LAGUNA BEACH HIGH SCHOOL POOL MODERNIZATION

Initial Study and Mitigated Negative Declaration (IS/MND)

CEQA Analysis Prepared for:

Laguna Beach Unified School District
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January 2025

Project No. 7265

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PROJECT INFORMATION SHEET

1. Project Title	**Laguna Beach High School Pool Modernization**
2. CEQA Lead Agency	**Laguna Beach Unified School District** 550 Blumont Street Laguna Beach, CA 92651 Attn: Ryan Zajda Director of Facilities E: rzajda@lbusd.org
3. **Project Applicant**	**Laguna Beach Unified School District** 550 Blumont Street Laguna Beach, CA 92651 Attn: Ryan Zajda Director of Facilities E: rzajda@lbusd.org
4. Project Location	625 Park Avenue Laguna Beach, CA 92651
5. Assessor's Parcel Numbers	APN: 107-140-032
6. Project Site General Plan Designation	Public/Institutional
7. Project Site Zoning Designation	Institutional
8. Surrounding Land Uses & Setting	The school campus is surrounded by single-family residential uses. The proposed project is surrounded by residential structures to the west, south and east. The main school campus is across Park Avenue from the project site, which is on the north side of Park Avenue.
9. Description of Project	The new, proposed pool complex modernization project (Proposed Project) will replace and constitute substantial upgrades to the existing pool facility. The pool currently has ten 25-yard lap lanes with an attached shallow kids' pool. Improvements of this pool modernization project include an upgrade of the facility to provide a multi-sport, 45-meter swimming pool that can support not only the high school but also serve community uses as well. The project would include demolition, excavation, grading, drainage, and building construction to replace the current pool with a new pool in the same location to elongate the pool within its current configuration.

10. Agencies whose Approval is Required	Laguna Beach Unified School District City of Laguna Beach
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?	Letters were sent by the Laguna Beach Unified School District (the Lead Agency) to local Native American tribes asking if they wished to participate in AB 52 consultation concerning the proposed project in the City of Laguna Beach. Tribes had up to 30 days in which to respond to notification of the project. For the proposed project, those tribe(s) that requested consultation were contacted by the District per Public Resources Code § 21074. Further information is in **Section 4.18**, Tribal Cultural Resources.
12. Other Public Agencies	Agencies that will review the proposed project include the following: • California Office of Planning & Research – State Clearinghouse • California Department of Education • Native American Heritage Commission • California Department of Conservation • California Department of Fish and Wildlife • California Department of Health Services • Office of Emergency Services • California Water Resources Control Board • California Department of Toxic Substance Control • Laguna Beach Fire Department • Laguna Beach Community Development Department • Laguna Beach Police Department • Laguna Beach County Water District • Orange County Health Care Agency

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ACRONYMS AND ABBREVIATIONS

Acronym/ Abbreviation	Term
AAQS	Ambient Air Quality Standards
AB 32	Assembly Bill 32
AB 52	Assembly Bill 52
AB 341	Assembly Bill 341
AB 827	Assembly Bill 827
AB 939	Assembly Bill 939
AB 1826	Assembly Bill 1826
ACM(s)	Asbestos-Containing Material(s)
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AFY	Acre-feet per Year
AIA	Airport Influence Area
AMI	Area Median Income
AMSL	Above Mean Sea Level
APE	Area of Potential Effect
APN	Assessor's Parcel Number
APST	Aboveground Petroleum Storage Tank
AQA	Air Quality Analysis
AQMP	Air Quality Management Plan
AR4	Fourth Assessment Report
ARB	California Air Resources Board
BAU	Business as Usual
BEP	Business Emergency Plan
GBS	Below Ground Surface
BIOS	Biogeographic Information and Observation System
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CAL Green	California Green Building Standards
Caltrans	California Department of Transportation
CAO(s)	Cleanup and Abatement Order(s)
CAPCOA	California Air Pollution Control Officers Association
CASGEM	California Statewide Groundwater Elevation Monitoring
CAT	Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDO(s)	Cease and Desist Order(s)
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
CFS	Cubic Feet per Second
CGS	California Geological Survey

Acronym/ Abbreviation	Term
CH_4	Methane
CHRIS	California Historic Resources Inventory System
City	City of Laguna Beach
CIWMP	Countywide Integrated Waste Management Plan
CMP	Congestion Management Program
CMP	Corrugated Metal Pipe
CMPHS	CMP Highway System
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
CRC	California Residential Code
CTE	Career and Technical Education
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
DAMP	Drainage Area Management Plan
dB	Decibel
dBA	A-weighted decibel scale
DLRP	Division of Land Resource Protection
DOC	California Department of Conservation
DOSH	California Division of Safety and Health
DSA	Division of the State Architect
DTSC	Department of Toxic Substances Control
DU/AC	Dwellling Units per Acre
DWR	Department of Water Resources
EIR	Environmental Impact Report
EMS	Emergency Medical Services
EO	Executive Order
EPA	Environmental Protection Agency
ESA	Endangered Species Act
ESRL	Earth System Research Laboratory
EV	electric vehicle
EVCS	electric vehicle charging station
°F	Fahrenheit (degrees)
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FHSZ	Fire Hazard Severity Zones
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	greenhouse gases
GIS	Geographic Information System
GPCD	gallons per capita per day
GPD	Gallons per Day
GWP	Global Warming Potential
HABS	Historic American Building Survey
HCP	Habitat Conservation Plan
HFCs	Hydroflourocarbons
HMD	Hazardous Materials Disclosure

Acronym/ Abbreviation	Term
HU	Hydrologic Unit
HVAC	Heating, Ventiliation and Air Conditioning
HW	Hazardous Waste
I	Institutional
IPCC	Intergovernmental Panel on Climate Change
ISA	International Society of Arboriculture
IS/MND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
L_{90}	Noise level that is exceeded 90% of the time
L_{eq}	Equivalent Noise Level
LBCWD	Laguna Beach County Water District
LBFD	Laguna Beach Fire Department
LBHS	Laguna Beach High School
LBL	Laguna Beach Library
LBP	Lead-Based Paint
LBPD	Laguna Beach Police Department
LBUSD	Laguna Beach Unified School District
LID	Low Impact Development
L_{max}	Root mean square maximum noise level
LOS	Level of Service
LRA	Local Responsibility Area
LRTP	Long-Range Transportation Plan
LSHE	Landscape and Scenic Highways Element
LSHRD	Landscape and Scenic Highways Resource Document
LSTs	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MGD	Million Gallons per Day
MLD	Most Likely Descendant
MM(s)	Mitigation Measure(s)
MMRP	Mitigation Monitoring and Reporting Program
$MMTCO_2e$	Million Metric tons of CO2e
MND	Mitigated Negative Declaration
MPAH	Master Plan of Arterial Highways
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer permit
MT	Metric tons
MWD	Metropolitan Water District of Southern California
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NO	Nitric Oxide
NO_x	Nitrogen Oxides
NO_2	Nitrogen Dioxide
NPDES	National Pollutant Discharge Elimination System
O_3	Ozone
OCEHD	Orange County Environmental Health Division
OC Go	Orange County Measure M

