounts of pollutants. Similar to construction-related emissions, based on the Project size and type, emissions associated with Project operation would also not exceed the applicable operational regional daily emission thresholds. Therefore, impacts associated with Project

construction and operational emissions would be less than significant. As such, the proposed Project would not delay the timely attainment of air quality standards or 2022 AQMP emissions reductions.

The proposed street improvements to San Clemente Street would not result in additional vehicle trips beyond existing conditions, as the improvements would widen the street and construct a cul-de-sac for improved emergency access and would not increase roadway capacity or result in additional vehicle trips.

The basis for Project air quality review in California is evaluating consistency with SCAQMD regulations. The proposed Project relates to the SCAQMD's AQMP through the land use and growth assumptions used to forecast projected air pollution emissions in the Basin. The SCAQMD's AQMP provides a blueprint as to how the SCAQMD expects to bring the Basin into attainment for all NAAQS and CAAQS. The AQMP is based on the designated land use for a project site as described in the various approved General Plans throughout the Basin. To the extent that a proposed project is consistent with the growth assumptions in a General Plan for its jurisdiction, it is also considered consistent with the SCAQMD's AQMP. Such consistency implies that a project would not create any significant regional air quality impacts because such impacts have already been anticipated within the framework of the regional air quality planning process.

The proposed Project site is located in the SCAB, which is designated as a severe non-attainment area for ozone, carbon monoxide, and particulate matter from vehicular traffic. However, due to the relatively small size of the proposed Project, development of the site is not anticipated to result in a significant increase in traffic; therefore, a less than significant air quality impact is anticipated. The Project would be required to implement appropriate dust control measures as required by the California Building Code and the City's Municipal Code and will thereby minimize construction dust emissions. Therefore, the Project will not conflict with or obstruct implementation of the applicable air quality plan.

In conclusion, the determination of 2022 AQMP consistency is primarily concerned with the long-term influence of a project on air quality in the air basin. The proposed Project would not result in a long-term impact on the region's ability to meet State and federal air quality standards. Further, the proposed Project's long-term influence on air quality in the air basin would also be consistent with the SCAQMD and SCAG's goals and policies and is considered consistent with the 2022 AQMP. Therefore, the Project would be consistent with the above criteria and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact. Project construction activities would generate short-term emissions of criteria air pollutants. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. As stated in Response 4.3(a), above, the Project's short-term and minor construction would not exceed the SCAQMD's daily emission thresholds at the regional level, and therefore, impacts associated with Project construction emissions

would be less than significant.[5,6] For the same reason, the Project emissions associated with Project operation would not exceed the applicable operational daily emission thresholds at a regional level.

The Project would be required to follow all standard SCAQMD rules and requirements with regards to fugitive dust control. Fugitive dust emissions are commonly associated with land clearing activities, cut and fill grading operations, and exposure of soils to the air and wind. SCAQMD Rule 403 requires that fugitive dust is controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site.

Since the Project would not exceed any of the SCAQMD's thresholds of significance, given the Project's size and type, the Project would not contribute substantially to an existing or projected air quality violation, as explained in further detail under Response 4.3(a). Further, by complying with the SCAQMD standards, the Project would not contribute to 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors). The Project's impacts on regional air quality would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Sensitive receptors are members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of land uses where sensitive receptors are typically located include residences, schools, hospitals, and daycare centers. The Project site is located within a residential neighborhood, with single-family residences located adjacent to the site.

Project construction activities would generate short-term emissions of criteria air pollutants. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. As described under Response 4.3(b) above, given the Project's size and type, the Project would not exceed any of the SCAQMD's thresholds of significance.

Further, as also described in Response 4.3(b) above, the Project would be required to follow all standard SCAQMD rules and requirements with regards to fugitive dust control, including SCAQMD Rules 402 and 403 related to the implementation of dust control measures. Fugitive dust emissions are commonly associated with land clearing activities, cut and fill grading operations, and exposure of soils to the air and

[5] The SCAQMD's thresholds of significance were developed such that, only larger scale projects would have any reasonable potential to exceed the applicable thresholds of significance, for both project construction or operation. Additionally, air quality modeling is designed for larger projects that could potentially exceed air quality thresholds. A standard size single family residence is not a large enough scaled project to be accurately quantitatively analyzed. Therefore, given the extremely small-scale nature of this Project, it is logical to conclude that Project emissions would not exceed aforementioned thresholds.

[6] SCAQMD's Air Quality Significance Thresholds: https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25

wind. Due to the proximity of sensitive receptors, compliance with SCAQMD standard dust control measures would be required, thereby reducing fugitive dust related to Project construction activities.

Project operations would not expose sensitive receptors to substantial pollutant concentrations, based on the Project size and type, as the Project consists of the development a single-family residence, similar to what currently exists on the site today, and there would be no on-site activities that could generate substantial pollutants concentrations or exposure.

With adherence to local, State, federal regulations, and SCAQMD rules and requirements, impacts associated with the Project's potential to expose sensitive receptors to substantial pollutant concentrations would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact.

Construction

Odors that could be generated by construction activities are required to follow SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, *Nuisance*, states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

During construction, emissions from construction equipment, such as diesel exhaust, may generate odors. However, these odors would be temporary, are not expected to affect a substantial number of people and would disperse rapidly. Therefore, impacts related to odors associated with potential construction-related activities would be less than significant.

Operational

The proposed Project is not anticipated to create any impacts related to odors, as the proposed residential use is not a use that would generate odors; impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?		X		
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?		X		
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?			X	
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?		X		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
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?				X

This section is based on the *Biological Resources Assessment, 2354 San Clemente Street, Laguna Beach California,* dated June 2022 (revised November 2023), prepared by ESA, and included as Appendix A, *Biological Resources Assessment*.

The Biological Resources Assessment addresses biological resources within the Biological Resources Assessment Study Area (i.e., approximately 0.51 acre located at 2354 San Clemente Street). To evaluate the natural resources found or potentially occurring in the Biological Resources Assessment Study Area,

literature searches and database reviews were conducted as part of the Biological Resources Assessment, including the California Natural Diversity Database (CNDDB), California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants, and California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) occurrences databases. The literature review included the Laguna Beach General Plan Open Space/Conservation Element, the Laguna Beach Biological Resources Inventory, and the County of Orange Central/Coastal Subregion Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP).

In addition to the records search, four field surveys were conducted: the first on October 31, 2018; the second on August 7, 2019; the third on February 25, 2022; and the fourth on June 16, 2023. The first survey consisted of walking the property footprint to assess the potential for the site to support sensitive biological resources and to map the vegetation on the property. The second survey was conducted to identify woody shrubs allowed within the fuel modification requirements of the City of Laguna Beach. The third survey was conducted to assess the site for special-status plants, including big-leaved crownbeard (*Verbesina dissita*). The fourth survey was conducted to reassess the vegetation on both Project site parcels and to conduct a focused rare plant surveys for big-leaved crownbeard and intermediate mariposa lily.

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?***

Less than Significant Impact With Mitigation Incorporated.

As indicated in the Biological Resources Assessment, a search of available resource inventory databases, including the CNDDB, CNPS Inventory of Rare and Endangered Plants, and CDFW and USFWS occurrences databases, was completed. A literature review was also conducted, including the Laguna Beach General Plan Open Space/Conservation Element, the Laguna Beach Biological Resources Inventory, and the County of Orange Central/Coastal Subregion Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP). Seven special-status plant species were determined to have a moderate to high potential to occur within the vicinity of the Project site: Allen's pentachaeta (*Pentachaeta aurea* ssp. *Allenii*), big-leaved crownbeard, Coulter's saltbush (*Atriplex coulteri*), intermediate monardella (*Monardella hypoleuca* ssp. *Intermedia*), summer holly (*Comarostaphylis diversifolia* ssp. *Diversifolia*), intermediate mariposa lily (*Calochortus weedii* var. *intermedius*) and thread-leaved brodiaea (*Brodiaea filifolia*). During the course of the field surveys, no special-status plant species were observed on-site. Seven special-status wildlife species were determined to have a moderate to high potential to occur within the vicinity of the Project site: coast horned lizard (*Phrynosoma blainvillii*), orange-throated whiptail (*Aspidoscelis hyperythra*), coast patch-nosed snake (*Salvadora hexalepis virgultea*), red-diamond rattlesnake (*Crotalus ruber*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), and San Diego desert woodrat (*Neotoma lepida intermedia*). No special-status species were observed during the site surveys.

As indicated in the Biological Resources Assessment, the Project site supports approximately 0.11 acre of lemonade berry scrub (0.10 acre within the northwestern parcel and 0.01 acre within the southeastern parcel), which is considered a sensitive natural community on CDFW's Natural Community List. The Project site also contains designated High Value Habitat, as defined under the Laguna Beach General Plan Open Space/Conservation Element. High Value Habitats are designated for extensive areas dominated by

indigenous plant communities with good species diversity, and are often linked to other extensive open space areas by traversable open space corridors. The Biological Resources Assessment indicates that portions of the High Value Habitat identified within the General Plan Open Space/Conservation Element, located in the northern portion of the Project site, contains many ornamental and non-native invasive species, and that the area is subject to regular brush removal as a result of fuel modification for existing residences in the area. Therefore, the Biological Resources Assessment concludes that these areas do not meet the definition of a High Value Habitat, and should not be considered as such. However, as the lemonade berry scrub located within the western portion of the Project site is considered a sensitive habitat and qualifies as Environmentally Sensitive Habitat Areas (ESHA), the Biological Resources Assessment concludes that the lemonade berry scrub should be conservatively considered High Value Habitat, as defined in the City's General Plan. Required fuel modification currently overlaps 0.10 acre of lemonade berry scrub.

The Project proposes to remove an existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping.

Project implementation could result in significant impacts to native lemonade berry scrub. Although fuel modification is required in areas with lemonade berry scrub (approximately 0.10 acres), the *Alternative Materials and Methods of Construction Design Report* (refer to Appendix G) requires that special-status plant species, such as lemonade berry, not be removed as part of fuel modification activities, in compliance with the City's General Plan Open Space and Conservation Element. In accordance with the City's General Plan, impacts to lemonade berry scrub would be avoided during fuel modification activities through selective thinning of undesirable nonnative shrubs, installation and use of irrigation rotors on galvanized poles within fuel modification Zone A, water cannons to assist with fire-fighting in Zone B, and other additional fire prevention and protection measures as recommended in the *Alternative Materials and Methods of Construction Design Report* (refer to Appendix G). Lemonade berry scrub within Zone C is completely within the 25-foot setback of the drainage and would be avoided completely. Mitigation Measure BIO-1 would require that construction comply with the Fuel Modification Plan in the *Alternative Materials and Methods of Construction Design Report*, and avoid removal of special-status and sensitive community plants, such as lemonade berry scrub, during fuel modification activities.

While no special-status plant species were observed on-site, there is the potential for special-status plant species to occur within the Project area. Mitigation Measure BIO-2 would ensure that, prior to any ground disturbing activities, a focused special-status plant survey be conducted during the appropriate blooming period for any special-status plant species that has a potential to occur on-site. If any special-status plant species are found on-site, the special-status plants will be tagged for preservation in any fuel modification activities and development on-site shall avoid impacts to these special-status plant populations and focus development within areas mapped as developed or ornamental, which already exhibit disturbance.

Project implementation could result in direct or indirect impacts to nesting birds if vegetation clearing and ground-disturbing activities would occur during the nesting season (generally between February 15 and August 31). Mitigation Measure BIO-3 would ensure compliance with the federal Migratory Bird Treaty Act and California Fish and Game Code by scheduling construction activities outside of nesting season (between September and February), if feasible. If avoidance of construction during bird nesting season is not feasible, then a pre-construction nesting bird survey would be conducted by a qualified biologist to ensure birds are not engaged in active nesting within or adjacent to the Project's construction limits. If nesting birds are discovered during preconstruction surveys, a buffer of 300 feet (500 feet for raptors), or

as determined appropriate by a qualified biologist, would be delineated, flagged, and avoided until the biologist determines that the nesting cycle is complete.

With implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3 impacts to candidate, sensitive, or special status species would be reduced to a level that is less than significant.

Mitigation Measures:

BIO-1: Prior to the issuance of any permits for grading or ground disturbing activity, the Project applicant shall include the requirements of the approved Alternative Materials and Methods of Construction Design Report and Fuel Modification Plan to avoid any special status or sensitive community plants, including lemonade berry scrub, during fuel modification activities, on all construction documents and include requirements for tagging special status and sensitive community plants for preservation before any ground disturbing activities begin.

BIO-2 Prior to any ground disturbing activities, a focused special-status plant survey shall be conducted during the appropriate blooming period for any special-status plant species that has a potential to occur. If any special-status plant species are found on-site, the special-status plants shall be tagged for preservation in any fuel modification activities and development on-site shall avoid impacts to these special-status plant populations and focus development within areas mapped as developed or ornamental land uses which already exhibit significant disturbance.

BIO-3: To the extent possible, vegetation removal activities (e.g., clearing for future development or thinning for fuel modification) shall occur outside of the nesting season to avoid potential impacts to nesting birds. Nesting activity typically occurs from February 15 to August 31. If construction cannot be scheduled outside of the nesting season, all suitable habitat within 300 feet of project construction activities shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of vegetation removal activities. If any active nests are detected, a buffer of 300 feet (500 feet for raptors), or as determined appropriate by a qualified biologist, will be delineated, flagged, and avoided until the biologist determines that the nesting cycle is complete.

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?

Less than Significant Impact With Mitigation Incorporated. The Project site consists of two parcels. The southeastern parcel is currently developed with an existing single-family residence and detached guest house and the northwestern parcel is undeveloped. Natural communities and land cover types within the Project site include lemonade berry scrub, non-native woodland, ornamental vegetation, and developed areas. Lemonade berry scrub (*Rhus integrifolia* shrubland alliance) occurs within the western portion of the Project site on north-facing slopes. Lemonade berry scrub has lemonade berry (*Rhus integrifolia*) as the dominant shrub and may include toyon (*Heteromeles arbutifolia*) and laurel sumac (*Malosma laurina*) as subdominants. Non-native woodland occurs within the central and eastern portion of the Project site and consists of various non-native tree species, including Brazilian pepper (*Schinus terebinthefolius*), ngaio (*Myoporum laetum*), Victorian box (*Pittosporum undulatum*), and blue gum (*Eucalyptus spp*.) as codominant species in the tree canopy. Understory species within this community include garden nasturtium (*Tropaeoleum majus*), bank catclaw (*Acacia redolens*), and castor bean (*Ricinus communis*). Ornamental vegetation occurs within the northwestern portion of the Project site that has been subject

to regular and historic disturbance in the form of fuel modification and consists primarily of a variety of non-native trees, shrubs, and ground cover planted as landscaping. This community includes native laurel sumac, lemonade berry, California sagebrush (*Artemisia californica*), coyote brush (*Baccharis pilularis*), California buckwheat (*Eriogonum fasciculatum*), spiny redberry (*Rhamnus crocea*), toyon, bushrue (*Cneoridium dumosum*), and ornamental or non-native Brazilian peppertree, hottentot fig (*Carpobrotus edulis*), sowthistle (*Sonchus asper* var. *asper*), Australian saltbush (*Atriplex semibaccata*), Haworth's aeonium (*Aeonium haworthii*), jade plant (*Crassula ovata*), spotted spurge (*Euphorbia maculata*), Bailey acacia (*Acacia baileyana*), ngaio, Victorian box, trailing lantana (*Lantana montevidensis*), century plant (*Agave americana*), giant yucca (*Yucca gigantea*), and pampas grass (*Cortaderia selloana*). Developed areas include the existing residential single-family residence, associated improvements, and San Clemente Street.

As indicated in the Biological Resources Assessment, the Project site supports approximately 0.11 acre of lemonade berry scrub (0.10 acre within the northwestern parcel and 0.01 acre within the southeastern parcel), which is considered a sensitive natural community on CDFW's Natural Community List. The Project site also contains designated High Value Habitat, as defined under the Laguna Beach General Plan Open Space/Conservation Element. High Value Habitats are designated for extensive areas dominated by indigenous plant communities with good species diversity and are often linked to other extensive open space areas by traversable open space corridors. The Biological Resources Assessment indicates that portions of the High Value Habitat identified within the General Plan Open Space/Conservation Element, located in the northern portion of the Project site, contain many ornamental and non-native invasive species and that the area is subject to regular brush removal, as a result of fuel modification for existing residences in the area. Therefore, the Biological Resources Assessment concludes that these areas do not meet the definition of a High Value Habitat and should not be considered as such. However, as the lemonade berry scrub located within the western portion of the Project site is considered a sensitive habitat and qualifies as Environmentally Sensitive Habitat Areas (ESHA), the Biological Resources Assessment concludes that the lemonade berry scrub community should be conservatively considered High Value Habitat, as defined in the City's General Plan.

Policy 8-K of the General Plan Open Space/Conservation Element states that intrusion into environmentally sensitive areas for wildlands fuel modification programs should not be permitted. Although lemonade berry scrub occurs within required fuel modification zones, fuel modification, as proposed, would avoid or minimize impacts through selective thinning of undesirable nonnative shrubs and other additional fire prevention and protection measures, as recommended in the *Alternative Materials and Methods of Construction Design Report* (refer to Appendix G). Lemonade berry scrub within Zone C is completely within the 25-foot setback of the natural drainage course within the northwestern portion of the Project site and would be avoided completely. Mitigation Measure BIO-1 would require that construction comply with the Fuel Modification Plan in the *Alternative Materials and Methods of Construction Design Report*, and avoid removal of special-status and sensitive community plants, such as lemonade berry scrub, during fuel modification activities. Additionally, Mitigation Measure BIO-2 would ensure that, prior to any ground disturbing activities, a focused special-status plant survey be conducted during the appropriate blooming period for any special-status plant species that has a potential to occur within the Study Area. If any special-status plant species are found on-site, the special-status plants will be tagged for preservation in any fuel modification activities and development on-site should avoid or minimize impacts to these special-status plant populations to the maximum extent possible and focus development within areas mapped as developed or ornamental, which already exhibit disturbance. With implementation of Mitigation Measures BIO-1 and BIO-2, impacts would be less than significant.

Mitigation Measures: Refer to Mitigation Measures BIO-1 and BIO-2.

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?

Less Than Significant Impact. Although no formal jurisdictional delineation was performed, a preliminary jurisdictional determination was conducted as part of the Biological Resources Assessment to identify any drainage features potentially subject to the jurisdiction of the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and/or CDFW. The Biological Resources Assessment identified the natural watercourse within the northwestern portion of the Project site. The onsite drainage occurs within approximately 0.01 acres of the northern portion of the Project site. This drainage feature is identified in the City's General Plan as a significant drainage course and requires a minimum setback of 25 feet. Fuel modification in Zone C is intentionally designed to act as a 25-foot-wide setback from the significant watercourse. The northwestern parcel of the Project site (including Zone C of the fuel modification plan) would remain undeveloped, and no improvements are proposed within the 25-foot buffer of the drainage course. In compliance with Laguna Beach Municipal Code Section 25.50.030(F), temporary fencing is required during construction at locations determined by the City Engineer and the Director of Community Development to assure the preservation of the watercourse and vegetative cover. The fence would remain in place until construction is complete. The required setback and channel would not be used for storage or dumping of materials. Further, the Project would not result in hydrological interruption or substantially modify existing drainage conditions; refer to Section 4.10, *Hydrology and Water Quality*. With the 25-foot-wide setback, the proposed Project would not impact the natural watercourse, and would not be required to obtain permits from the relevant regulatory agencies. Therefore, the proposed Project would not have a substantial adverse effect, through direct removal, filling, or hydrological interruption, of any State, or federally protected, wetlands.

Mitigation Measures: No mitigation measures are required.

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?

Less than Significant Impact With Mitigation Incorporated. As described in the Biological Resources Assessment, the native habitat within the Project site is contiguous to open space areas consisting of undeveloped hillsides and canyons. Although this open space area is surrounded by residential development, it is loosely connected to the open space area of Aliso and Wood Canyons Wilderness Park to the east. There is no direct connection of open space from the Project site to the Pacific Ocean. However, the Project site generally provides live-in habitat (e.g., for cover, foraging, nesting, etc.) for a variety of wildlife species within the natural communities on the hillside slope area. Although the Biological Resources Assessment does not identify the Project site as a wildlife movement corridor (i.e., a piece of habitat, usually linear in nature, that connects two or more habitat patches that would otherwise be fragmented or isolated from one another), because it does not connect Aliso and Wood Canyons Wilderness Park to another large open space area, the northwestern parcel of the Project site can be considered a habitat patch and could support localized movement.

The Project site is currently developed with an existing single-family residence and guest house. The Project proposes to remove the existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with

attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. Development of the residential structure would be limited to the previously-developed southeastern parcel; the northwestern parcel would remain undeveloped. The Project also proposes street improvements within the adjacent right-of-way, including widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. As the single-family residence proposed as part of the Project replaces an existing single-family residence and detached guest home on the Project site, the Project would not introduce new urbanized uses where none previously existed. Development activities would be confined to the Project site and San Clemente Street and would not result in significant off-site impacts to adjacent open space areas. The proposed Project is subject to discretionary approval and contingent upon approval of design review, variance, and coastal development permit. Compliance with the City's Municipal Code, development and design standards and conditions of approval would ensure proper design, installation, and operation of Project lighting, thereby reducing the potential for glare effects or light spillover that could impact wildlife on the adjacent undeveloped canyon land. Further, the Project would implement Mitigation Measure BIO-1, BIO-2 and BIO-3 and comply with the federal Migratory Bird Treaty Act and California Fish and Game Code. Therefore, impacts would be less than significant with incorporation of mitigation.

Mitigation Measures: Refer to Mitigation Measures BIO-1, BIO-2, and BIO-3.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact With Mitigation Incorporated. The City of Laguna Beach has adopted policies and ordinances into the General Plan and Municipal Code that promote protection of biological resources. As previously discussed, the Project site contains High Value Habitat, as defined in the City's General Plan; however, fuel management, as proposed, and implementation of Mitigation Measures BIO-1 and BIO-2 would avoid or minimize impacts. General Plan Landscape and Scenic Highways Element Policies 5.3 and 5.6, and subsequent actions, aim to preserve Heritage Trees in the City. Municipal Code Chapter 12.08, *Preservation of Heritage Trees*, deals with the regulations of Heritage Tree establishment, removal, destruction, and substantial alteration. There are no Heritage or Candidate Heritage Trees located on the Project site. As such, the Project would not conflict with any local policies or ordinances protecting biological resources. With implementation of Mitigation Measures BIO-1 and BIO-2, the Project would not conflict with any local policies or ordinances protecting biological resources, and impacts would be less than significant.

Mitigation Measures: Refer to Mitigation Measures BIO-1 and BIO-2.

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?

No Impact. The City adopted a Local Coastal Program in 1993. Components of the Local Coastal Program include, but are not limited to, Design Guidelines for Hillside Development; Coastal Land Use Plan Technical Appendix; Fuel Modification Guidelines; Land Use Element; Open Space/ Conservation Element; and Municipal Code Titles 25, *Zoning Code*. The Project proposes to remove the existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. The Project also proposes street improvements within the adjacent right-of-way, including widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. The single-family residence proposed as part

of the Project is consistent with the City's land use and zoning for the Project site. The Project is a discretionary project subject to various City permits and approvals, including a coastal development permit. As such, the Project would be reviewed for consistency with the provisions established by these components within the Local Coastal Program.

Further, the City is a participant in the Orange County Central and Coastal Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). The Project site is currently undeveloped, within an urbanized area and is not located within the boundaries of the NCCP/HCP reserve system. The proposed Project would not conflict with the NCCP/HCP or other approved local, regional, or State habitat conservation plan. As such, no impacts would occur.

Mitigation Measures: No mitigation measures are required.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		
c. Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

This section is based in part on the *Cultural Resources Technical Memorandum for the 2354 San Clemente Street Project, Laguna Beach, Orange County, California* (Cultural Resources Memo), dated March 16, 2023, prepared by PaleoWest, and included as Appendix B, *Cultural Resources o*.

a) *Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?*

No Impact. According to CEQA Guidelines Section 15064.5, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR); a resource included in a local register of historical resources; or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. A resource shall be considered historically significant if it:

(a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
(b) Is associated with the lives of persons important in our past;
(c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
(d) Has yielded, or may be likely to yield, information important in prehistory or history.

A records search of the California Historic Resources Information System (CHRIS) was performed at the South Central Coastal Information Center (SCCIC) that includes the Project site and a half-mile radius around it. Results of the records search indicate that five previous studies had been completed within a half-mile of the Project site. One of the previous surveys (OR-04179) is the City of Laguna Beach Historic Resources Inventory, which was conducted in 2008 and consisted of a historic resource inventory of buildings within the City, included portions of the Project site. Six previously recorded cultural resources are located within a half-mile search radius of the Project site, including two prehistoric shell midden sites; two historic-era buildings eligible for listing in the National Register of Historic Places (NRHP); a section of Pacific Coast Highway; and one historic-era sewer utility building. None of these previously recorded resources are within or adjacent to the Project site.

In addition to the SCCIC records search, additional sources were consulted, including the NRHP, the California Historical Landmarks (CHL) list, and the Laguna Beach Historic Register. Review of historic-era maps and aerial photographs were also conducted. One NRHP-listed resource was identified within a one-mile radius of the Project site; the Villa Rockledge, located approximately 0.2 mile southwest of the Project site. Three additional NRHP-listed properties in the vicinity of the Project site include St. Francis-by-the-Sea American Catholic Church, approximately two miles to the north/northwest; the Griffith, Edward, and America House, approximately three miles to the south/southeast; and the Crystal Cove Historic District, approximately four miles to the northwest. There are 26 CHLs recorded within Orange County, California. One of these resources (CHL Number 1050, Crystal Cove Historic District) is within the City of Laguna Beach and is located approximately 5.4 miles from the Project site. There are 74 properties listed in the Laguna Beach Historic Register. The closest City-designated historic property to the Project area is a single-family residence at 454 Alta Vista Way, located approximately 0.1 mile south of the Project site. The existing single-family residence on the Project site has not been identified as a historic resource or listed in the City's Historic Register.

The Project site consists of a single-family residence and detached guest house that was constructed sometime between 1946 and 1949. The Project site and adjacent properties do not include any structures that are eligible for listing in the CRHR, listed in a local register of historic resources, or identified by the City of Laguna Beach General Plan Historic Resources Element as historically significant. Accordingly, the Project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact With Mitigation Incorporated. CEQA Guidelines Section 15064.5 states that if an archaeological resource, as defined by PRC Section 21083.2, is found, the Project site shall be treated in accordance with the provisions of Section 21083.2. Such provisions provide that if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state.

As stated above, results of the records search indicated that six previous cultural resource studies had been completed within a half-mile of the Project area; one of the previous surveys (OR-04179), which was conducted in 2008 and consisted of a historic resource inventory of buildings within the City, included portions of the Project site. Six previously recorded cultural resources are located within a half-mile search radius of the Project site, including two prehistoric shell midden sites; two historic-era buildings eligible for listing in the NRHP; a section of Pacific Coast Highway; and one historic-era sewer utility building. None of these previously recorded resources are within or adjacent to the Project site. A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on February 8, 2023. On February 17, 2023, the NAHC responded that a search of the SLF was completed with positive results.

The Cultural Resources Memo indicates that the Project area exhibits a low potential for containing archaeological resources. Results of the records search and archival research identified no previously documented cultural resources within or adjacent to the Project area. The Project site has been previously developed and graded. Additionally, the steep slopes that characterize the property suggest it is unlikely that archaeological remains would be encountered during ground-disturbing activities. However, there is

the potential for accidental discovery of archaeological resources during ground-disturbing activities. Should ground disturbing activities during Project construction encounter archaeological resources, Mitigation Measure CUL-1 would require all work within 100 feet of the find to be suspended until the resource is evaluated by a qualified archaeologist. With implementation of Mitigation Measure CUL-1, the Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5 and impacts would be less than significant.

Mitigation Measures:

CUL-1: If previously unidentified cultural resources are encountered during ground-disturbing activities, work within 100 feet of the find shall cease and the Director of Community Development shall be notified and a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, shall be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP) eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the Project, additional work such as data recovery excavation may be warranted to mitigate any significant impacts. In the event an identified cultural resource is Native American in origin, the qualified archaeologist shall consult with the Project owner and the Director of Community Development, or designee, to implement Native American consultation procedures. Construction shall not resume in the area until appropriate protection and preservation measures are in place and have been approved by the Director of Community Development, or designee, and the qualified archaeologist states in writing that the proposed construction activities would not significantly damage any archaeological resources.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. According to the General Plan Historic Resources Element, there are no dedicated cemeteries within the Project site or surrounding area and there is no information to suggest that the site has any undiscovered human remains. The Project site is developed with a single-family residence and guest house and has been altered by previous ground disturbance associated with residential development. Due to the extensive ground disturbance that has occurred on the Project site and in the surrounding area associated with construction of the existing residential developments, the potential for the proposed Project to disturb previously undiscovered human remains is highly unlikely.

If human remains are found, the remains would require proper treatment in accordance with applicable laws, including California Health and Safety Code (HSC) Section 7050.5, PRC Section 5097.98, and State CEQA Guidelines Section 15064.5(e), which mandate procedures of conduct following the discovery of human remains on non-federal lands. According to the provisions in CEQA, should human remains be encountered, all work in the immediate vicinity of the burial would be required to cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Orange County Coroner would be immediately notified and must then determine whether the remains are of Native American origin. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the NAHC, who will in turn, notify the person they identify as the Most-Likely-Descendent of any human remains. Following compliance with the established regulatory framework (HSC Section 7050.5, PRC Section 5097.98 and State CEQA Guidelines Section 15064.5(e)), which detail the appropriate actions required in the event human remains are encountered, the Project's potential impacts concerning human remains would be less than significant.

Mitigation Measures. No mitigation measures are required.

4.6 Energy

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?			X	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Federal and State agencies regulate energy use and consumption through various means and programs. On the federal level, the United States Department of Transportation (USDOT), the United States Department of Energy, and the EPA are three federal agencies with substantial influence over energy policies and programs. On the state level, the California Public Utilities Commission (PUC) and the California Energy Commissions (CEC) are two agencies with authority over different aspects of energy. Key federal and state energy-related laws and plans are summarized below.

California Building Energy Efficiency Standards (Title 24)
The 2022 California Building Energy Efficiency Standards for Residential and Nonresidential Buildings CCR Title 24, Part 6), commonly referred to as "Title 24," became effective on January 1, 2023. In general, Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The Title 24 standards require installation of energy efficient windows, insulation, lighting, ventilation systems, rooftop solar panels, and other features that reduce energy consumption in homes and businesses.

California Green Building Standards (CALGreen)
The 2022 California Green Building Standards Code (CCR Title 24, Part 11), commonly referred to as CALGreen, went into effect on January 1, 2023. CALGreen is the first-in-the-nation mandatory green buildings standards code. The California Building Standards Commission developed CALGreen in an effort to meet the State's landmark initiative Assembly Bill (AB) 32 goals, which established a comprehensive program of cost-effective reductions of greenhouse gas (GHG) emissions to 1990 levels by 2020. CALGreen was developed to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, and healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the environmental directives of the administration. CALGreen requires that new buildings employ water efficiency and conservation, increase building system efficiencies (e.g., lighting, heating/ventilation and air conditioning [HVAC], and plumbing fixtures), divert construction waste from landfills, and incorporate electric vehicles charging infrastructure. There is growing recognition among developers and retailers that sustainable construction is not prohibitively expensive and that there is a significant cost-savings potential in green building practices and materials.

Senate Bill 100

Senate Bill (SB) 100 (Chapter 312, Statutes of 2018) requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt-hours (kWh) of those products sold to their retail end-use customers achieve 44 percent of retail sales by December 31, 2024; 52 percent by December 31, 2027; 60 percent by December 31, 2030; and 100 percent by December 31, 2045. SB 100 requires CPUC, CEC, State board or the California Air Resources Board's (CARB), and all other State agencies to incorporate the policy into all relevant planning. In addition, SB 100 requires the CPUC, CEC, and CARB to utilize programs authorized under existing statutes to achieve that policy and, as part of a public process, issue a joint report to the State Legislature by January 1, 2021, and every four years thereafter, that includes specified information relating to the implementation of SB 100.

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

Less Than Significant Impact. The means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. In particular, the Project would be considered "wasteful, inefficient, and unnecessary" if it were to violate State and federal energy standards and/or result in significant adverse impacts related to project energy requirements, energy inefficiencies, energy intensiveness of materials, cause significant impacts on local and regional energy supplies or generate requirements for additional capacity, fail to comply with existing energy standards, otherwise result in significant adverse impacts on energy resources, or conflict or create an inconsistency with applicable plan, policy, or regulation.