Acronym/ Abbreviation	Term
OCTA	Orange County Transit Authority
OCWR	Orange County Waste and Recycling
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Pb	Lead
PCB	Polychlorinated Biphenyl
PFCs	Perfluorocarbons
PM	Particulate Matter
PM_{10}	Respirable Particulate Matter
$PM_{2.5}$	Fine Particulate Matter
POP	Placentia Operations Plan
PPD	Placentia Police Department
PPM	Parts per Million
PPV	Peak Particle Velocity
R-1	Residential Low Density
R-2	Residential Medium Density
RCRA	Resource Conservation and Recovery Act
RECs	Recognized Environmental Condition(s)
R-G	Medium Density Residential Zoning Designation
RHNA	Regional Housing Needs Allocation
RMS	Root Mean Square
ROG	Reactive Organic Gases
ROW	Right-of-Way
RPS	Renewables Portfolio Standard
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
§	Section
SB	Senate Bill
SB 1383	Senate Bill 1383
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison Company
SCS	Sustainable Communities Strategy
SF	Square Feet
SF_6	Sulfur Hexafluoride
SIP	State Implementation Plan
SLF	Sacred Lands File
SMARA	Surface Mining and Reclamation Act
SO_2	Sulfur Dioxide
SoCalGas	Southern California Gas Company
SRA	State Responsibility Area
SRAs	Source Receptor Areas
SRRE	Source Reduction and Recycling Element
STIP	Statewide Transportation Improvement Program
SUSMP	Standard Urban Stormwater Mitigation Plan
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAPs	Transportation Assembly Points
TCRs	Tribal Cultural Resources

Acronym/ Abbreviation	Term
TMP	Traffic Management Plan
UFPO	Urban Forest Protection Ordinance
UEI	UltraSystems Environmental, Inc.
U.S.	United States
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VdB	Vibration Decibels
VCP	Vitrified Clay Pipe
VHFHSZ(s)	Very High Fire Hazard Severity Zone(s)
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WEG	Wind Erodibility Group
WQMP	Water Quality Management Plan
WM	Waste Management
WRI	World Resources Institute
WOUS	Waters of the United States
YBP	Years Before Present

1.0 INTRODUCTION

1.1 Proposed Project

The Laguna Beach Unified School District (LBUSD) is processing a request to implement a series of discretionary actions. The proposed project is intended to enhance and update the existing pool facility at Laguna Beach High School, situated in Laguna Beach, California, originally constructed in 1992. In December 2023, the District approved an update to its 10-year Facilities Master Plan that includes updating the existing 25-meter pool to a 50-meter pool on the same site.

The project site is within the Laguna Beach High School and Community Pool and Tennis Courts complex, located on a separate 2.18-acre parcel at 670 Park Avenue, directly across the street from the main campus site. The main school campus site occupies a 12.21-acre area south of Park Avenue and is surrounded predominantly by residential development.

The proposed project includes the demolition of existing buildings, replacement of the pool and the existing storage/pump building, as well as the construction of concrete bleachers and other related site improvements.

The pool project is scheduled to be completed between 2026 and 2027.

1.2 Project Components

The proposed project would consist of:

Proposed Construction

- 45-meter x 25-yard pool, with 16 lanes in a north-south (25-yard) orientation.
- Swimming pool deck.
- Concrete bleachers along west wall.
- 6,692 square-foot two-story shower/locker and equipment building.
- 554 square-foot public restroom and shower building.
- Seven-stall parking lot (including two ADA spaces).

Open Space and Recreational Amenities

- 45 meter swimming pool, oriented north-south.
- Swimming pool deck.
- Pathway to tennis courts and Manzanita Drive.
- Concrete bleachers along west wall.
- Various minor related amenities.

Parking

- Development of the project may require a reduction in the number of existing parking spaces in the lot adjacent to the pool area. Limited street parking is provided on Park Avenue. Public access patterns to the high school campus will remain unchanged.

Utilities

- The proposed project does not include any new off-site utility improvements.

Landscaping

- The proposed project does not include any new landscaping features.

1.2.1 Estimated Construction Schedule

Project construction would begin in March 2026 and end in February 2027. Construction activities for the proposed pool project are anticipated to last approximately 11 months. Refer to **Section 3.0** for details.

1.3 Lead Agency – Environmental Review Implementation

The Laguna Beach Unified School District (District) is the Lead Agency for the proposed project. Pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations,[1] the Lead Agency has the principal responsibility for implementing and approving a project that may have a significant effect on the environment.

1.4 CEQA Overview

1.4.1 Purpose of CEQA

All discretionary projects within California are required to undergo environmental review under CEQA. A project is defined in CEQA Guidelines § 15378 as the whole of the action having the potential to result in a direct physical change or a reasonably foreseeable indirect change to the environment and is any of the following:

- An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements.
- An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

CEQA Guidelines § 15002 lists the basic purposes of CEQA as follows:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- Identify the ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures (MMs) when the governmental agency finds the changes to be feasible.

1 Public Resources Code §§ 21000 - 21177 and California Code of Regulations Title 14, Division 6, Chapter 3.

- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.4.2 Authority to Mitigate under CEQA

CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible. Under CEQA Guidelines § 15041 a Lead Agency for a project has the authority to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the "nexus"[2] and "rough proportionality"[3] standards.

CEQA allows a Lead Agency to approve a project even though the project will cause a significant effect on the environment if the agency makes a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effect. In such cases, the Lead Agency must specifically identify expected benefits and other overriding considerations from the project that outweigh the policy of reducing or avoiding significant environmental impacts of the project.

1.5 Purpose of Initial Study

The CEQA process begins with a public agency making a determination as to whether the project is subject to CEQA at all. If the project is exempt, the process does not need to proceed any further. If the project is not exempt, the Lead Agency takes the second step and conducts an Initial Study to determine whether the project may have a significant effect on the environment.

The purposes of an Initial Study as listed in § 15063(c) of the CEQA Guidelines are to:

- Provide the Lead Agency with information necessary to decide if an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) should be prepared.
- Enable a Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for an ND or MND.
- Assist in the preparation of an EIR, if required, by focusing the EIR on adverse effects determined to be significant, identifying the adverse effects determined not to be significant, explaining the reasons for determining that potentially significant adverse effects would not be significant and identifying whether a program EIR or other process, can be used to analyze adverse environmental effects of the project.
- Facilitate an environmental assessment early during project design.
- Provide documentation in the ND or MND that a project would not have a significant effect on the environment.
- Eliminate unnecessary EIRs.
- Determine if a previously prepared EIR could be used for the Project.