The Project site is currently developed with an existing single-family residence and guest house. The Project proposes to remove the existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. The Project also proposes street improvements within the adjacent right-of-way, including widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. The three main types of energy that would potentially be consumed by the Project include electricity, natural gas, and petroleum products in the form of gasoline and diesel fuel. Energy consumption would occur during construction and operational phases of the Project.

CONSTRUCTION

Electricity and Natural Gas

The Project site is currently developed with a single-family residence and guest house and served by Southern California Edison (SCE). If required, SCE would provide temporary electric power during construction. The electricity used for Project-related construction activities would be temporary and have a negligible impact to the environment.

Natural gas is not anticipated to be used during construction in any significant quantities.

Petroleum

Fuel consumed by construction activities in the form of motor vehicle fuel (gasoline and diesel) for off-road construction equipment and on-road vehicle trips (workers and vendors traveling to and from the

Project site) would be the primary energy resource expended over the course of any potential construction. Project-related construction activities would consume electricity and fossil fuels as a single energy demand; that is, once construction is completed, their use would cease. Project construction would represent a "single-event" diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose.

Construction Energy Efficiency/Conservation Measures

Construction equipment used during Project-related construction activities would be required to conform to CARB regulations and California emissions standards. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Further, as required by CCR Title 13, *Motor Vehicles*, Section 2449(d)(3), *Idling*, idling times of construction vehicles would be limited to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints. Therefore, the Project's construction-related fuel consumption would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the region.

OPERATIONS

The Project site is currently developed with a single-family residence and guest house. Electrical service for the Project site is provided by SCE and natural gas is provided by Southern California Gas Company (SoCalGas). The single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site. Therefore, the Project's anticipated ongoing consumption of electricity and natural gas is expected to be similar to existing Project site conditions. The proposed residential use is not expected to consume petroleum. As such, impacts related to operational energy demands as a result of Project implementation would be less than significant.

Conclusion

As supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy resources. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. As discussed in 4.6(a), Project operation would not generate significantly greater energy use or demand than the existing Project site, as the proposed single-family residence replaces an existing single-family residence and guest house. Project-related construction activities would comply with local, State, and federal regulations regarding construction emissions and is considered a "single-event" fuel demand project. Therefore, the Project would not obstruct local energy efficiency plans, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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? Refer to Division of Mines and Geology Special Publication 42.				X
2) Strong seismic ground shaking?			X	
3) Seismic-related ground failure, including liquefaction?			X	
4) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

This section is based in part on the *Geotechnical Investigation for Residential Foundation Design and Right-of-Way Improvements* (Geotechnical Report), dated December 3, 2020, prepared by Geofirm, and included as Appendix C, *Geotechnical Report*. The Geotechnical Report addresses geologic and soil conditions for the approximately 0.4-acre Project site.

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

1) 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? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Alquist-Priolo Earthquake Fault Zoning Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). According to the General Plan and California Department of Conservation Data Viewer, the Project site is not within an Alquist-Priolo Fault Zone as defined by the State of California in the Earthquake Fault Zoning Act.[7] Additionally, the Geotechnical Report notes that with the absence of active faulting on-site, the potential for deep fault rupture is not present. Therefore, the Project would not directly or indirectly cause potential substantial adverse effects involving rupture of a known earthquake fault, and there would be no impact.

Mitigation Measures: No mitigation measures are required.

2) Strong seismic ground shaking?

Less Than Significant Impact. The Project site is located in a seismically active area of southern California that has historically been affected by moderate to occasionally high levels of ground motion. As a result, it is likely the Project site has and would continue to experience ground shaking from nearby fault zones, as well as some background shaking from other seismically active areas of the southern California region. The intensity of ground shaking on the Project site would depend upon the earthquake's magnitude, distance to the epicenter, and geology of the area between the Project site and epicenter. According to the Geotechnical Report, the closest published active fault to the Project site is the offshore extension of the Newport-Inglewood Fault Zone, approximately 3.0 miles to the west-southwest. Other active faults in the Project site vicinity include the San Joaquin Hills Fault, approximately 3.9 miles northeast; the Palos Verdes Fault, approximately 17.8 miles northwest; the Coronado Bank Fault, approximately 20.3 miles southwest; the Elsinore Fault, approximately 21.9 east; and the San Andreas Fault, approximately 52.9

[7] California Department of Conservation, *Geologic Hazards Data Viewer*, https://maps.conservation.ca.gov/geologichazards/, accessed March 3, 2023.

miles northeast. Rupture of any of these faults, or of an unknown fault in the region, could cause seismic ground shaking.

The Project site's surrounding area is currently developed with residential uses and undeveloped canyon land. A geotechnical investigation was conducted to evaluate subsurface conditions and site seismic hazards and perform geotechnical engineering for the proposed single-family residence and street improvements. The evaluation included review of available geotechnical background information pertaining to the site; laboratory testing of the on-site soil materials; and a summary of findings, conclusions, and recommendations for the development of the proposed Project. The Geotechnical Report concluded that development of the Project, as proposed, is feasible and safe from a geotechnical viewpoint provided the report's recommendations are followed during design, construction, and maintenance of the Project. The Geotechnical Report provides site-specific seismic, geotechnical design, and construction considerations based on the results of the subsurface evaluation and laboratory testing, geotechnical analysis, and a review of referenced geologic materials. Site-specific recommendations address site preparation and grading; monitoring; structural design of foundations, caissons, and retaining walls; hardscape design and construction; slope setback; concrete; seismic structural design; pavement design; finish grading and surface drainage; utility trench backfill; foundation plan review; and observation and testing. These recommendations reference California Building Code (CBC) seismic design standards in place at the time of the report.

The City of Laguna Beach has adopted the CBC (Municipal Code Chapter 14.50), with amendments, which prescribes regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures. The CBC includes standards related to soils and foundations, structural design, building materials, and structural testing and inspections to minimize hazards during a seismic event. Additionally, Municipal Code Chapter 14.78, *Geology Report*, prescribes parameters and requirements for the preparation and contents of geology reports within the City in order to safeguard life and property. The Project would be required to comply with the applicable regulations in the CBC, which would reduce potential impacts associated with strong seismic ground shaking, as well as the Geotechnical Report prepared for the Project site as it pertains to the proposed residential structure, site improvements, and street improvements. Construction of the proposed residential structure, site improvements, and improvements to San Clemente Street would be done in accordance with all applicable City standards and requirements. The Laguna Beach Building and Engineering Divisions would review Project plans for compliance with the CBC and Municipal Code, as well as the Geotechnical Report's recommendations as part of the building permit and plan check process. Thus, compliance with the City's established regulatory framework and standard engineering practices and design criteria, which would be verified through the City's development review process, would ensure potential impacts associated with strong seismic ground shaking at the Project site would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is a phenomenon where earthquake-induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburden pressure. Engineering research of soil liquefaction potential indicates that generally three basic factors must exist concurrently in order for liquefaction to occur. These factors include:

- A source of ground shaking, such as an earthquake, capable of generating soil mass distortions.
- A relatively loose silty and/or sandy soil.
- A relatively shallow groundwater table (within approximately 50 feet below ground surface) or completely saturated soil conditions that will allow positive pore pressure generation.

The Project site is not mapped by the California Geologic Survey as being within a zone of potentially liquefiable soils.[8] Further, the Geotechnical Report identifies that the Project site is underlain at shallow depth by competent sandstone bedrock strata of the San Onofre Formation. The bedrock is overlain by a thin overburden of residual soils and fill. Based on the Geotechnical Report's observations, the bedrock is suitable in its present form for support of improvements. Residual/undocumented fill materials are not considered suitable in their present form to support new construction but may be removed to produce acceptable engineered fill. No evidence of groundwater activity was noted during the field exploration conducted as part of the Geotechnical Report. The Geotechnical Report notes that the potential for seismically induced settlement to occur is considered remote for bedrock sites, such as the Project site. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Landslides?

Less Than Significant Impact. Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. Geologic hazards associated with landslides are not anticipated, as the Project site is not located within an area identified by the California Geologic Survey as having potential for seismic slope instability.[9] However, it should be noted that the landslide incidents have occurred in the surrounding area, as detailed in the City's Local Hazard Mitigation Plan (LHMP).[10] While the Project site does contain sloping topography, the Project site has been previously graded. According to the Geotechnical Report, the Project site slope is considered grossly stable but surficially unstable. Appropriate slope setbacks are included as recommendations in the Geotechnical Report to address this, and as discussed in more detail below, the Project would be required to comply with the recommendations included in the Geotechnical Report prepared for the Project site. As such, Project design and Project-related construction activities are not expected to exacerbate potential landslide impacts.

The City has adopted the CBC (Municipal Code Chapter 14.50), with amendments, which includes standards related to soils and foundations, structural design, building materials, and structural testing and inspections to minimize potential geologic hazards. Municipal Code Chapter 14.78, *Geology Report*, prescribes parameters and requirements for the preparation and contents of geology reports within the City in order to safeguard life and property. The Project would be required to comply with the applicable regulations in the CBC, which would reduce potential impacts associated with geologic hazards such as

[8] California Department of Conservation, *Geologic Hazards Data Viewer*, https://maps.conservation.ca.gov/geologichazards/, accessed March 3, 2023.

[9] California Department of Conservation, California Geological Survey (CGS), *Earthquake Zones of Required Investigation*, https://maps.conservation.ca.gov/cgs/EQZApp/, accessed March 15, 2023.

[10] City of Laguna Beach, *Local Hazard Mitigation Plan*, 2018.

landslides, as well as recommendations included in the Geotechnical Report prepared for the Project site as it pertains to the proposed residential structure, site improvements, and street improvements. Site-specific recommendations in the Geotechnical Report address site preparation and grading; monitoring; structural design of foundations, caissons, and retaining walls; hardscape design and construction; slope setback; concrete; seismic structural design; pavement design; finish grading and surface drainage; utility trench backfill; foundation plan review; and observation and testing. Construction of the proposed residential structure, site improvements, and improvements to San Clemente Street would be done in accordance with all applicable City standards and requirements. The Laguna Beach Building and Engineering Divisions would review Project plans for compliance with the CBC and Municipal Code, as well as the Geotechnical Report's recommendations as part of the building permit and plan check process. Compliance with the City's established regulatory framework and standard engineering practices and design criteria, which would be verified through the City's development review process, would ensure potential impacts associated with Project design and Project-related construction activities would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact.

Although construction activities associated with the proposed Project could expose soils to potential short-term erosion by wind and water, the Project would be required to comply with water quality measures included in Municipal Code Title 16, *Water Quality Control*, which include conditions and requirements established by the City related to the reduction or elimination of storm water runoff pollutants during construction and operational phases of the Project. The Project would also be required to comply with Municipal Code Chapter 14.78, *Geology Report*, which prescribes parameters and requirements for the preparation and contents of geology reports, including, but not limited to, potential erodibility of the Project site and adjacent areas, together with project-specific design features to be used to ensure minimized erosion problems during and after construction (e.g., landscaping and drainage design). Following compliance with the established regulatory framework identified in the Laguna Beach Municipal Code regarding stormwater and runoff pollution control, potential impacts associated with soil erosion and the loss of topsoil would be less than significant.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact. Refer to Responses 4.7(a)(3) and 4.7(a)(4) regarding the potential for liquefaction and landslides, respectively. Lateral spreading is the horizontal movement or spreading of soil toward an open face. Lateral spreading may occur when soils liquefy during an earthquake event, and the liquefied soils with overlying soils move laterally to unconfined spaces. Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction.

Lateral Spreading. Since liquefaction is not considered a hazard at the Project site, earthquake-induced lateral spreading would also not be considered a hazard at the Project site.

Subsidence. Proposed operations associated with the proposed single-family residence and street improvements would not include activities known to cause subsidence, such as groundwater or oil extraction.

The Geotechnical Report provides seismic, geotechnical design, and construction considerations based on CBC seismic design standards in place at the time of the report. The recommendations within the Geotechnical Report would provide protection for development of the Project site to the extent required to reduce seismic risk to an acceptable level as defined by the CCR. Site-specific recommendations in the Geotechnical Report address site preparation and grading; monitoring; structural design of foundations, caissons, and retaining walls; hardscape design and construction; slope setback; concrete; seismic structural design; pavement design; finish grading and surface drainage; utility trench backfill; foundation plan review; and observation and testing. The proposed Project improvements would be required to comply with the CBC, as adopted by Laguna Beach Municipal Code Chapter 14.50. Additionally, Municipal Code Chapter 14.78, *Geology Report*, prescribes parameters and requirements for the preparation and contents of geology reports within the City in order to safeguard life and property. Thus, compliance with the City's established regulatory framework and standard engineering practices and design criteria, which would be verified through the City's construction plan review process, would ensure potential impacts associated with a geologic unit or soil that is unstable or would become unstable at the Project site would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils are defined as soils possessing clay particles that react to moisture changes by shrinking (when dry) or swelling (when wet). As discussed in Response 4.7(a), the Project site is not mapped by the California Geological Survey (CGS) as being within a zone of potentially liquefiable soils. Further, the Geotechnical Report identifies that the Project site is underlain at shallow depth by competent sandstone bedrock strata of the San Onofre Formation. The bedrock is overlain by thin overburden of residual soils and fill. Based on the Geotechnical Report's observations, the bedrock is suitable in its present form for support of improvements. Residual/undocumented fill materials are not considered suitable in their present form to support new construction. Unsuitable near-surface soils would be removed and/or re-used as compacted fill.

While the Geotechnical Report does not discuss expansive soils specifically, it did conclude that no groundwater was encountered, that the San Onofre bedrock materials have a low expansion potential, and that no evidence of gross bedrock instability was observed. The Geotechnical Report observes that the slope is considered grossly stable but surficially unstable. As the Project site is considered to be grossly stable and would be required to comply with the established regulatory framework, standard engineering practices, and design criteria, including the CBC as adopted by Laguna Beach Municipal Code Chapter 14.50, Project implementation would not directly or indirectly increase risk to life or property. Impacts associated with expansive soils would be less than significant.

Mitigation Measures: No mitigation measures are required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project site is currently developed with an existing single-family residence and guest house and does not use septic tanks or alternative wastewater disposal systems. The Project does not propose any installation of septic tanks or connections to alternative waste water systems. Therefore, no impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact With Mitigation Incorporated. A significant paleontological resource is considered to be of scientific interest if it is a rare or previously unknown species, it is of high quality and well-preserved, it preserves a previously unknown anatomical or other characteristic, provides new information about the history of life on earth, or has an identified educational or recreational value.

The Geotechnical Report identifies the Project site as underlain by the San Onofre Formation of Miocene age. Where exposed in the test pits, the bedrock consists of moderately to strongly cemented, light olive brown to yellow brown, fine to medium grained sandstone with thinly interbedded siltstone.

The Project site is developed with a single-family residence and guest house and has been altered by previous ground disturbance associated with residential development. Construction activities associated with the proposed Project would include demolition of the existing single-family residence and detached guest house, grading activities, and construction of the cul-de-sac, proposed residential structure, and associated improvements. Project-related construction activities would occur on previously disturbed and developed land (the existing roadway and residential structure, guest house, and associated improvements); thus, unanticipated fossil discoveries are unlikely. However, there is the potential for accidental discovery of paleontological resources during ground-disturbing activities. Should ground disturbing activities during Project construction encounter fossils or fossil-bearing deposits, Mitigation Measure GEO-1 would require all work within a 25-foot radius of the find to be suspended until the resource is evaluated by a professional vertebrate paleontologist. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist. With implementation of Mitigation Measure GEO-1, potential impacts pertaining to the direct or indirect destruction of a unique paleontological resource or site or unique geologic feature would be less than significant.

Mitigation Measures:

GEO-1: If fossils or fossil-bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt, the Director of Community Development shall be notified, and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find,

additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

GREENHOUSE GASES

Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

Naturally occurring GHGs include water vapor (H_2O), carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and ozone (O_3). Several classes of halogenated substances that contain fluorine, chlorine, or bromine are also GHGs, but they are, for the most part, solely a product of industrial activities. Although the direct GHGs, including CO_2, CH_4, and N_2O, occur naturally in the atmosphere, human activities have changed their atmospheric concentrations.

Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane (CH_4), ozone (O_3), water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs).

REGULATORY FRAMEWORK

U.S. Environmental Protection Agency Endangerment Finding

The EPA's authority to regulate GHG emissions stems from the U.S. Supreme Court decision in Massachusetts v. EPA (2007). The Supreme Court ruled that GHGs meet the definition of air pollutants under the existing Clean Air Act and must be regulated if these gases could be reasonably anticipated to endanger public health or welfare. Responding to the Court's ruling, the EPA finalized an endangerment finding in December 2009. Based on scientific evidence it found that six GHGs (CO_2, CH_4, N_2O, hydrofluorocarbons [HFCs], perfluorocarbons [PFCs], and sulfur hexafluoride [SF_6]) constitute a threat to public health and welfare. Thus, it is the Supreme Court's interpretation of the existing Clean Air Act and the EPA's assessment of the scientific evidence that form the basis for the EPA's regulatory actions.

South Coast Air Quality Management District Threshold Development

SCAQMD has established recommended significance thresholds for GHGs for local lead agency consideration ("SCAQMD draft local agency threshold"). SCAQMD has published a five-tiered draft GHG threshold which includes a 10,000-metric ton of CO_2e per year for stationary/industrial sources and 3,000 metric tons of CO_2e per year significance threshold for residential/commercial projects.

The current draft thresholds consist of the following tiered approach:

(a) Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.

(b) Tier 2 consists of determining whether or not the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.

(c) Tier 3 consists of screening values that are intended to capture 90 percent of the GHG emissions from projects. If a project's emissions are under the screening thresholds, then the project is less than significant. SCAQMD has presented two options that lead agencies could choose for screening values. Option #1 sets the thresholds for residential projects to 3,500 $MTCO_2e$/year, commercial projects to 1,400 $MTCO_2e$/year), and the mixed use to 3,000 $MTCO_2e$/year. Option #2 sets a single numerical threshold for all non-industrial projects of 3,000 $MTCO_2e$/year and 10,000 MTCO $MTCO_2e$/year for industrial projects. Lead agencies are able to choose either option but must be consistent. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:

(d) Tier 4 has the following options:

1. Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined
2. Option 2: Early implementation of applicable AB 32 Scoping Plan measures
3. Option 3: Year 2020 target for service populations (SP), which includes residents and employees: 4.8 $MTCO_2e$/SP/year for projects and 6.6 $MTCO_2e$/SP/year for plans
4. Option 3, 2035 target: 3.0 $MTCO_2e$/SP/year for projects and 4.1 $MTCO_2e$/SP/year for plans

(e) Tier 5 involves mitigation offsets to achieve target significance threshold.

To determine whether the Project's GHG emissions are significant, this analysis uses the SCAQMD draft local agency Tier 3, since the City of Laguna Beach does not have an applicable GHG reduction plan. The project-specific threshold is SCAQMD's 3,000 $MTCO_2e$/year, in accordance with Tier 3.

SCAG 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy Consistency (Connect SoCal)

SCAG recently adopted the 2020-2045 RTP/SCS, which at the regional level, is adopted for the purpose of reducing GHGs resulting from vehicular emissions by passenger vehicles and light duty trucks. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as the 2020-2045 RTP/SCS, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals.

Laguna Beach General Plan Land Use Element

The City of Laguna Beach General Plan Land Use Element includes the following policies and actions to support reduction of GHG emissions:

> Policy 1.1: Reduce greenhouse gas (GHG) emissions 80 percent below 1990 levels by 2050.
>
> Policy 1.2: Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.
>
> Action 1.2.6: Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact.

The proposed Project would generate GHGs during construction and operation. Construction activities associated with the proposed Project would include demolition of the existing single-family residence and detached guest house, grading activities, and construction of the cul-de-sac, proposed residential structure, and associated improvements. Based on the Project size (3,583 square feet), and associated construction activities including grading (approximately 520 cubic-yards of cut and 85 cubic-yards of fill), construction activities would be very limited in scale. Construction would take approximately 12 to 16 months to complete. It is anticipated that 43 truck trips will be required over several days to remove the cut from the site. Construction GHG emissions are typically summed and amortized over a project's lifetime (assumed to be 30 years), then added to the operational emissions.[11] Once construction is complete, the generation of construction-related GHG emissions would cease. Because construction activities associated with the single-family residence would be very limited, and since they would occur over a relatively short-term period of time (12 to 16 months), they would not significantly contribute to greenhouse gas emissions. Similarly, Project emissions during Project operation would also be extremely limited, given the Project would be replacing the existing single-family residence with a new 3,583 square foot single-family residence that would be developed consistent with current building code standards, that require energy efficient measures, and typically involve minimal emissions associated with vehicle trips[12].

Furthermore, the Project site is currently developed with residential uses and designated as Village Low Density in the General Plan; thus, the General Plan has anticipated development of the Project site with residential development. As the single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site, GHG emissions during Project operation would be similar to existing conditions and would not generate substantial GHG emissions. The proposed street improvements to San Clemente Street would not result in additional vehicle trips beyond existing conditions, as the improvements would widen the street and construct a cul-

[11] The Project lifetime is based on SCAQMD's standard 30-year assumption (South Coast Air Quality Management District, Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #13, August 26, 2009).
[12] The Institute of Transportation Engineers (ITE) weekday daily trip rates for single-family detached (ITE LU code 210) is 9.43 trips per dwelling unit.

de-sac for improved emergency access and would not increase roadway capacity. Therefore, the proposed Project would not directly or indirectly generate GHG emissions that may have a significant impact on the environment, and the proposed Project's GHG emissions would be less than significant.

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

Less Than Significant Impact. In order to assess the Project's consistency with local and regional plans, the Project's land use assumptions are reviewed for consistency with those utilized by regional agencies, such as SCAG. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals. The Project site is currently developed with a single-family residence and guest house and is designated Village Low Density in the General Plan. As the single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site, the Project would not introduce new land uses to the area or modify the existing General Plan land use and zoning for the Project site. The proposed street improvements to San Clemente Street would widen the street and construct a cul-de-sac for improved emergency access. These street improvements would be consistent with the General Plan Safety Element goals and policies related to emergency management (Goal S-1) and wildfire (Goal S-2), particularly Policy S-1.5, which requires upgrades to road widths considered substandard, where feasible as part of new developments/major remodels to ensure adequate evacuation and emergency vehicular access is available. Thus, the Project would be consistent with the land uses anticipated by regional plans. The construction and implementation of the proposed Project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?			X	
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?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

Less Than Significant Impact. Generally, the exposure of persons to hazardous materials could occur in the following manners: 1) improper handling or use of hazardous materials or hazardous wastes during construction or operation of future development, particularly by untrained personnel; 2) an accident during transport; 3) environmentally unsound disposal methods; or 4) fire, explosion or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors.

Construction activities associated with the proposed Project would include demolition of the existing single-family residence and detached guest house, grading activities, and construction of the cul-de-sac, proposed residential structure, and associated improvements. Project construction activities would involve the routine transport, use, or disposal of hazardous materials, such as petroleum-based fuels or hydraulic fluid used for construction equipment with the potential of accidental release. The level of risk associated with the accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. The construction contractor would be required to use standard construction controls and safety procedures that would avoid and minimize the potential for accidental release of such substances into the environment. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local, State, and federal law.

Operation of the proposed Project, a single-family residence, would not involve the use of hazardous materials creating a significant hazard to the public or the environment. The proposed Project would not introduce new uses that would involve new or increased use of hazardous materials within the site, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) 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 Project site is not located within 0.25-mile of an existing or proposed school. The closest school to the Project site is Laguna Beach High School, which is located approximately one mile northwest of the Project site. Thus, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school, and there would be no impact.

Mitigation Measures: No mitigation measures are required.

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?

No Impact. Government Code Section 65962.5, commonly referred to as the "Cortese List," requires the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB) to compile and update a regulatory sites list (pursuant to the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Health and Safety Code Section 116395. Government Code Section 65962.5 requires the local enforcement agency, as designated pursuant to CCR Title 14, Section 18051, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous

waste. The Project site is not included on any of the data resources identified as meeting the Cortese List requirements.[13] As the Project site has not been included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, there would be no impact.

Mitigation Measures: No mitigation measures are required.

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 Project site is not located within an airport land use plan, nor is the Project site located within two miles of a public airport or public use airport. The closest airport to the Project site is John Wayne Airport, located approximately 11 miles to the northwest of the site. Thus, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area, and there would be no impact.

Mitigation Measures: No mitigation measures are required.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City has adopted a Local Hazard Mitigation Plan (LHMP), Wildfire Mitigation and Fire Safety Report, and an evacuation plan. The LHMP was approved by FEMA and adopted by the Laguna Beach City Council in August of 2018.[14] The Wildfire Mitigation and Fire Safety Report was developed at the request of City Council in December 2018 to analyze the wildfire risk in the community and to identify possible actions to be taken to mitigate this risk. The Laguna Beach Fire and Police Departments ensure that the City's emergency access routes, emergency contact lists, and public information regarding designated facilities and routes are regularly reviewed to ensure that up to date information is available to the City and the public in the event of an emergency.

Regional access to the site is provided via SR-1 located southwest of the Project site. Local access to the Project site is provided from San Clemente Street. Within the Project area, Solana Way to Alta Vista Way provide access to San Clemente Street. Construction vehicles and equipment would be staged within the Project site. Construction activities are not anticipated to result in significant traffic or queuing along San Clemente Street or other roadways within the area that could potentially impede emergency vehicles or impair any emergency evacuation plan. The Project would be required to obtain approval of a construction staging and management plan from the City's Building Official prior to the start of construction activities. The Project site is bounded by San Clemente Drive, residential development zoned R-1, and undeveloped land to the south, residential development and undeveloped land zoned R-1 to the east and north, and undeveloped canyon to the north and west. Project street improvements include widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-

[13] California Department of Toxic Substances Control (DTSC), *EnviroStor*, https://www.envirostor.dtsc.ca.gov/public/map/ accessed March 15, 2023.

[14] City of Laguna Beach, *Plans Policies, Reports,* https://www.lagunabeachcity.net/live-here/emergency-management/plans-policies-reports, accessed March 15, 2023.

de-sac. No parking would be permitted along both sides of northern San Clemente Street. Four fire lane "No Parking" signs would be installed and the curb along the cul-de-sac would be painted red.

The proposed improvements would not involve substantial physical modifications to San Clemente Street, such as reducing the width or length of the roadway or modifying the grade or alignment of the roadway that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed improvements to San Clemente Street would ultimately improve emergency access to the area by providing more space for fire engine turnaround. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

g) 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 General Plan and California Department of Forestry and Fire Protection (CalFire) Fire Hazard Severity Zone Maps, the Project site and surrounding area are located within a Very High Fire Hazard Severity Zone (VHFHSZ).[15] The Project proposes to remove an existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. The Project also proposes street improvements to San Clemente Street within the existing right-of-way to provide adequate fire engine turnaround. Laguna Beach Municipal Code Chapter 15.01, *California Fire Code,* adopts the State Fire Code, and regulates life support services for nonresidents. Compliance with Municipal Code and State and federal regulations pertaining to fire safety would ensure the Project does not expose people to a significant risk of loss, injury or death involving wildland fires. Refer also to Section 4.20, *Wildfire*. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[15] California Department of Forestry and Fire Protection (CalFire), *FHSZ Viewer*, https://egis.fire.ca.gov/FHSZ/, accessed March 15, 2023.

4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
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 a 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 offsite; 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; or iv) impede or redirect flood flows?			X	
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

This section is based in part on the *Hydrology Study* (Hydrology Study), dated March 9, 2021, prepared by Toal Engineering, Inc., and included as Appendix D, *Hydrology Study*; and *Water Quality Management Plan* (WQMP), dated December 27, 2018, prepared by Toal Engineering, Inc., and included as Appendix E, *Water Quality Management Plan*.

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

Less than Significant Impact.

Construction

Project-related construction activities would include demolition of the existing single-family residence and detached guest house, grading activities, and construction of the cul-de-sac, proposed residential structure, and associated improvements. Construction activities have the potential to temporarily alter the existing drainage patterns of the Project site. Soil disturbance would temporarily occur during Project construction due to grading activities. Disturbed soils would be susceptible to increased rates of erosion from wind and water and could produce polluted runoff or degrade surface and/or ground water quality. The Project would be required to comply with Laguna Beach Municipal Code Chapter 16.01, *Water Quality Control*, including Section 16.01.040, *Control of Urban Runoff*, which states that prior to issuance of a grading permit, building permit, or coastal development permit, the community development department shall review project plans and impose best management practices (BMPs), terms, conditions and requirements on the project to ensure that pollutant discharges are prevented, reduced, or removed to the extent practicable. This would include, but is not limited to, implementation of erosion-control and sediment-control BMPs to control potential construction-related pollutants.

As discussed in Response 4.4(c), a preliminary jurisdictional determination was conducted as part of the Biological Resources Assessment to identify any drainage features potentially subject to the jurisdiction of the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and/or CDFW. The Biological Resources Assessment identified the natural watercourse within the northwestern portion of the Project site. The onsite drainage occurs within approximately 0.01 acres of the northern portion of the Project site. This drainage feature is identified in the City's General Plan as a significant drainage course and requires a minimum setback of 25 feet. Fuel modification in Zone C is intentionally designed to act as a 25-foot-wide setback from the centerline of the significant watercourse. The northwestern parcel of the Project site (including Zone C of the fuel modification plan) would remain undeveloped, and no improvements are proposed within the 25-foot buffer of the drainage course. In compliance with Laguna Beach Municipal Code Section 25.50.030(F), temporary fencing is required during construction at locations determined by the City Engineer and the Director of Community Development to assure the preservation of the watercourse and vegetative cover. The fence would remain in place until construction is complete. The required setback and channel would not be used for storage or dumping of materials. With the 25-foot-wide setback, the proposed Project would not impact the natural watercourse, and would not be required to obtain permits from the relevant regulatory agencies. As such, Project construction would not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality.

Operation

According to the Hydrology Report, under existing conditions, runoff from San Clemente Street flows generally as surface flow in a northwesterly direction toward the existing terminus of the street. Runoff from the Project site currently sheet flows down the slope from the street terminus to a natural drainage course to the west of the Project site. Runoff from Lomita Way, an adjacent street to the northeast of the Project site, flows generally as surface flow in a northwesterly direction toward the existing terminus of the street where it enters an existing 12-inch diameter pipe that currently outlets at the slope within the

property at 2354 San Clemente Street. The natural drainage course to the west of the Project site descends and discharges to Glenneyre Street below where it then enters the City's storm drain system.

Under the proposed condition, stormwater runoff from San Clemente Street would be collected in a storm drain system and conveyed to the natural drainage course below. A new catch basin would be constructed along the San Clemente Street cul-de-sac as part of the proposed street improvements. This proposed runoff/discharge would avoid sheet flowing over the slope, allow for energy dissipation at the outlet, and reduce the potential for erosion and slope issues associated with street runoff. The existing 12-inch storm drainline from Lomita Way that currently discharges onto the Project site would be redirected to a similar point near the bottom of the slope within the site and would have energy dissipation at the outlet to reduce the potential for erosion and slope issues associated with street runoff. Stormwater runoff from the Project site would be collected in a storm drain system and discharged to the natural drainage course below.

According to the Water Quality Management Plan (WQMP), the portion of the Project site where development would occur currently contains approximately 0.060 acre of impervious area. In the proposed condition, the Project site would contain approximately 0.117 acre of impervious area. Thus, the Project would increase impervious area in the proposed condition. Under the proposed condition, the Project site would consist of two drainage management areas (DMAs). DMA-1A would have an impervious area of approximately 78.5 percent and would include the driveway and southern portion of the residential building and hardscape improvements. Runoff within DMA-1A would be collected by a series of roof gutters and drain inlets, and conveyed via underground drain pipes to a bioretention planter box to be located along the northwesterly side of the Project site. Treated runoff would then be discharged directly to the natural drainage course at the bottom of the rear slope that discharges to Glenneyre Street. DMA-1B would have an impervious area of approximately 78.2 percent and would include the northern portions of the residential building and hardscape improvements. Runoff within DMA-1B would also be collected by a series of roof gutters and drain inlets, and conveyed via underground drain pipes to bioretention planter box to be located along the northwesterly side of the Project site. Like DMA-1A, treated runoff would then be discharged directly to the natural drainage course at the bottom of the rear slope that discharges to Glenneyre Street. The proposed bioretention planter boxes would remove sediment and pollutants through volume reduction before the runoff is discharged to the natural drainage course. In large storm events, runoff would overflow and bypass the enclosed planter boxes and flow to the drainage course that outlets directly to Glenneyre Street and into the City Drainage System. Drainage conditions within the northwestern parcel of the Project site, which would remain undeveloped, and the street improvements to San Clemente Street within the existing right-of-way, would not be substantially changed.