2 A nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.

3 The mitigation measure must be "roughly proportional" to the impacts of the project.

In cases where no potentially significant impacts are identified, the Lead Agency may issue an ND, and no MMs would be needed. Where potentially significant impacts are identified, the Lead Agency may determine that MMs would adequately reduce these impacts to less than significant levels. The Lead Agency would then prepare an MND for the proposed project. If the Lead Agency determines that individual or cumulative effects of the proposed project would cause a significant adverse environmental effect that cannot be mitigated to less than significant levels, then the Lead Agency would require an EIR to further analyze these impacts.

1.6 Review and Comment by Other Agencies

Other public agencies are provided with the opportunity to review and comment on the IS/MND. Each of these agencies is described briefly below.

- A Responsible Agency (14 CCR § 15381) is a public agency, other than the Lead Agency, which has discretionary approval power over the Project, such as permit issuance or plan approval authority.
- A Trustee Agency[4] (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that is held in trust for the people of the State of California.
- Agencies with Jurisdiction by Law (14 CCR § 15366) are any public agencies who have the authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the project. Furthermore, a city or county will have jurisdiction by law with respect to a project where the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

1.7 Impact Terminology

The following terminology is used to describe the level of significance of potential impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular environmental threshold in any way.
- An impact is considered ***less than significant*** if the analysis concludes that the project would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that the project would cause no substantial adverse change to the environment with the inclusion of environmental commitments, or other enforceable measures, which would be adopted by the lead agency.
- An impact is considered potentially significant if the analysis concludes that the project could have a substantial adverse effect on the environment.

An EIR is required if an impact is identified as ***potentially significant***.

4 The four Trustee Agencies in California listed in CEQA Guidelines § 15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.

1.8 Organization of Initial Study

This document is organized to satisfy CEQA Guidelines § 15063(d), and includes the following sections:

- **Section 1.0 - Introduction**, which identifies the purpose and scope of the IS/MND.
- **Section 2.0 - Environmental Setting**, which describes the location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project site and surroundings.
- **Section 3.0 - Project Description**, which provides an overview of the project, a description of the proposed development, project phasing during construction, and discretionary actions for project approval.
- **Section 4.0 - Environmental Checklist**, which presents checklist responses for each resource topic to identify and assess impacts associated with the proposed project, and proposes MMs, as needed, to reduce potential environmental impacts to less than significant.
- **Section 5.0 - References**, which includes a list of documents cited in the IS/MND.
- **Section 6.0 - List of Preparers**, which identifies the primary authors and technical experts that prepared the IS/MND.

Technical studies and other documents, which include supporting information or analyses used to prepare the IS/MND, are included in the following appendices:

- Appendix A1 Project Plans
- Appendix A2 Estimated Construction Schedule
- Appendix A3 Logistics Site Plan
- Appendix B CalEEMod Input and Results for Air Quality Analysis
- Appendix C Biological Resources Evaluation
- Appendix D Cultural Resources Assessment
- Appendix E1 Geotechnical Report
- Appendix E2 Paleontological Records Search
- Appendix F Environmental Radius Report
- Appendix G Ambient Noise Measurement Data
- Appendix H Limited VMT Analysis

1.9 Findings from the Initial Study

1.9.1 No Impact or Impacts Considered Less than Significant

Based on IS findings, the project would have no impact or a less than significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Energy
- 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 and Traffic
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

1.9.2 Impacts Considered Less than Significant with Mitigation Measures

Based on IS findings, the project would have a less than significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines when proposed MMs are implemented.

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

2.0 ENVIRONMENTAL SETTING

2.1 Project Location

The proposed Laguna Beach High School Pool Modernization Project is located at 670 Park Avenue, Laguna Beach, California (APN: 641-363-10). Refer to **Figure 2.1-1**, which shows the project's location in a regional context. Local surface streets adjacent to the site include Park Avenue to the south and Manzanita Drive to the west and north. **Figure 2.1-2** depicts an aerial photo of the project site and the surrounding land.

2.2 Project Setting

The proposed project site is located on a 2.18-acre parcel, on the north side of Park Avenue directly across from the school campus site. See **Figure 2.2-1**, which depicts the topography of the site, and surrounding area. Topography within the project site is relatively flat (Google Earth, 2024). Site photographs are provided in **Figure 2.2-2**. The existing project site consists of a pool, pool building with lockers and restrooms, and a surface parking lot.

2.2.1 Land Use and Zoning

The land use and zoning designations and existing development of the project site and its immediate vicinity are listed in **Table 2.2-1**. The project site has a General Plan land use designation of Public/Institutional and a zoning designation of Institutional (I) (City of Laguna Beach, 2024b).

Table 2.2-1
SUMMARY OF EXISTING LAND USE, ZONING AND EXISTING DEVELOPMENT DESIGNATIONS

Location	General Plan Designation	Zoning Designation	Existing Development
Project	Public/Institutional	Institutional (I)	LBHS pool, pool building,& parking lot
North	Public/Institutional, Village Low Density Residential	Institutional (I), Residential Low Density (R-1)	Pool building & single-family residences
South	Public/Institutional	Institutional (I)	LBHS Main Campus
East	Public/Institutional	Institutional (I)	LBHS Tennis Courts
West	Public/Institutional, Village Low Density Residential	Residential Low Density (R-1)	Church of Jesus Christ of Latter-day Saints & single-family homes