Implementation of the proposed stormwater system and WQMP, including water quality operational BMPs, would reduce potential contaminants associated with stormwater runoff from the Project site in compliance with the City's requirements and the applicable National Pollutant Discharge Elimination System MS4 Permit, thereby ensuring that the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

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

Less than Significant Impact. The Project site is currently developed with an existing single-family residence and guest house. Development of the proposed residential structure would be limited to the previously-developed southeastern parcel; the northwestern parcel would remain undeveloped. The Project also proposes street improvements within the adjacent right-of-way, including widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. The Project site is not in a designated groundwater recharge area.

The portion of the Project site where development would occur currently contains approximately 0.060 acre of impervious area. In the proposed condition, the Project site would contain approximately 0.117 acre) of impervious area. Thus, the Project would increase impervious area in the proposed condition.

According to the Geotechnical Report, the Project site is underlain at shallow depth by competent sandstone bedrock strata of the San Onofre Formation. The bedrock is overlain by thin overburden of residual soils and fill. The Geotechnical Report indicates that the Project site is geotechnically unsuitable for the on-site discharge and/or infiltration of stormwater due to the potential for adverse perching of groundwater on shallow impermeable bedrock. Additionally, as indicated in the WQMP, the Project site is primarily comprised of Hydrologic Soil Group Type C soils that are moderate for on-site infiltration and while surficial infiltration is possible, it is not feasible due to the steep slope. Further, as previously discussed, development of the residential structure would be limited to the previously-developed southeastern parcel; the northwestern parcel would remain undeveloped. The Project would not introduce new uses or pollutants to the area. Neither the construction nor operation of the Project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge. As such, Project impacts would be less than significant in this regard.

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 a 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 offsite;

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; or

iv) impede or redirect flood flows?

Less than Significant Impact. Project-related construction activities would include demolition of the existing single-family residence and detached guest house, grading activities, and construction of the cul-de-sac, proposed residential structure, and associated improvements. Construction activities have the potential to temporarily alter the existing drainage patterns of the Project site. The Project would be required to comply with Laguna Beach Municipal Code Chapter 16.01, *Water Quality Control*, including Section 16.01.040, *Control of Urban Runoff*, which states that prior to issuance of a grading permit, building permit, or Coastal Development Permit, the community development department shall review

project plans and impose BMPs, terms, conditions and requirements on the project to ensure that pollutant discharges are prevented, reduced, or removed to the extent practicable. As such, Project-related construction activities would not result in substantial erosion or siltation on- or off-site.

As discussed in Response 4.10(a), under the proposed condition, the Project site would consist of two DMAs. Runoff within the DMAs would be collected by a series of roof gutters and drain inlets, and conveyed via underground drain pipes to a bioretention planter box located along the northwesterly side of the Project site. Treated runoff would then be conveyed to a proposed velocity reducer/energy dissipator that would discharge to the natural drainage course at the bottom of the rear slope that discharges to Glenneyre Street. In large storm events, runoff would overflow and bypass the enclosed planter boxes and flow to the drainage course that outlets directly to Glenneyre Street and into the City Drainage System. A new catch basin would be constructed along the San Clemente Street cul-de-sac as part of the proposed street improvements. This proposed runoff/discharge would avoid sheet flowing over the slope, allow for energy dissipation at the outlet, and reduce the potential for erosion and slope issues associated with street runoff. Therefore, the Project would not substantially increase the rate of surface runoff or impede flood flows. Further, according to Federal Emergency Management Agency (FEMA), the Project site is not located within a mapped flood hazard zone.[16] Thus, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site; increase the rate or amount of surface runoff which would result in flooding on- or off-site; create or contribute runoff that would exceed the capacity of the existing drainage system; or impede or redirect flood flows. Impacts would be less than significant.

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

No Impact. Tsunamis are sea waves that are generated in response to large-magnitude earthquakes, which can result in coastal flooding. Seiches are the oscillation of large bodies of standing water, such as lakes, that can occur in response to ground shaking. The Project site is not located within a flood hazard, tsunami, or seiche zone.[17, 18] Thus, no impacts associated with risk of pollutants due to project inundation would occur.

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

No Impact. The Project site is not in a designated groundwater recharge area and based on geotechnical conditions, groundwater is not anticipated to be encountered during construction. The single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site. The Project would not introduce new uses or pollutants to the area, and water usage during Project operation is expected to be similar to existing conditions. Construction activities

[16] Federal Emergency Management Agency (FEMA), *Flood Map Service Center: Search by Address*, https://msc.fema.gov/portal/search?AddressQuery, accessed March 16, 2023.

[17] Federal Emergency Management Agency (FEMA), *Flood Map Service Center: Search by Address*, https://msc.fema.gov/portal/search?AddressQuery, accessed March 16, 2023.

[18] California Department of Conservation, *California Tsunami Maps and Data*, https://www.conservation.ca.gov/cgs/tsunami/maps, accessed March 16, 2023.

would adhere to local, State, and federal regulations regarding construction emissions to ensure water quality is not significantly degraded. As such, the Project would not be in conflict with any water quality control plans or sustainable groundwater management plans; no impacts would occur.

Mitigation Measures: No mitigation measures are required.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
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?			X	

a) Physically divide an established community?

No Impact. The Project site is currently developed and is zoned R-1, which allows for low-profile, single-family residences that preserve existing public and private views and minimize building mass and bulk in a manner that is sensitive to their terrain and to environmental constraints. The site is bounded by San Clemente Drive, residential development zoned R-1, and undeveloped land to the south, residential development and undeveloped land zoned R-1 to the east and north, and undeveloped canyon to the north and west. The Project proposes to remove the existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. The proposed Project would not physically divide or separate the residential neighborhood within the surrounding area, as development of the site, as proposed, would provide a continuation of residential uses that occur within the surrounding area. The Project also proposes street improvements within the existing right-of-way to provide adequate fire engine turnaround. Project street improvements include widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. Street improvements, as proposed, would not physically divide the site or separate the site from surrounding uses. Thus, no impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact. The Project site has a land use designation of Village Low Density and is zoned R-1. Adjoining parcels are designated Village Low Density and zoned R-1. The Village Low Density designation is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences. The intent and purpose of the R-1 zone is to allow low-profile, single-family residences which preserve existing public and private views and minimize building mass and bulk in a manner that is sensitive to their terrain and to environmental constraints. The proposed single-family residential use would not conflict with General Plan land use and zoning for the Project site. The proposed Project, if approved, would be contingent upon approval of design review, variance, and Coastal Development Permit for a single-family residence and any further associated CEQA compliance.

The Laguna Beach General Plan includes policies to avoid or mitigate potential environmental effects associated with development. Table 4.11-1, *General Plan Policy Consistency*, identifies the General Plan policies applicable to the proposed Project and Project site. As demonstrated in Table 4.11-1, the proposed Project would not conflict with applicable General Plan policies adopted for the purpose of avoiding or mitigating an environmental effect.

Table 4.11-1
General Plan Consistency Analysis

General Plan Policy	Consistency Analysis
Policy 2.3: Preserve and enhance the qualities that contribute to the character of the residential community, including quiet neighborhoods, pedestrian use of streets, and appropriate levels of illumination and nighttime activity and seek to mitigate the effects of high-volume thru-traffic.	Consistent. The Project proposes to remove the existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. Improvements to San Clemente Street are also proposed. The Project would not conflict with the character of the existing residential community, increase noise, conflict with pedestrian use of San Clemente Street or introduce new lighting to the area. The Project includes street improvements that would provide enhanced vehicular access and turnaround to San Clemente Street, which would terminate in a cul-de-sac under proposed Project conditions.
Policy 7.7: Protect marine resources by implementing methods to minimize runoff from building sites and streets to the City's storm drain system (e.g., on-site water retention). *(Same as Policy 10.7.)*	Consistent. As discussed in Section 4.9, *Hydrology and Water Quality*, the proposed Project would implement BMPs to minimize runoff and would not significantly alter existing drainage and runoff conditions associated with the Project site.
Policy 7.10: Require new construction and grading to be located in close proximity to preexisting development to minimize environmental impacts and growth-inducing potential.	Consistent. The proposed Project would remove the existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. Thus, the proposed Project does not have growth-inducing potential, nor would it introduce new uses or construction activity within an area not already developed.

General Plan Policy	Consistency Analysis
Policy 9.6: Continue to prohibit new roads or extensions of existing roads that are inconsistent with the Municipal Code and General Plan.	Consistent. The proposed Project includes street improvements that would provide enhanced vehicular access and fire engine turnaround to San Clemente Street, which would terminate in a cul-de-sac under proposed Project conditions. The Project would not be inconsistent with the Municipal Code and General Plan.
Policy 9.8: Avoid the extension of community facilities, roads, and other infrastructures into environmentally sensitive areas when surplus capacities could facilitate or discourage extension of new development detrimental to those areas. Avoid the extension of roads and other infrastructure for the support of cellular/radio communication towers into environmentally sensitive areas and to protect public coastal views whenever feasible.	Consistent. The Project site consists of a single-family residence and detached guest house on two parcels. As discussed in Section 4.4, *Biological Resources*, natural communities and land cover types within the Project site include lemonade berry scrub, non-native woodland, ornamental vegetation, and developed areas. The western portion of the Project site contains High Value Habitat, as defined in the City's General Plan. Development of the residential structure would be limited to the previously-developed southeastern parcel; the northwestern parcel would remain undeveloped. Development would occur on previously-developed areas and would not impair public coastal views; the Project does not propose the extension of community facilities, roads, or other infrastructure into environmentally sensitive areas.
Policy 9.11: Ensure adequate evaluation of environmental impacts, coastal hazards, rates of erosion, sea level rise, tsunami hazard and safety hazards associated with public facilities and infrastructure improvements.	Consistent. The environmental analysis included within this IS/MND evaluates the potential environmental impacts, including tsunami hazards and other safety hazards associated with the proposed Project, and these impacts were determined to be less than significant. The Project, if approved, would be contingent upon approval of design review, variance, and a Coastal Development Permit for a single-family residence and any further associated CEQA compliance.

As discussed, the Project would be consistent with the General Plan land use designation and would be consistent with the zoning for the Project site. Further, the Project would be consistent with the City imposed development standards for the R-1 zone. Thus, the proposed Project 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, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				X
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?				X

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?

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 State Mining and Geology Board establishes Mineral Resources Zones (MRZs) to designate lands that contain mineral deposits. The following classifications are used by the State to define MRZs:

(a) *MRZ-1:* Areas where the available geologic information indicates no significant likelihood of significant mineral deposits.
(b) *MRZ-2a:* Areas where the available geologic information indicates that there are significant mineral deposits.
(c) *MRZ-2b:* Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
(d) *MRZ-3a:* Areas where the available geologic information indicates that mineral deposits exist. However, the significance of the deposit is undetermined.
(e) *MRZ-3b:* Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposit is undetermined.
(f) *MRZ-4:* Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Laguna Beach General Plan does not discuss the presence of mineral resources, and the Department of Conservation Mineral Land Classification Map classifies the Project site as MRZ-1, meaning an area where available geologic information indicates no significant likelihood of significant mineral deposits.[19] There are no existing mineral resource recovery operations on the Project site or surrounding area.[20] Therefore, the Project would not result in the loss of availability of known mineral resources of value to

[19] California Department of Conservation (California Geological Survey), *Special Report 143: Laguna Beach Quadrangle, Plate 3.29*, 1981.
[20] California Department of Conservation, *Mines Online*, https://maps.conservation.ca.gov/mol/index.html, accessed March 3, 2023.

the region or result in the loss of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impact to mineral resources would occur.

Mitigation Measures: No mitigation measures are required.

4.13 Noise

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Generation of excessive groundborne vibration or groundborne noise levels?			X	
c. For a project located within the vicinity of a private airstrip or 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 expose people residing or working in the project area to excessive noise levels?				X

FUNDAMENTALS OF NOISE – DEFINITIONS

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

REGULATORY FRAMEWORK

Laguna Beach General Plan

General Plan Noise Element Table 3 identifies the maximum allowable noise exposure standards to ensure acceptable noise levels for existing and future development and performance standards for stationary noise sources; refer to Table 4.13-1, *Noise/Land Use Compatibility Guidelines*.

The Noise Element establishes the following goals, policies, and actions:

> Goal 2: Incorporate noise considerations into Iand use planning decisions. These measures will be achieved through the following policies as they apply to completed projects, not construction actions.
>
> Policy 2.2 Ensure acceptable noise levels near schools, hospitals, residences and other noise sensitive areas.
>
> Policy 2.3 Encourage acoustical mitigation design in new construction.
>
> Goal 4: Develop measures to control construction noise impacts.
>
> Policy 4.1: Consider incorporating the following provisions into the Noise Ordinance to address the problems of construction noise:
>
> Action 4.1: Clearly state the permitted hours of construction and expressly prohibit construction on Saturday, Sunday and Holidays.
>
> Action 4.2: Consider exempting the resident/builders in single family zones from the Saturday, Sunday, and Holiday construction ban for maintenance purposes only, provided such maintenance is limited to the hours specified in the Noise Ordinance or meets the noise limits set in the Noise Ordinance.
>
> Action 4.3 During the environmental review of all projects requiring extensive construction, determine the proximity of the site to the established residential areas. If the project will involve pile driving, nighttime truck hauling, blasting, 24-hour pumping (important in coastal excavations), or any other very high noise equipment, the environmental review shall include a construction noise alternative analysis. From this analysis specific mitigation measures shall be developed to mitigate potential noise impacts. This may include but not be limited to:
>
> (a) requirements to use quieter, potentially costlier construction techniques;
> (b) notification of adjacent residents (homeowner and renters) of time, duration, and location of construction;
> (c) relocation of residents to hotels during noisy construction period;
> (d) developer reimbursement to City for 24-hour on-site inspection to verify compliance with required mitigation; and
> (e) limit hours of operation of equipment 15 decibels (dB) above noise ordinance limits to the hours of 10 a.m. to 4 p.m.

Table 4.13-1
Noise/Land Use Compatibility Guidelines

Land Use Category	Use	Interior Spaces	
		Interior CNEL[1]	Exterior CNEL[2]
Residential	Single Family, Two Family, Multiple Family	45[(3)]	65
	Mobile Home	45	65
Commercial, Industrial, Institutional	Hotel, Motel, Transient Lodging	45	65
	Commercial Retail, Bank, Restaurant	55	--
	Office Building, Research and Development, Professional Offices, Civic Office	50	--
	Amphitheatre, Concert Hall, Auditorium, Meeting Hall	45	--
	Gymnasium (Multipurpose)	50	--
	Sports Club	55	--
	Manufacturing, Warehousing, Wholesale, Utilities	65	--
	Movie Theatres	45	--
Institutional	Hospital, School's Classroom	45	65
	Church, Library	45	--
Open Space	Parks	--	65

Source: *City of Laguna Beach General Plan Noise Element; Table 3.*

Notes:
1. Indoor environment excluding: bathrooms, toilets, closets, corridors.
2. Outdoor environment limited to: Private yard of single family; Multi-family private patio or balcony which is served by a means of exit from inside; Hospital patio; School's playground; and Hotel and motel recreation area.
3. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Sec. 1205 of UBC.

Laguna Beach Municipal Code

Noise Regulations

The aim of Municipal Code Chapter 7.25, *Noise*, is to protect public health, welfare, safety and the quality of life for Laguna Beach residents. Section 7.25.040 establishes exterior noise standards, Section 7.24.050 establishes exemptions, and Section 7.25.080 establishes construction activity noise regulations.

Section 7.25.030, *Designated noise zones*, defines the properties of the various City "noise zones." Noise zones are then used as the categorical point of reference throughout the Municipal Code Title, and are used to determine allowable noise levels, as in Section 7.25.040. Section 7.25.030 states:

The properties hereinafter described shall be assigned to the following noise zones:

> Noise zone I—All single, two and multiple-family residential properties;
>
> Noise zone II—All commercial properties;
>
> Noise zone III—The residential portion of mixed use properties;

Noise zone IV—Certain districts in the downtown specific plan area—CBD1, CBD2, CBD visitor commercial, CBD central bluffs and the civic arts district; or

Noise zone V—All manufacturing or industrial properties and all other uses.