Source: City of Laguna Beach, 2024b; Google Earth Pro, 2024

Figure 2.1-1
REGIONAL LOCATION

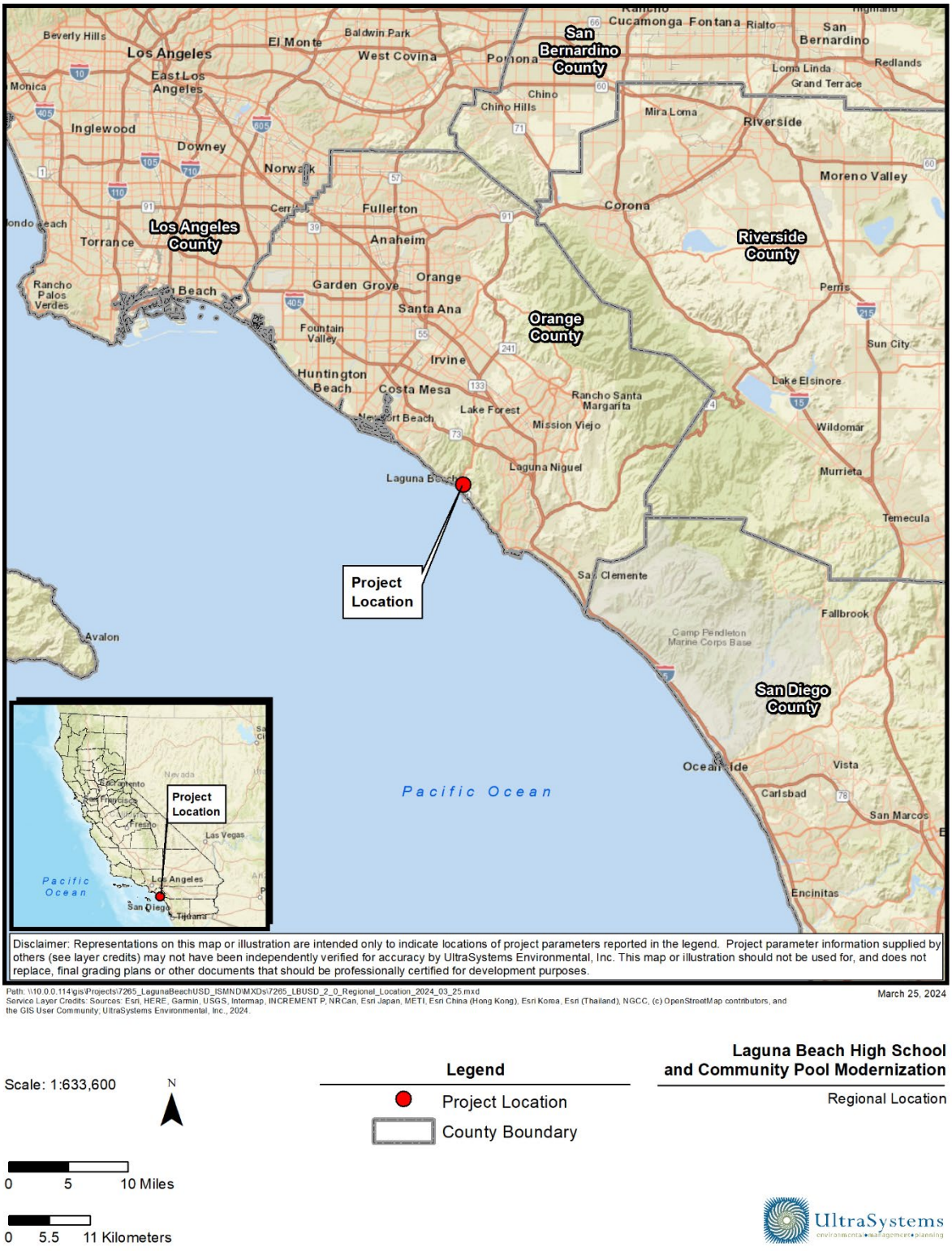


Figure 2.1-2
PROJECT LOCATION

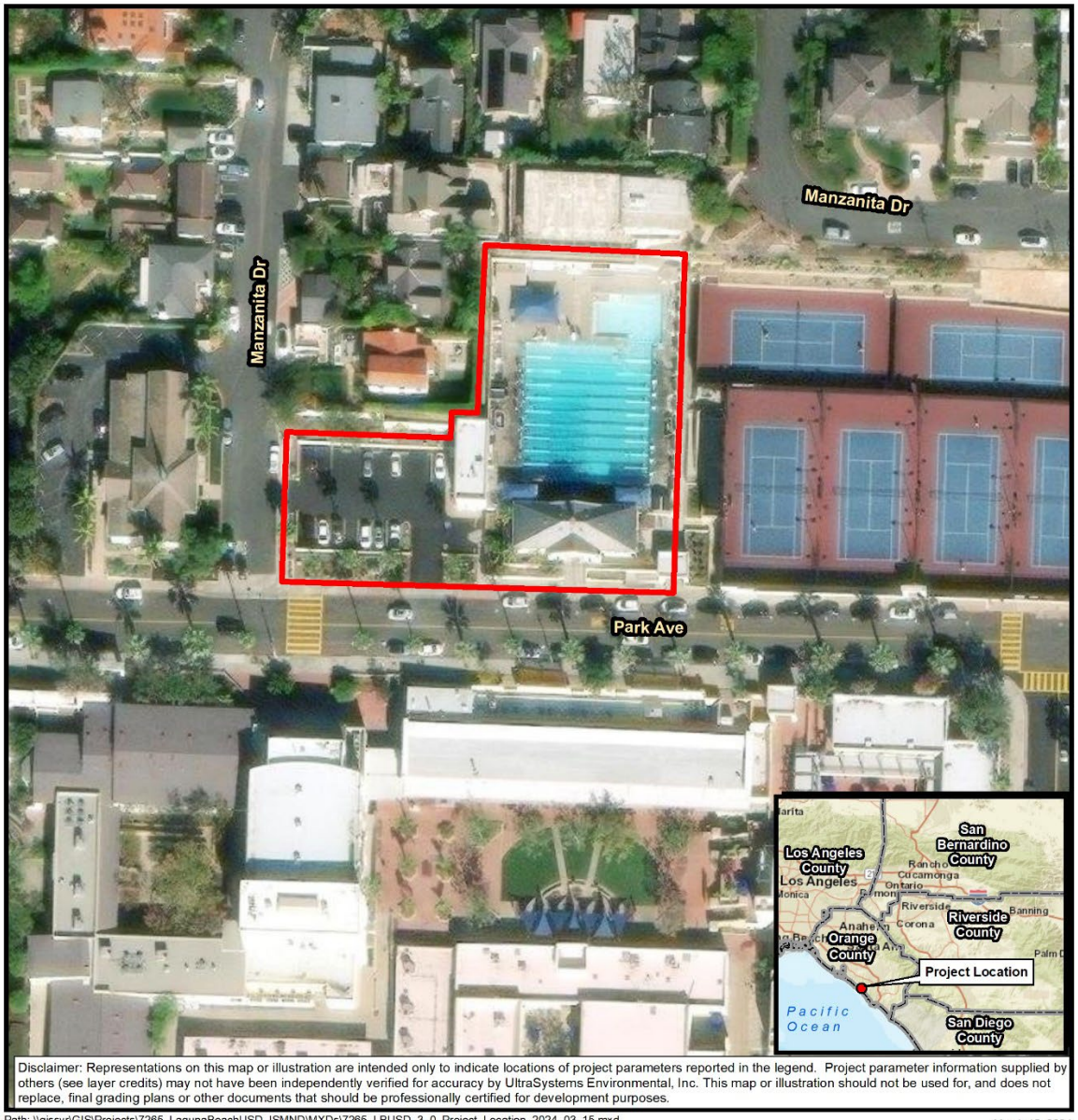


Figure 2.2-1
TOPOGRAPHIC MAP

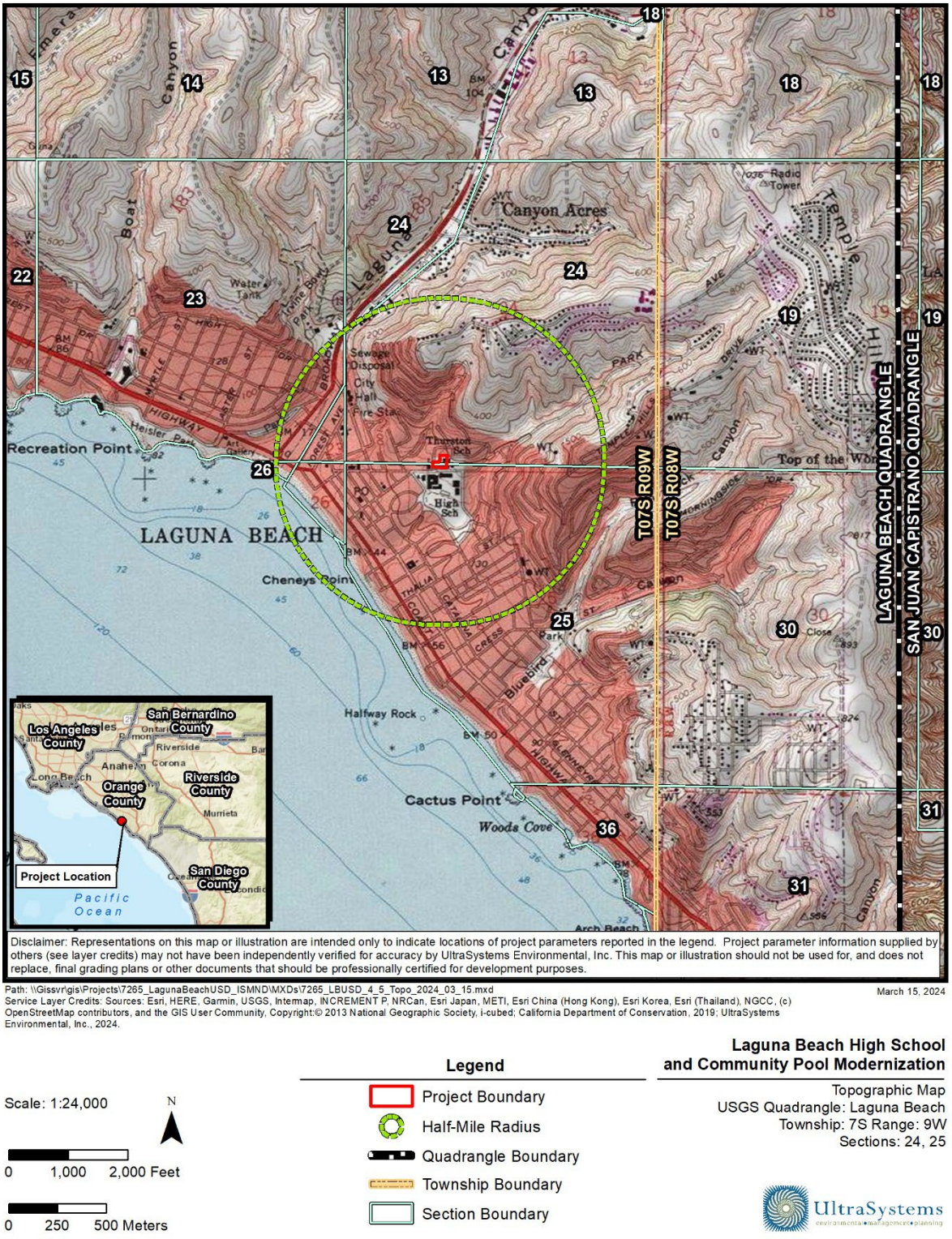


Figure 2.2-2
PROJECT SITE PHOTOGRAPHS

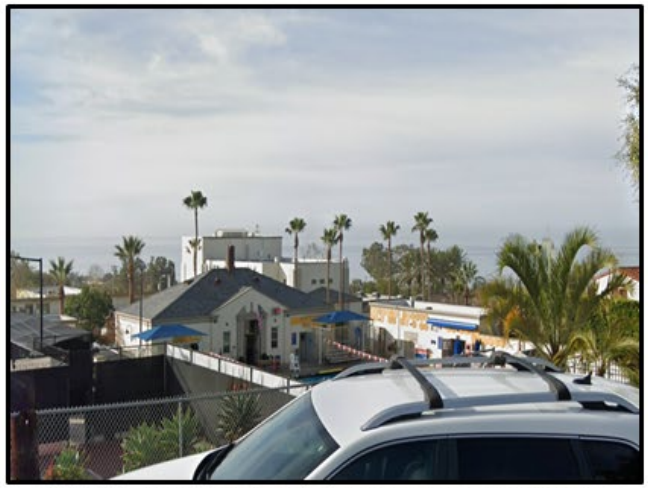


PHOTO 1: View looking t the northern portion of the project site along Manzanita Drive.

PHOTO 2: View looking at the eastern portion of the project site along Park Avenue.

PHOTO 3: View looking at the southern portion of the project site along Park Avenue.

PHOTO 4: View looking western portion of the project site along Manzanita Drive.

2.3 Existing Characteristics of the Site

2.3.1 Climate and Air Quality

The project site is located within the South Coast Air Basin (SCAB), a 6,600 square mile area encompassing the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. A persistent high-pressure area that commonly resides over the eastern Pacific Ocean largely dominates regional meteorology. The distinctive climate of this area is determined primarily by its terrain and geographic location. Local climate is characterized by warm summers, mild winters, infrequent rainfall, moderate daytime onshore breezes, and moderate humidity. Ozone (O_3) and pollutant concentrations tend to be lower along the coast, where the onshore breeze disperses pollutants toward the inland valleys of the SCAB and adjacent deserts. However, as a whole, the SCAB fails to meet National Ambient Air Quality Standards (NAAQS) for O_3 and fine particulate matter ($PM_{2.5}$) and is classified as a "nonattainment area" for those pollutants (ARB, 2024).

2.3.2 Geology and Soils

The project site is located in a developed portion of the city. Topography within the project site is relatively flat. The project site is not within an Alquist-Priolo Earthquake Fault Zone or landslide zone (CGS, 2024).

2.3.3 Hydrology

The project site is fully developed with an existing swimming pool, swimming pool building, and parking lot. Surface drainage by sheet flow is generally to the west. The project is within FEMA Map Zone X, which is an area of minimal flood hazard (FEMA, 2008).

2.3.4 Biology

The project site is located in an urbanized area, which provides low habitat value for special-status plant and wildlife species. The project site contains ornamental landscaping. Further biological resource information is detailed in **Section 4.4**, Biological Resources.

2.3.5 Public Services

The city is served by a full range of public services. Fire services for the City of Laguna Beach are provided by the Laguna Beach Fire Department (FireWiki, 2024); police services are provided by the Laguna Beach Police Department (PORAC, 2024); and school services are provided by the Laguna Beach Unified School District (LBUSD) (LBUSD, 2024).

2.3.6 Utilities

The Laguna Beach Water Quality Department provides sewer service to the project site. The project site is within the Laguna Beach County Water District (LBCWD) service area. Imported water purchased by LBCWD is treated at the Diemer Water Treatment Plant of Southern California Metropolitan Water District in Yorba Linda (LBCWD, 2021b, p. ES-5). Electric power for Laguna Beach is provided by Southern California Edison. Natural gas for the City of Laguna Beach is provided by Southern California Gas (SoCalGas) (City of Laguna Beach, 2024a).