Section 7.25.040, *Exterior noise standards*, officiates the following table:

Table 4.13-2
Allowable Exterior Noise Level[1]

Noise Zone	Type of Land Use	Allowed Equivalent Noise Level, Leq.[2]	
		7 a.m. – 10 p.m.	10 p.m. – 7 a.m.
I	Residential	60 dBA	50 dBA
II	Commercial	65 dBA	65 dBA
III	Residential portion	65 dBA	55 dBA
IV	Downtown specific plan area- CBD1, CBD2 CBD visitor commercial, CBD central bluffs and civic arts district	70 dBA	70 dBA
V	Other uses	70 dBA	60 dBA
Source: *City of Laguna Beach Municipal Code Chapter 7.25.040*.			
Notes: 1. If the ambient noise level exceeds the resulting standard, the ambient noise level shall be the standard. 2. Measurements for compliance are made on the affected property. (See Section 7.25.150 for details.)			

Section 7.25.080, *Construction Activity Noise Regulations*, states:

(A) Weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner which produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace or code enforcement officer, on any weekday except between the hours of 7:30 a.m. and 6:00 p.m.

(B) Weekends and Holidays. No person, while engaged in construction, remodeling, grading, demolition or other related building activity, shall operate any tool, equipment or machine in a manner which produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace or code enforcement officer, on any weekend day or any federal holiday.

(C) No landowner, construction company owner, contractor, subcontractor, or employer shall permit or allow any person or persons working under their direction and control to operate any tool, equipment or machine in violation of the provisions of this section.

(D) Exceptions.

(1) The provisions of this section shall not apply to emergency construction work performed by a private party when authorized by the director of community development, building official or their designee.

(2) The maintenance, repair or improvement of any public work or facility by public employees, by any person or persons acting pursuant to a public works contract, or by any person or persons performing such work or pursuant to the direction of, or on behalf

of, any public agency; provided, however, this exception shall not apply to the city of Laguna Beach, or its employees, contractors or agents, unless:

(a) The city manager or a department director determines that the maintenance, repair or improvement is immediately necessary to maintain public services;

(b) The maintenance, repair or improvement is of a nature that cannot feasibly be conducted during normal business hours; or

(c) The city council has approved project specifications, contract provisions, or an environmental document that specifically authorizes construction during hours of the day which would otherwise be prohibited pursuant to this section.

(3) Any construction that complies with the noise limits specified in Section 7.25.040 of this chapter.

(4) Construction activities for certain public benefit nonprofit art organizations, specifically the Sawdust Festival, Art-A-Fair and the Laguna Art Museum, shall be permitted between the hours of 7:30 a.m. and 10:00 p.m. Monday through Friday, 7:30 a.m. and 8:00 p.m. on Saturday and Sunday. (Ord. 1448 Section 1, 2005).

a) Generation of a substantial temporary or permanent increase in ambient noise levels 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?

Less Than Significant Impact.

Short-Term Construction Noise Impacts

The degree of construction noise may vary for different areas of the Project site and also vary depending on the construction activities. Noise levels associated with the construction would vary with the different phases of construction. Typical noise levels associated with construction equipment are shown in Table 4.13-3, *Typical Construction Noise Levels*.

Construction activities would include demolition, site preparation, grading, building construction, paving, architectural coating, and landscaping. Such activities would require concrete saws, excavators, and dozers during demolition; tractors and dozers during site preparation; excavators, graders, and dozers during grading; cranes, generators, tractors, and welders during building construction; pavers, compactors, and rollers during paving; and air compressors during architectural coating. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels would be loudest during site preparation phase, however, site preparation activities would be distributed throughout the Project site and would not just occur along the property lines. The small size of the Project site, approximately 0.4 acres, would limit the amount of construction equipment that could operate at any given time.

Table 4.13-3
Typical Construction Noise Levels

Type	Noise Levels (dBA) at 50 Feet[1]
Earth Moving	
Compactors (Rollers)	73-76
Front Loaders	73-84
Backhoes	73-92
Tractors	75-95
Scrapers, Graders	78-92
Pavers	85-87
Trucks	81-94
Materials Handling	
Concrete Mixers	72-87
Concrete Pumps	81-83
Cranes (Movable)	72-86
Cranes (Derrick)	85-87
Stationary	
Pumps	68-71
Generators	71-83
Compressors	75-86
Impact Equipment	
Saws	71-82
Vibrators	68-82
Notes: 1. Referenced Noise Levels from the Environmental Protection Agency (EPA).	

Construction noise would produce short-term noise impacts for the single-family residences to the south and west of the Project site; however, construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. It is expected that short-term noise levels would be noticeable during construction activities, which would occur over approximately 12 to 16 months, particularly during the site preparation phase of construction; however, construction would be limited to the permissible hours in accordance with the City's General Plan and Municipal Code, and the amount of equipment used at any given time would be limited by the small size of the Project site. To reduce potential noise impacts to the adjacent residential units, construction activities would be limited to the allowed daytime hours and prohibited on weekends, as specified in the City's Noise Ordinance (Municipal Code Chapter 7.25, *Noise*). In addition, all construction equipment would be properly maintained to minimize noise impacts.

Operational Noise Impacts

The Project site has a General Plan land use designation of Village Low Density. The Village Low Density designation is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences. The Project site is zoned as R-1, which is intended for low-density, single-family residential areas providing a suitable environment for family life for residents. The purpose of the R-1 Zone is to allow low-profile, single-family residences that preserve existing public and private views and minimize building mass and bulk in a manner that is sensitive to their terrain and to environmental constraints. The proposed Project is in

compliance with the General Plan land use designation and the Zoning Code. Further, the Project proposes street improvements to San Clemente Street within the existing right-of-way, but as such improvements would not increase roadway capacity, the operational noise in the area would not increase.

The Project is anticipated to generate operational noise impacts similar to existing conditions, as the Project proposes a single-family residential use on a parcel with an existing single-family residential use. With adherence to the regulations established Municipal Code Chapter 7.25, *Noise*, and to all other local, State, and federal regulations regarding noise, Project impacts related to ambient noise levels would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Construction activities can produce vibration that may be felt by adjacent land uses. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The effects of vibration can range from no perceptible effects at the lowest vibration levels, low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from construction activities rarely reach levels that damage structures.

Project construction during Phase 1 would include demolition of the existing single-family residence and detached guest house and grading activities. Phase 2 would include construction of the cul-de-sac followed by construction of the proposed residential structure and associated improvements. The primary vibration source during construction would be from operation of equipment, such as loading trucks and jackhammers.

The City has not adopted specific standards for vibration impacts during construction. Therefore, the Caltrans Transportation and Construction Vibration Guidance Manual (2020) is used to evaluate potential construction vibration impacts related to both potential building damage and human annoyance. According to the manual, construction vibration impacts would be significant if vibration levels exceeded 0.5 peak particle velocity (inches per second) for residential structures. The nearest residential structure to the Project site is located approximately 20 feet to the southeast. A large bulldozer has a peak particle velocity of 0.089 (inches per second) at 25 feet, and a jackhammer has a peak particle velocity of 0.035 (inches per second).[21] Therefore, according to the Caltrans vibration criteria, groundborne vibration from typical construction equipment would not exceed the applicable threshold of a peak velocity of 0.5 (inches per second). In addition, construction activities would be limited to the allowed daytime hours and prohibited on weekends as specified in the City's Noise Ordinance (Municipal Code Chapter 7.25, *Noise*). Vibration impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[21] Federal Transit Administration, *Transit Nosie and Vibration Impact Assessment*, May 2006.

c) For a project located within the vicinity of a private airstrip or 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 expose people residing or working in the project area to excessive noise levels?

No Impact. The Project site is not located within an airport land use plan, nor is the Project site located within two miles of a private airstrip, public airport, or public use airport. Thus, the Project would not expose people residing or working in the Project area to excessive noise levels. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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)?			X	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

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)?

Less Than Significant Impact. The Project would not induce substantial unplanned population growth directly through new homes or indirectly through the extension of roads or other infrastructure. The Project proposes to remove an existing single-family residence and construct a new single-family residence in its place. The Project also proposes street improvements to San Clemente Street within the existing right-of-way to provide adequate fire engine turnaround. The Project site has a General Plan land use designation of Village Low Density, which is intended to provide for single-family residential development and has been accounted for under General Plan build-out. The single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site. Thus, the Project would not induce substantial unplanned population growth to the area, either directly or indirectly, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. The Project proposes to remove an existing single-family residence and construct a new single-family residence. The Project also proposes street improvements to San Clemente Street within the existing right-of-way to provide adequate fire engine turnaround. As the single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Additionally, in accordance with Government Code section 66300, the Project is replacing the same number of units as it is demolishing, and the existing single-family residence is not a "protected unit." Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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:				
• Fire protection?				X
• Police protection?				X
• Schools?				X
• Parks?				X
• Other public facilities?				X

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?

No Impact. The Laguna Beach Fire Department (LBFD) provides fire protection and emergency response services to the City, including the Project site. There are four fire stations within Laguna Beach.[22] Fire Station 2, located at 285 Agate Street, approximately 0.5 mile northwest of the Project site, is the nearest

[22] City of Laguna Beach, *Fire Stations*, https://www.lagunabeachcity.net/government/departments/fire/operations/fire-stations, accessed March 3, 2023.

fire station to the site. Station 2 is staffed with a Captain, Engineer, and Firefighter and is the largest fire station in the City. In addition, a two-person ambulance crew also responds from Station 2.[23]

The Project proposes to remove an existing single-family residence and construct a new single-family residence. In addition, the Project proposes street improvements to San Clemente Street within the existing right-of-way to provide adequate fire engine turnaround. No parking would be permitted along both sides of northern San Clemente Street. The proposed Project would not result in the need for construction of new or physically altered fire facilities. Service to the Project site by LBFD occurs under existing conditions and Project implementation is not anticipated to increase calls for service or alter response times or other performance objectives that would result in the need for new or substantially altered LBFD facilities. The Project's proposed street improvements would have a beneficial impact on fire protection and emergency services within the Project site and adjacent areas by providing enhanced access for fire engines and emergency response personnel. In addition, the Project would be required to comply with the California Fire Code, as amended, in accordance with Laguna Beach Municipal Code Chapter 15.01, *California Fire Code*. Implementation of all Fire Code requirements would further reduce potential impacts concerning fire protection services. The Project would not require the need for new or physically altered fire station facilities in order to maintain acceptable service ratios, response times or other performance objectives, and there would be no impact.

Mitigation Measures: No mitigation measures are required.

2) Police protection?

No Impact. Laguna Beach Police Department provides law enforcement services to the City, including the Project site. Police services for the City are located at 505 Forest Avenue, approximately 1.6 miles northwest of the Project site.[24]

The proposed Project would not result in the need for construction of new or physically altered police facilities. Similar to fire protection services, the Laguna Beach Police Department currently provides services to the Project site under existing conditions, and the proposed Project is not anticipated to increase calls for service or alter response times or other performance objectives that would result in the need for new or substantially altered law enforcement facilities. The Project would not require the need for new or physically altered police facilities in order to maintain acceptable service ratios, response times or other performance objectives, and there would be no impact.

Mitigation Measures: No mitigation measures are required.

[23] City of Laguna Beach, *Fire Stations, Station 2*, https://www.lagunabeachcity.net/Home/Components/FacilityDirectory/FacilityDirectory/8/544, accessed March 3, 2023.

[24] City of Laguna Beach, *Police Department*, https://www.lagunabeachcity.net/government/departments/police, March 3, 2023.

3) Schools?

No Impact. The City of Laguna Beach, including the Project site, is served by the Laguna Beach Unified School District (LBUSD). The Project proposes to remove an existing single-family residence and construct a new single-family residence, as well as street improvements to San Clemente Street within the existing right-of-way. The single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site; therefore, the Project would not directly result in new students to the LBUSD. Additionally, the proposed Project, since it is a residential use, would not result in an increase in employees to the Project site which could indirectly result in a significant increase in potential new students to the LBUSD. The Project would not require the need for new or physically altered school facilities, and there would be no impact.

Mitigation Measures: No mitigation measures are required.

4) Parks?

No Impact. According to the General Plan Land Use Element, the City of Laguna Beach maintains 29 oceanfront parks and viewing areas totaling approximately 24.7 acres. In addition, the City's 6.2 miles of coastline provide recreational beach opportunities, with public access to approximately 82 acres of sandy beaches. Community recreational needs are further supplemented by 13 neighborhood parks, totaling 11.3 acres and 25 acres of outdoor recreational facilities provided by LBUSD. Combined with parks and beach, total public recreational acreage in Laguna Beach is approximately 143 acres. The single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site; thus, the proposed Project would not induce substantial unplanned population growth within the City that would potentially result in a significant increase in the use of existing parks within the area. The proposed Project would not involve the construction of new park facilities, nor would it result in the need for new or physically altered park facilities. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, and there would be no impact.

Mitigation Measures: No mitigation measures are required.

5) Other public facilities?

No Impact. As described in Section 4.14, *Population and Housing*, the Project would not involve a significant increase in new residents to the City of Laguna Beach, as the single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site. Employment-generating uses do not currently occur within the site and are not proposed as part of the Project. The proposed Project would not result in the need for new or physically altered public facilities. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, and there would be no impact.

Mitigation Measures: No mitigation measures are required.

4.16 Recreation

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				X
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?				X

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. Refer to Response 4.15(a)(4).

Mitigation Measures: No mitigation measures are required.

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?

No Impact. Refer to Response 4.15(a)(4). The development of recreational facilities is not proposed as part of the Project, and, as such, there would be no impact.

Mitigation Measures: No mitigation measures are required.

4.17 Transportation

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?			X	
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			X	
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d. Result in inadequate emergency access?			X	

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

Less Than Significant Impact.

Transit Facilities

Orange County Transportation Authority (OCTA) provides public transportation services within the City of Laguna Beach and surrounding jurisdictions. There are no transit facilities located adjacent to the Project site. An OCTA bus stop is located at the corner of Solana Way and Pacific Coast Highway, approximately half a mile south of the Project site. In addition, the City of Laguna Beach operates a City-run public trolley system that is free to use. There are trolly stops located along either side of the Pacific Coast Highway; the nearest trolly stop to the Project site is located at the corner of Solana Way and Pacific Coast Highway, approximately half a mile south of the site, at the same location of the OCTA stop.

No modifications to routes or the bus stops within the area would occur as a result of the proposed Project. Project implementation would not conflict with a program plan, ordinance or policy addressing the circulation system specific to transit facilities.

Roadway Facilities

Regional access to the area is provided via the SR-1, located southwest of the Project site. Local access to the Project site is provided from San Clemente Street. Within the Project area, Solana Way to Alta Vista Way provide access to San Clemente Street. The Project proposes street improvements to San Clemente Street within the existing right-of-way to provide adequate fire engine turnaround and widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. Street improvements and expansion of the cul-de-sac would not conflict with a program plan, ordinance or policy addressing the circulation system. San Clemente Street would remain a local roadway that provides access to residential uses.

Bicycle Facilities

No existing or planned bicycle facilities occur on San Clemente Street. The proposed Project, including expansion of the cul-de-sac, would not conflict with a program plan, ordinance or policy specific to bicycle facilities.

Pedestrian Facilities

Sidewalks are currently not provided along San Clemente Street, so Project implementation would not reduce the amount of existing sidewalk surface area. Potential improvements associated with the Project that would occur include construction of the cul-de-sac, followed by construction of the proposed residential structure and associated improvements. Implementation of the Project would not result in a decrease of pedestrian facilities. As such, the Project would not conflict with a program, plan, ordinance or policy addressing transit, roadway, bicycle or pedestrian facilities, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less than Significant Impact. CEQA Guidelines Section 15064.3(b) identifies appropriate criteria for evaluating transportation impacts. It states that land use projects with VMT exceeding an applicable threshold of significance may indicate a significant impact, and that projects that decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact. The Project proposes to remove the existing single-family residence and construct a new single-family residence. The Project also proposes street improvements within the adjacent right-of-way. Construction activities associated with the proposed Project would include demolition of the existing single-family residence and detached guest house, grading activities, and construction of the cul-de-sac, proposed residential structure, and associated improvements. Construction would generate approximately 43 truck trips over several days to remove cut from the site. According to the Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA (2018), land use projects, such as the Project, "that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact." Construction vehicle trips are temporary in nature and would not produce more than 110 trips per day.[25] Operation of the Project is anticipated to generate similar amounts of vehicle trips and VMTs when compared to existing conditions, as the existing conditions and proposed conditions both involve single-family residential uses. The proposed street improvements to San Clemente Street would not result in additional vehicle trips and VMT beyond existing conditions, as the improvements would widen the street and construct a cul-de-sac for improved emergency access and would not increase roadway capacity. Therefore, because the Project would not generate substantial new vehicle trips, the Project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3 (b). Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[25] For reference, 110 trips per day would be the equivalent of 55 truck loads per day.