3.0 PROJECT DESCRIPTION

3.1 Project Overview

The Laguna Beach Unified School District (District) proposes modernizing and improving the existing pool facility located at Laguna Beach High School in Laguna Beach, California. The proposed project would facilitate and enhance the functionality of the pool facility located on the north portion of the school campus. Laguna Beach High School, which serves grades 9-12, had a Fall 2023 enrollment of 888 students; enrollment is projected to decrease to 750 students by Fall 2026 (LBUSD, 2023). The project would not increase student capacity at the school and would not involve temporary relocation of students or staff during construction.

The main school campus, located south of Park Avenue on a 12.21-acre site, was originally built in the 1930s and includes the theater, classrooms built in the 20s and 30s, and the north gymnasium, with a total of 13 permanent buildings containing 130,266 square feet of building space. The Laguna Beach High School and Community Pool and Tennis Courts facility (a portion of which will be the site of the modernized pool facility) is located on a separate 2.18-acre parcel, on the north side of Park Avenue directly across from the main school campus site. The pool facility, which was designed by preservationist architect Milford Wayne Donaldson, includes a shower/locker room building and a two-story pump/storage building, and was built in 1992.

The project under consideration includes the demolition of existing buildings, replacement of the pool and replacement of the existing storage/pump building, as well as construction of concrete bleachers and related site improvements. The pool project is scheduled to be completed in the 2026 to 2027 time frame.

3.2 Project Location

The City of Laguna Beach is an incorporated city in Orange County, California. Laguna Beach High School is located at 625 Park Avenue (APN 644-051-01), while the tennis and swimming facility, the location of the proposed pool modernization, is at 670 Park Avenue (APN 641-363-10). Regional access to the school is from South Coast Highway (State Route 1) via Park Avenue. The school is located in an urban area and is surrounded primarily by single-family detached homes. Immediately to the west of the project site is the Church of Jesus Christ of Latter-Day Saints Laguna Beach, which provides services on Sundays. The regional vicinity of the project is detailed in **Figure 3.2-1** below.

As noted, the project site is located on a separate parcel from the main campus of Laguna Beach High School. **Figure 3.2-2** depicts the project site location, which is directly north of the main campus, along with the existing project site layout and site boundaries. The figure also shows the existing 25-meter by 25-yard pool and attached wading pool, as well as a shower/locker room building and a two-story building near the southwest corner of the pool, which houses pool-related mechanical equipment and storage. The equipment/storage building will be replaced with a new larger two-story building that includes shower and locker facilities.

Figure 3.2-1
PROJECT LOCATION AND SITE BOUNDARIES

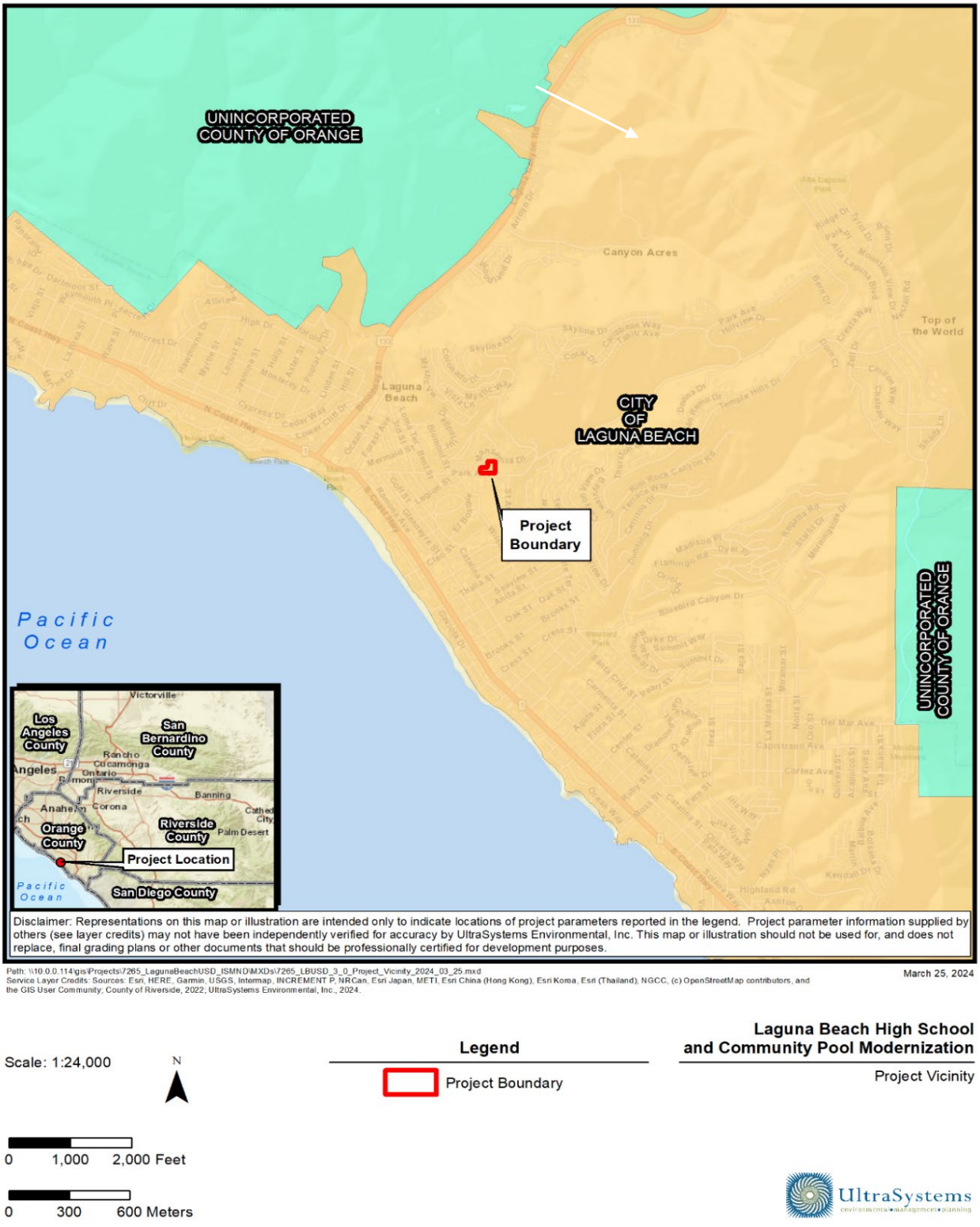
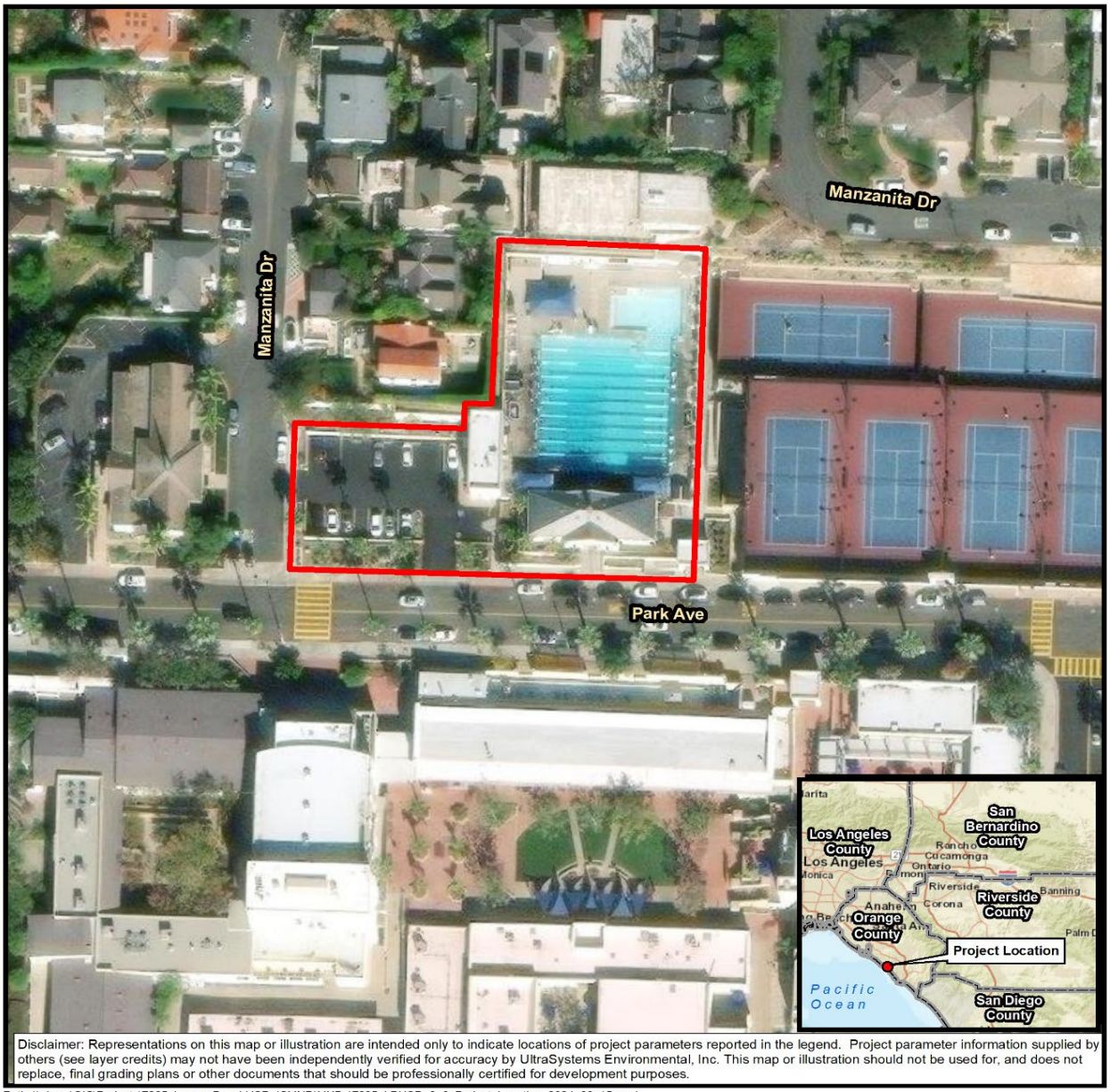