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

Less than Significant Impact. The Project site is part of an existing residential neighborhood that is currently served by local roadways and access driveways. The Project site would continue to be accessed by the existing roadway, San Clemente Street, and the residence would be accessed via a driveway connecting to San Clemente Street. The Project proposes street improvements to San Clemente Street within the existing right-of-way to provide adequate fire engine turnaround. Project street improvements include widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. No parking would be permitted along both sides of northern San Clemente Street. Four fire lane "No Parking" signs would be installed and the curb along the cul-de-sac would be painted red. A metal beam guard rail would be constructed at the terminus of the proposed cul-de-sac, similar to existing conditions.

The City of Laguna Beach has adopted Title 10, *Traffic*, into the Municipal Code. Title 10 establishes driving regulations in Chapter 10.02, and contains chapters that monitor turns, stops, parking, and crosswalks. The Municipal Code also includes Title 11, *Streets and Sidewalks*. Title 11 regulates buildings and materials (Chapter 11.12), street work (Chapter 11.16), excavations (Chapter 11.20), intersection visibility (Chapter 11.30), street openings and extensions (Chapter 11.40), and encroachment permits (Chapter 11.50). Regulations and design standards presented in Municipal Titles 10 and 11 reduce the possibility of Projects implementing hazardous design features and incompatible uses in an area. The Project would be required to comply with the applicable regulations in the Municipal Code, reducing potential impacts associated with hazardous design features, such as sharp curves or dangerous intersections. Construction of the proposed residential structure, site improvements, and improvements to San Clemente Street would be undertaken in accordance with City standards. Thus, compliance with the City's established regulatory framework, standard engineering practices, and design criteria, which would be verified through the City's development review process, would ensure that potential impacts associated with hazardous design features and incompatible uses at the Project site would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) Result in inadequate emergency access?

Less Than Significant Impact. Regional access to the site is provided via SR-1, located southwest of the Project site. Local access to the Project site is provided from San Clemente Street. Within the Project area, Solana Way to Alta Vista Way provide access to San Clemente Street. In order to provide improved fire engine turn-around access, the Project proposes street improvements within the adjacent right-of-way, including widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. No parking would be permitted along both sides of northern San Clemente Street. Four fire lane "No Parking" signs would be installed and the curb along the cul-de-sac would be painted red. Construction staging would occur on-site; no building materials would be stored in the public right-of-way. The Project would be required to obtain approval of a construction staging and management plan from the City's Building Official prior to the start of construction activities.

As such, construction activities are not anticipated to result in significant traffic or queuing along San Clemente Street or other roadways within the area that could potentially impede emergency vehicles or impair any emergency evacuation plan. The proposed improvements associated with construction and operation of the Project would not involve physical modifications to San Clemente Street, such as reducing

the width or length of the roadway or modifying the grade or alignment of the roadway that would result in inadequate emergency access to the Project site. Therefore, impacts would be less than significant.

Please refer to Section 4.20, *Wildfire*, for further discussion on emergency and evacuation access.

Mitigation Measures: No mitigation measures are required.

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in 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:				
1) 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), or		X		
2) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

This section is based in part on the *Cultural Resources Technical Memorandum for the 2354 San Clemente Street Project, Laguna Beach, Orange County, California* (Cultural Resources Memo), dated March 16, 2023, prepared by PaleoWest, and included as Appendix B, *Cultural Resources Memo*.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in 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:

1) 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)?

2) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact With Mitigation Incorporated. Assembly Bill (AB) 52 requires that lead agencies evaluate a project's potential impact on "tribal cultural resources," which include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives lead agencies the discretion to determine, based on substantial evidence, whether a resource qualifies as a "tribal cultural resource." AB 52 applies whenever a lead agency adopts an environmental impact report, mitigated negative declaration, or negative declaration.

AB 52 also establishes a formal consultation process for California tribes regarding tribal cultural resources. Under AB 52 the lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency. In compliance with AB 52, the City of Laguna Beach provided formal notification via email and hardcopy mailing via the United States Postal Service (USPS) to those California Native American Tribal representatives requesting notification in accordance with AB 52; refer to Appendix F, *Tribal Consultation Communications*. Tribes appearing on a Native American Contact List dated February 17, 2023, and provided by the NAHC were also contacted. The consultation letters provided information regarding the proposed Project and contact information for the Project Planner. Under AB 52, Native American tribes have 30 days to respond and request further project information and formal consultation. The 30-day consultation was initiated on March 31, 2023. A response was received from the California Cultural Resource Preservation Alliance on April 20, 2023. Additionally, a request for consultation was received from the Juaneno Band of Mission Indians, Acjachemen Nation-Belardes on May 3, 2023.

The tribal consultation response from the Juaneno Band of Mission Indians indicated that the Project site is located within a sensitive area for tribal resources. In response to the request for consultation, the City engaged the Juaneno Band of Mission Indians, emailing on May 8, 2023, the requested Cultural Resources Memo and requesting availability for consultation. A follow up email was sent on June 29, 2023 to inquire if the tribe would like a formal consultation meeting, and if no response was received, the City would take into consideration the tribe's recommendation for active monitoring during ground disturbing activities. The City did not receive a response to the email sent on June 29, 2023. To mitigate potential impacts to previously unidentified Native American tribal cultural resources, Mitigation Measure TCR-1 would require the retention of a qualified Native American Monitor who would be present during all construction related ground disturbances. In the event tribal cultural resources are unearthed, they would be evaluated by the Native American Monitor and if determined to be Native American in origin, would be recovered and retained in the form and/or manner the Tribe deems appropriate, including for educational, cultural and/or historic purposes (Mitigation Measure TCR-2).

The California Cultural Resources Preservation Alliance responded on April 20, 2023, but they did not request formal consultation; however, they recommended that a literature and records search through the SCCIC be conducted, as well as an archaeological survey, both of which were conducted for the Project site. The site was determined to have a low potential for archaeological resources, and no previously documented cultural resources within or adjacent to the site were identified. Measures recommended by California Cultural Resources Preservation Alliance are included within the mitigation measures requested by the Juaneno Band of Mission Indians, Acjachemen Nation-Belardes.

As discussed in Section 4.5, *Cultural Resources*, results of the cultural resource records search indicate that six previous cultural resource studies had been completed within a half-mile of the Project area; one of the previous surveys (OR-04179), which was conducted in 2008 and consisted of a historic resource inventory of buildings within the City, included portions of the Project site. Six previously recorded cultural resources are located within a half-mile search radius of the Project site, including: two prehistoric shell midden sites; two historic-era buildings eligible for listing in the NRHP; a section of Pacific Coast Highway; and one historic-era sewer utility building. None of these previously recorded resources are within or adjacent to the Project site. A SLF search was requested from the NAHC on February 8, 2023. On February 17, 2023, the NAHC responded that a search of the SLF was completed with positive results.

The Cultural Resources Memo indicates that the Project area exhibits a low potential for containing archaeological resources. Results of the records search and archival research identified no previously documented cultural resources within or adjacent to the Project area. The Project site has been previously developed and graded. Additionally, the steep slopes that characterize the property suggest it is unlikely that archaeological remains would be encountered during ground-disturbing activities.

Additionally, in the unlikely event where tribal cultural resources are found, the resources would require proper treatment in accordance with applicable laws, State CEQA Guidelines Section 15064.5. State CEQA Guidelines Section 15064.5 protects historical resources, archeological sites, human remains, and dedicated cemeteries. Should ground disturbing activities during Project construction encounter archaeological resources, Mitigation Measure CUL-1 would require all work within 100 feet of the find to be suspended until the resource is evaluated by a qualified archaeologist. In the event an identified cultural resource is Native American in origin, the qualified archaeologist shall consult with the Project owner and the Director of Community Development, or designee, to implement Native American consultation procedures. Following compliance with the established regulatory framework (State CEQA Guidelines Section 15064.5), Mitigation Measure CUL-1, which detail the appropriate actions required in the event cultural resources are encountered, and Mitigation Measures TCR-1 and TCR-2, the Project's potential impacts concerning tribal cultural resources would be less than significant.

Mitigation Measures: Refer to Mitigation Measure CUL-1.

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

a) The Project applicant shall retain a Native American Monitor. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
b) A copy of the executed monitoring agreement shall be submitted to the Director of Community Development, or designee prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
c) The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and

describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Project applicant and the Director of Community Development, or designee upon written request to the Tribe.

d) On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the monitor and the Director of Community Development, or designee from a designated point of contact for the Project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the monitor to the Director of Community Development, or designee that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact TCRs.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial).

a) Upon discovery of any tribal cultural resources (TCRs), all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Native American Monitor. The monitor and will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?			X	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
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?			X	
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?			X	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

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

Less Than Significant Impact.

Water

The Project site and surrounding area are within the service area of Laguna Beach County Water District (LBCWD). The Project site is currently developed with a single-family residence and detached guest house. The Project site and surrounding uses (residential uses) receive water services from LBCWD. As the Project proposes similar uses to that of the existing conditions (single-family residential land use), implementation of the Project would not require new or expanded water services, the construction or relocation of which

could cause significant environmental effects. Existing LBCWD water lines would continue to serve residential development within the Project site. Impacts would be less than significant in this regard.

Refer to Response 4.19(b) regarding water supply.

Wastewater and Wastewater Treatment

Wastewater service in the community is supplied by the City of Laguna Beach and the South Orange County Wastewater Authority (SOCWA).[26] The City operates the sewer lines and pump stations that collect wastewater from buildings and facilities in Laguna Beach and conveys it to a regional network operated by SOCWA for treatment. The nearest wastewater treatment facility is the Coastal Treatment Plant, located in the unincorporated area of Aliso Canyon.

As the Project proposes similar uses to that of the existing conditions (single-family residential land use), implementation of the Project would not require the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects. Existing wastewater lines would continue to serve residential development within the Project site. Impacts would be less than significant in this regard.

Refer to Response 4.19(c), regarding wastewater treatment.

Stormwater Drainage

The Project site is located within a mapped watercourse and open space preserve. A Hydrology Study was prepared for the Project by Toal Engineering and is included in this Draft IS/MND as Appendix D, *Hydrology Study*. As identified in the Hydrology Study, under existing conditions, runoff from San Clemente Street flows generally as surface flow in a northwesterly direction toward the existing terminus of the street. Runoff from the Project site currently sheet flows down the slope from the street terminus to a natural drainage course to the west of the Project site. Runoff from Lomita Way, an adjacent street to the northeast of the Project site, flows generally as surface flow in a northwesterly direction toward the existing terminus of the street where it enters an existing 12-inch diameter pipe that currently outlets at the slope within the property at 2354 San Clemente Street. The natural drainage course to the west of the Project site descends and discharges to Glenneyre Street below where it then enters the City's storm drain system.

The Project proposes to remove the existing single-family residence and construct a new single-family residence and street improvements within the adjacent right-of-way. Development of the residential structure would be limited to the previously developed southeastern parcel; the northwestern parcel would remain undeveloped. Under the proposed condition, stormwater runoff from San Clemente Street would be collected in a storm drain system and conveyed to the natural drainage course below. A new catch basin would be constructed along the San Clemente Street cul-de-sac as part of the proposed street improvements. This proposed runoff/discharge would avoid sheet flowing over the slope, allow for energy dissipation at the outlet, and reduce the potential for erosion and slope issues associated with street runoff. The existing 12-inch storm drainline from Lomita Way that currently discharges onto the Project site would be redirected to a similar point near the bottom of the slope within the site and would have energy dissipation at the outlet to reduce the potential for erosion and slope issues associated with street

[26] City of Laguna Beach, *Local Hazard Mitigation Plan*, 2018.

runoff. Stormwater runoff from the Project site would be collected in a storm drain system and discharged to the natural drainage course below. The Hydrology Study finds that the proposed storm drain system has sufficient capacity to convey estimated peak discharges to the community storm drain system and to meet the energy dissipation requirements.

The potential environmental effects associated with construction and operation of the Project would further be reduced by compliance with regulatory stormwater requirements, including those presented in Municipal Code Chapter 16.01, *Water Quality Control*. Municipal Code Section 16.01.040, *Control of Urban Runoff*, states that prior to issuance of a grading permit, building permit, or Coastal Development Permit, the community development department shall review project plans and impose BMPs, terms, conditions and requirements on the project to ensure that pollutant discharges are prevented, reduced, or removed to the extent practicable. Thus, the proposed Project would not require or result in relocation or construction of new or expanded storm water drainage facilities, the construction or relocation of which could cause significant environmental effects.

Refer to Section 4.10, *Hydrology and Water Quality*, regarding further discussion on drainage patterns and the Project's hydrology and drainage conditions.

Electricity, Natural Gas, and Telecommunications

The Project site is currently developed with a single-family residence and guest house. Electrical service for the Project site is provided by SCE, natural gas is provided by SoCalGas, and telecommunication services are provided by a variety of companies and are typically selected by the individual customer. The single-family residence proposed as part of the Project replaces the existing single-family residence and detached guest home on the Project site. Therefore, the Project's anticipated ongoing consumption of electricity and natural gas is expected to be similar to existing Project site conditions.

Energy consumption would occur during construction and operation of the Project. The proposed Project would require connection to electrical, natural gas, and telecommunications infrastructure. The potential environmental effects associated with the construction and operation of the Project would be less than significant with compliance with regulatory requirements. Additionally, the Project's energy demand is analyzed in Section 4.6, *Energy,* in Response 4.6(a), which finds that Project operation would not generate significantly greater energy use or demand than the existing Project site, as the proposed single-family residence replaces an existing single-family residence and guest house. Project-related construction activities would comply with local, State, and federal regulations regarding construction emissions, and is considered a "single-event" fuel demand project. Thus, the proposed Project would not require or result in relocation or construction of electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Potential environmental impacts related to the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. LBCWD and South Coast Water District supply water to the City. The Project site is within the LBCWD jurisdiction. Existing Project site conditions utilize LBCWD supplies and infrastructure. As the existing condition and proposed condition of the site are similar (both involve single-family residential use), water use is anticipated to be similar as well. In the 2020 Urban Water Master Plan and Water Shortage Contingency Plan, LBCWD confirmed that there is a sufficient amount of water to supply Laguna Beach residents, including the Project site, during normal, dry, and multiple dry years.

The proposed landscape plan is anticipated to use water to address potential fire hazards in the naturally vegetated open space directly adjacent to the Project residence. The Project landscape plan includes a fuel modification zone which would be located primarily in the northwestern parcel. The landscape plan includes three fuel modification zones: Zone A, Zone B, and Zone C. Zones A and B would be irrigated to some degree. The landscape plan would remove some of the existing vegetation and replace with drought-tolerant species, which would decrease the overall amount of water needed to irrigate the land. The Project landscape plan would be compliant with the City's Water Efficient Landscape Ordinance (Municipal Code Chapter 19.01), which establishes water efficiency standards for new or rehabilitated landscapes. Mitigation measures that relate to outdoor water use may be integrated into the Water Efficient Landscape Ordinance and implemented through enforcement activities.

As the existing condition and proposed condition of the site are and the Project landscape plan would adhere to local regulations to reduce water usage, LBCWD would have sufficient supplies to serve the Project and the LBCWD service area during normal, dry, and multiple dry years. Thus, impacts to water supplies would be less than significant.

Mitigation Measures: No mitigation measures are required.

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?

Less than Significant Impact. Wastewater service in the community is provided by the City of Laguna Beach and SOCWA. The City of Laguna Beach operates a sanitary sewer system that serves a population of approximately 22,700 in an 8.7-square-mile service area, including the Project site. The sewer system serves 7,688 residential connections and 355 commercial, industrial and institutional customers, as of 2014. The sewer system consists of 85.71 miles of gravity sewers (approximately 2,937 line segments), 2,674 manholes, 9.44 miles of force mains, and 25 lift stations.[27]

The existing single-family residence and detached guest house on the Project site currently generate wastewater. The Project proposes to remove the existing single-family residence and construct a new single-family, as well as street improvements within the adjacent right-of-way. The proposed single-family

[27] City of Laguna Beach, *Regulatory Compliance*, https://www.lagunabeachcity.net/government/departments/water-quality/regulatory-compliance, accessed March 15, 2023.

residence would connect to the existing wastewater system and would not require the expansion of such facilities. The proposed Project is anticipated to generate approximately the same amount of wastewater as existing conditions. Additionally, the Laguna Beach Municipal Code includes Chapter 17.25, *Sewer Service Charge*, which imposes an annual sewer service charge to pay for operating and capital improvement costs of the City sewer system. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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?

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Waste Management provides solid waste and recycling collection services to the City of Laguna Beach.[28] The Project site currently generates solid waste, as it is a single-family residence, and utilizes Waste Management services. Project construction and operation would generate solid waste requiring disposal, which would utilize Waste Management's services. Operation of the Project is anticipated to generate a similar amount of solid waste as existing conditions, indicating existing solid waste services are adequate to serve the Project. Furthermore, CALGreen sets recycling requirements for construction and demolition projects occurring within the City.[29] The Project would be required to reuse, recycle, salvage or divert a minimum percentage or amount of construction and demolition debris in accordance with the requirements of CALGreen.

Thus, the Project would not 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. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[28] City of Laguna Beach, *Organics, Recycling, & Trash*, https://www.lagunabeachcity.net/government/departments/public-works/recycling-waste-and-compost, accessed March 15, 2023.
[29] City of Laguna Beach, *Construction & Demolition Recycling*, https://www.lagunabeachcity.net/government/departments/public-works/recycling-waste-and-compost/construction-demolition-recycling, accessed March 15, 2023.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
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?			X	
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?			X	
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?			X	

This section is based in part on the *Revised Request for Alternative Materials and Methods of Construction Design for the 2354 San Clemente Street, Laguna Beach, California* (AM&M Report), dated August 5, 2022, prepared by Dudek, and included as Appendix G, *Alternative Materials and Methods of Construction Design Report*.

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City operates its own emergency departments: LBFD and Laguna Beach Police Department. LBFD actively participates in the County-wide automatic mutual aid system which dispatches the closest available resource, regardless of jurisdiction, to an emergency incident.[30] Among other tasks, the LBFD Emergency Management Division prepares evacuation routes for the City.[31] The City of Laguna Beach is broken down into 22 different Evacuation Management Zones. Each zone has a specific

[30] City of Laguna Beach, *Operations*, https://www.lagunabeachcity.net/government/departments/fire/operations, accessed March 16, 2023.
[31] City of Laguna Beach, *Emergency Management*, https://www.lagunabeachcity.net//live-here//emergency-management, accessed March 16, 2023.

evacuation map that can be found on the City's website.[32] The Project site is located in Evacuation Management Zone 1, Arch Beach Heights. Evacuation from the Project site would most likely involve heading southeast on Alta Vista Way, and then heading northwest on Glenneyre Street or SR-1, to eventually head north out of the City.[33] The City uses multiple methods to communicate to residents and visitors during an emergency or to relay time-sensitive information. Some, like Local Text Alerts via Nixle and Alert OC, require users to sign up. Others, like Wireless Emergency Alerts, are broadcast to everyone within a certain area.[34]

The Project site is not located in or near a State Responsibility Area.[35] The Project site is identified as being within a VHFHSZ within a Local Responsibility Area (LRA). As such, the Project's landscape plan includes fuel modification zones which would be located primarily in the northwestern parcel. An Alternative Materials and Methods of Construction Design Report (AM&M Report) was prepared for the Project in 2018; refer to Appendix G. Per the AM&M Report, the Project complies with applicable portions of the City Municipal Code, including Chapter 15.01, *California Fire Code*, and the City's Landscape/Fuel Modification Guidelines and Maintenance Program.

San Clemente Street is an approximately 275-foot dead-end residential street and does not currently meet the requirement to be considered a fire apparatus road, due to the street being too narrow. However, the junction of San Clemente Street and Alta Vista Way meets the turnaround requirement for a 60-foot "Y" turnaround. The nearest fire hydrant (at the driveway entrance of 2399 San Clemente Street), near the intersection of Alta Vista Way and San Clemente Street, is approximately 250 feet from the Project site, which is within the required minimum fire hydrant spacing distance of 500 feet established by the State Fire Code.

The future residence would be accessed via a driveway connecting to San Clemente Street and would have setbacks of approximately 22 feet five inches in the front, 20 feet four inches in the rear, and six feet two inches and nine feet two inches on the southeast and northwest sides, respectively. No parking would be permitted along both sides of northern San Clemente Street. Four fire lane "No Parking" signs would be installed and the curb along the cul-de-sac would be painted red. A 313-square-foot dog run to the southeast and outdoor stairways/pathways along the perimeter of the residence would provide fire access.

Regional access to the Project site is provided via SR-1, located southwest of the Project site. Local access to the Project site is provided from San Clemente Street. Solana Way to Alta Vista Way provide access to San Clemente Street. Construction staging would occur on-site; no building materials would be stored in the public right-of-way. A construction staging and management plan would be required to be approved by the City's Building Official prior to the start of construction. A construction staging plan helps ensure

[32] City of Laguna Beach, *Neighborhood Evacuation Maps & Routes*, https://www.lagunabeachcity.net/live-here/emergency-management/evacuation-planning, accessed March 16, 2023.
[33] Laguna Beach Emergency Management, *Zone Area 1 Arch Beach Heights Evacuation Map*, 2019.
[34] City of Laguna Beach, *Alert & Warning Systems*, https://www.lagunabeachcity.net/live-here/emergency-management/alert-and-warning-system, March 16, 2023.
[35] California Department of Forestry and Fire Protection (CalFire), *FHSZ Viewer*, https://egis.fire.ca.gov/FHSZ/, accessed March 15, 2023.

construction activities do not result in significant traffic or queuing along roadways within the area that could potentially impede emergency vehicles or impair any emergency evacuation plan.

The proposed development and street improvements would provide enhanced emergency vehicle access as compared to existing conditions. The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Due to slope, prevailing winds, and other factors, would the Project 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 Project site is located within a VHFHSZ within an LRA and is also considered to be in a Wildland Urban Interface (WUI) area. The Project site is located within a mapped watercourse, open space preserve, high value habitat, and a fuel modification zone. The Project site has varied topography, and the undeveloped portion of the site primarily consists of wild vegetation on the northeast corner of the site. The AM&M Report states that the topography of the parcel with the existing residence is built on includes a steep west/northwest-facing hillside with an approximate 46 percent slope. The elevations on the Project site vary from roughly 266 feet above mean sea level at the base of the canyon to roughly 342 feet above mean sea level at the northeastern corner of the property. Further, the Project site is located within a potential "ember zone" from the naturally-vegetated hillside above and adjacent to the property.

The proposed Project's future residence would be accessed via a driveway connecting to San Clemente Street and would have setbacks of approximately 22 feet five inches in the front, 20 feet four inches in the rear, and six feet two inches and nine feet two inches on the southeast and northwest sides, respectively. A 313-square-foot dog run to the southeast and outdoor stairways/pathways along the perimeter of the residence would provide fire access.

As required due to the Project's location within a designated VHFHSZ within an LRA, the Project's landscape includes fuel modification zones which would be located primarily in the northwestern parcel. A fuel modification zone is a strip of land where combustible vegetation has been removed and/or modified and partially or totally replaced with more adequately spaced, drought-tolerant fire-resistant plants, in order to provide a reasonable level of protection to structures from wildland fire. The Project proposes three fuel modification zones: Zone A, Zone B, and Zone C; refer to Exhibit 2-4, *Fuel Modification Plan*, of Section 2.0, *Project Description*. Zone A would consist of a six-foot two inch to 27-foot-wide irrigated zone around the residential structure. All existing plants would be removed from Zone A and replaced with fire-resistant plants; refer to Exhibit 2-5, *Landscape Plan*, of Section 2.0. Zone B would consist of a 12-foot 4-inch to a 42-foot 6-inch irrigated zone, located directly adjacent to Zone A that requires 50 percent thinning and removal of all dead and dying vegetation and all target species (i.e., species unacceptable for use in all fuel modification zones), except those found to be special-status plant species, such as lemonade berry. Zone C would be a 0 to 71-foot 8-inch zone that requires 50 percent thinning and removal of all dead and dying vegetation and undesirable species, except those found to be special-status plant species, such as lemonade berry. Zones B and C would reduce the fuel height and density of the plant material located on the hillside, which would result in significantly reduced flame lengths and fire intensity associated with fire in the mix of California coastal sage scrub, pampas grass,

and other native and non-native species fuel types. Landscaping would occur on-site, as well as in the public right-of-way, and would consist of various trees, shrubs, and ground cover.

Construction of the proposed residential structure, site improvements, and improvements to San Clemente Street would be performed in accordance with City standards. The City has adopted the CBC (Municipal Code Chapter 14.50), with amendments, which prescribes regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures. The CBC includes standards related to structural design, building materials, and structural testing and inspections to minimize hazards that could occur in a natural hazard event such as a wildland fire. The proposed Project would also comply with applicable portions of the City Municipal Code, including Chapter 15.01, *California Fire Code*, and the City's Landscape/Fuel Modification Guidelines and Maintenance Program. Thus, compliance with the City's established regulatory framework, standard engineering practices, and design criteria, which would be verified through the City's development review process would ensure potential impacts associated with wildfire risks, exposure to pollutant concentrations from a wildfire, or the uncontrolled spread of a wildfire beyond existing conditions at the Project site would be less than significant.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact. The Project site is located within a VHFHSZ within an LRA and is also considered to be in a WUI area. As previously stated, San Clemente Street does not meet the requirements to be considered a fire apparatus road, due to the street being too narrow. However, the junction of San Clemente Street and Alta Vista Way meets the turnaround requirement for a 60-foot "Y" turnaround. The nearest fire hydrant (at the driveway entrance of 2399 San Clemente Street), near the intersection of Alta Vista Way and San Clemente Street, is approximately 250 feet from the Project site, which is within the required minimum fire hydrant spacing distance of 500 feet established by the State Fire Code.

The Project proposes to include a full National Fire Protection Association 13D automatic interior sprinkler system which would be installed within all rooms and void spaces of the residential house, including all closets and bathrooms and the attached two-car garage. Additionally, the Project would include the installation of a wet standpipe system and an exterior sprinkler head system, due to the distance of the structure from San Clemente Street (over 150 feet).

The Project is anticipated to connect to existing infrastructure, including power lines and utilities on the site and within the area. The Project would not require the installation or maintenance of new infrastructure that would exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact. The Project site is located within a VHFHSZ within an LRA,and is also considered to be in a WUI area. The Project site is located within a mapped watercourse, open space

preserve, high value habitat, and a fuel modification zone. The Project site has varied topography, and the undeveloped portion of the site primarily consists of wild vegetation on the northeast corner of the site. The topography of the parcel with the existing residence is built on includes a steep west/northwest-facing hillside with an approximate 46 percent slope. The elevations on the Project site vary from roughly 266 feet above mean sea level at the base of the canyon to roughly 342 feet above mean sea level at the northeastern corner of the property. The Project site is not located within a 100-year FEMA flood zone.[36]

As discussed in Response 4.10(a), under existing conditions, runoff from San Clemente Street flows generally as surface flow in a northwesterly direction toward the existing terminus of the street. Runoff from the Project site currently sheet flows down the slope from the street terminus to a natural drainage course to the west of the Project site. Runoff from Lomita Way, an adjacent street to the northeast of the Project site, flows generally as surface flow in a northwesterly direction toward the existing terminus of the street where it enters an existing 12-inch diameter pipe that currently outlets at the slope within the property at 2354 San Clemente Street. The natural drainage course to the west of the Project site descends and discharges to Glenneyre Street below where it then enters the City's storm drain system.

Stormwater runoff from the proposed Project would be collected in a storm drain system and conveyed to the natural drainage course below. A new catch basin would be constructed along the San Clemente Street cul-de-sac as part of the proposed street improvements. This proposed runoff/discharge would avoid sheet flowing over the slope, allow for energy dissipation at the outlet, and reduce the potential for erosion and slope issues associated with street runoff. The existing 12-inch storm drainline from Lomita Way that currently discharges onto the Project site would be redirected to a similar point near the bottom of the slope within the site and would have energy dissipation at the outlet to reduce the potential for erosion and slope issues associated with street runoff. Stormwater runoff from the Project site would be collected in a storm drain system and discharged to the natural drainage course below.

Due to the Project's location within a designated VHFHSZ within an LRA, the Project proposes fuel modification zones which would be located primarily in the northwestern parcel. Combustible vegetation would be managed by removing and/or modifying and partially or totally replacing such vegetation with more adequately spaced, drought-tolerant fire-resistant plants in order to provide a reasonable level of protection to structures from wildland fire.

Construction of the proposed residential structure, site improvements, and improvements to San Clemente Street would comply with all applicable City standards and regulations. Construction activities would have the potential to temporarily alter the existing drainage patterns of the Project site. However, the Project would be required to comply with Municipal Code Chapter 16.01, *Water Quality Control*, including Section 16.01.040, *Control of Urban Runoff*, which states that prior to issuance of a grading permit, building permit, or Coastal Development Permit, the community development department shall review project plans and impose BMPs, terms, conditions and requirements on the Project to ensure that pollutant discharges are prevented, reduced, or removed to the extent practicable. The Project would comply with Municipal Code Chapter 14.50, *Building Code*, which adopts the CBC and prescribes regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures. The CBC includes standards related to structural design, building materials, and structural

[36] Federal Emergency Management Agency (FEMA), *Flood Map Service Center: Search by Address*, https://msc.fema.gov/portal/search?AddressQuery, accessed March 16, 2023.

testing and inspections to minimize hazards that could occur in a natural hazard event, such as a wildland fire or flood. The Project would also comply with Municipal Code Chapter 15.01, *California Fire Code*, and the City's Landscape/Fuel Modification Guidelines and Maintenance Program. Refer to Section 4.10, *Hydrology and Water Quality*, for further discussion on stormwater impacts.

Compliance with the City's established regulatory framework, standard engineering practices, and design criteria, which would be verified through the City's development review process, would ensure potential impacts associated with exposure of 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, would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.21 Mandatory Findings of Significance

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially 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 a plant or animal community, substantially 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?		X		
b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.			X	
c. 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)?			X	
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

a) Does the project have the potential to substantially 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 a plant or animal community, substantially 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?

Less Than Significant Impact With Mitigation Incorporated. As discussed throughout this IS/MND, the Project does not have the potential to substantially degrade the quality of the environmental or result in significant environmental impacts that cannot be reduced to a less than significant level with compliance with the established regulatory framework and mitigation measures.

As discussed in Section 4.4, *Biological Resources*, the Project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. Following compliance with the established regulatory framework and mitigation measures, impacts would be less than significant.

As discussed in Section 4.5, *Cultural Resources*, the Project would not eliminate important examples of the major periods of California history or prehistory. As also concluded in Section 4.5 and Section 4.18, *Tribal Cultural Resources*, the Project is not anticipated to result in impacts to known cultural or tribal cultural resources. Following compliance with the established regulatory framework and mitigation measures, impacts would be less than significant.

The Project would not 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 a plant or animal community, substantially 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. Impacts would be less than significant with the implementation of MM BIO-1, BIO-2, and CUL-1.

Mitigation Measures: No additional mitigation measures are required.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

Less Than Significant Impact. As discussed throughout this IS/MND, the Project would not result in significant short-term or long-term environmental impacts that cannot be reduced to a less than significant level with compliance with the established regulatory framework and/or mitigation measures. Compliance with the regulatory requirements and/or mitigation measures would reduce the potential for short- and long-term environmental impacts that would occur with construction and operation of the proposed Project relevant to the environmental topical areas discussed within this IS/MND. Thus, the Project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals.

Mitigation Measures: No additional mitigation measures are required.

c) 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)?

Less Than Significant Impact. Based on the analysis contained in this IS/MND, the proposed Project would not have cumulatively considerable impacts with adherence to established regulatory frameworks. Compliance with the regulatory requirements would reduce the potential for the incremental effects that would occur with construction and operation of the proposed Project relevant to the environmental topical areas discussed within this IS/MND. Impacts would be less than significant.

Mitigation Measures: No additional mitigation measures are required.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. Previous sections of this IS/MND reviewed the proposed Project's potential impacts to human beings related to several environmental topical areas. As determined throughout this IS/MND, the proposed Project would not result in any potentially significant impacts that could not be mitigated or reduced to less than significant levels through compliance with the established regulatory requirements. The Project would not cause a substantial adverse effect on human beings, either directly or indirectly, and impacts would be less than significant.

Mitigation Measures: No additional mitigation measures are required.

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