Figure 3.2-2
PROJECT LOCATION AND BOUNDARY



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\gissvr\GIS\Projects\7265_LagunaBeachUSD_ISMND\MXDs\7265_LBUSD_3_0_Project_Location_2024_03_15.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; UltraSystems Environmental, Inc., 2024.

March 15, 2024

Scale: 1:960

N

0 40 80 Feet

0 10 20 Meters

Legend

Project Boundary

Laguna Beach High School and Community Pool Modernization

Project Location

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3.3 Proposed Project

The project will include demolition, excavation, grading, drainage, and building construction to elongate the pool in the current north-south alignment and configuration. Additionally, the two-story pool support building is to be reconstructed on the west side of the pool extending into the current parking lot area, and concrete bleachers will be constructed adjacent to the new support building. **Figure 3.3-1** shows the existing site plan, **Figure 3.3-2** details the subsequent proposed demolition, and the proposed site plan is shown in **Figure 3.3-3.** The existing retaining walls are located on the west and north sides of the pool deck. The proposed pool layout is designed to accommodate a wide range of activities, ranging from competition to recreational use.

3.3.1 Project Meetings and Design Committee Timetable

Plans for the project have been developed through a series of project team, District committee, District Board and public participation meetings. School Board approval of project design was granted on October 10, 2024.

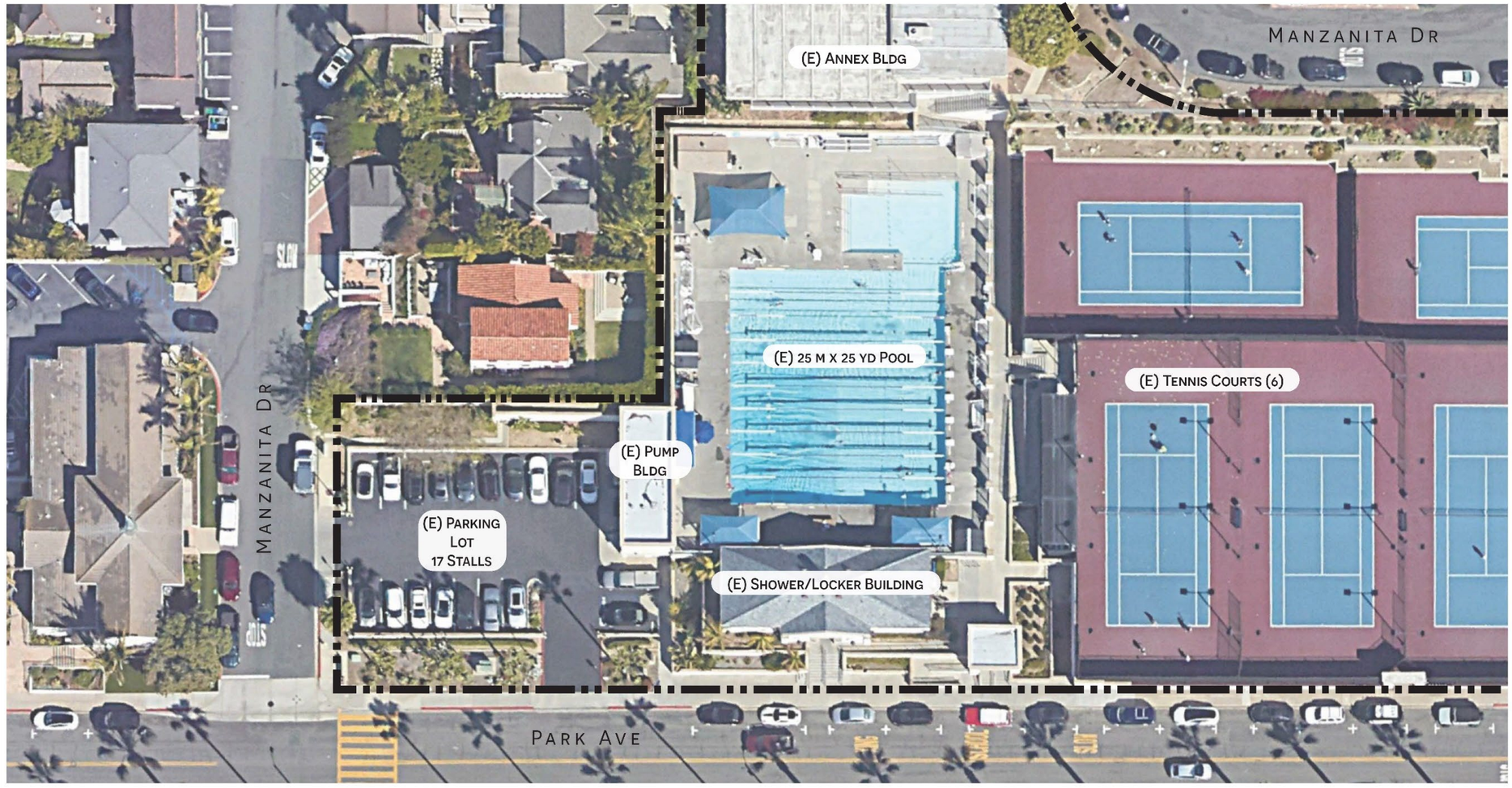
Schematic Design Phase	Dates
District/Design Team Kick-off Meeting	April 10, 2024
Develop Program Document	April 10, 2024
Design Committee Meeting	April 18, 2024
Pool Site Visits (4)	May 7. 2024
Design Committee Meeting	May 29, 2024
Design Committee Meeting	June 15, 2024
Design Committee Meeting	June 26, 2024
Design Committee Meeting	July 15, 2024
SD Consultant Lick-off Meeting	July 24, 2024
100% SD Package to District	August 9, 2024
Community Meeting	August 12, 2024
Conceptual Plan/SD Package to District	August 12, 2024
School Board Workshop Session	September 26, 2024
School Board Approval	October 10, 2024

3.3.2 Project Objectives

The project objectives are as follows.

- Implement sustainable pool & site design to minimize electricity/natural gas use and reduce the use of hazardous chemicals.
- Construct a new 6,692 square-foot Pool Building, a 554 square-foot Restroom Building, 1,100 square-foot fabric shade structure, and 2,016 square-foot of photovoltaic structures. Maintain the walkway from Manzanita to Park Avenue on the east side of the pool deck.
- Include retaining wall design to lower pool deck five feet
- Include solar carport covers at parking lot, vehicle charging stations, rooftop/shade canopy solar water/electric panels, motorized pool cover system, energy-efficient heating and filtration pump systems to maximize energy efficiency.

Figure 3.3-1
EXISTING SITE PLAN



Disclaimer: Illustration provided by Ruhnau Clarke Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ruhnau Clarke Architects, October 10, 2024.

Laguna Beach High School and Community Pool Modernization
Existing Site Plan

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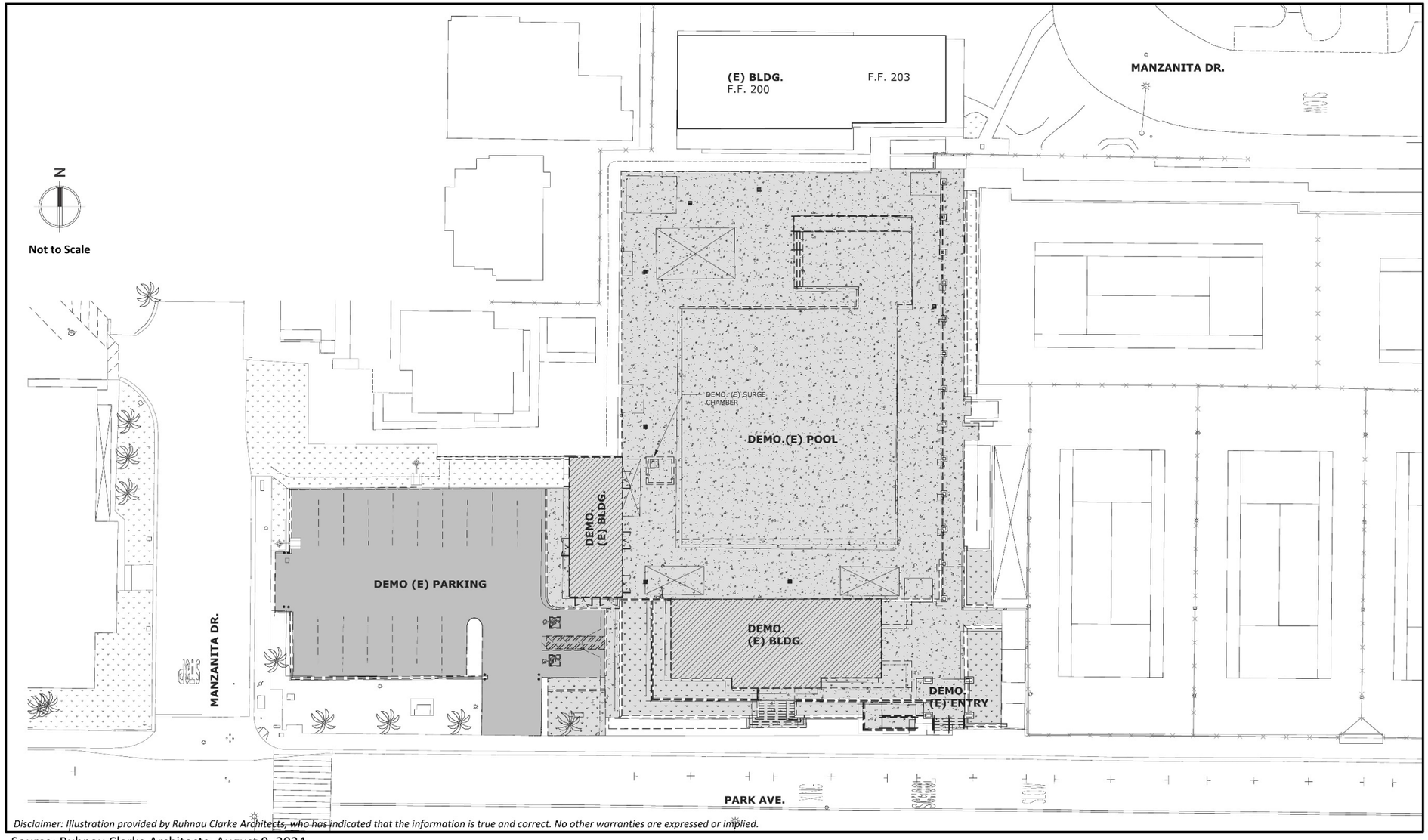
Figure 3.3-2
PROPOSED PROJECT DEMOLITION



Disclaimer: Illustration provided by Ruhnau Clarke Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ruhnau Clarke Architects, August 9, 2024.

Laguna Beach High School and Community Pool Modernization

Proposed Demolition

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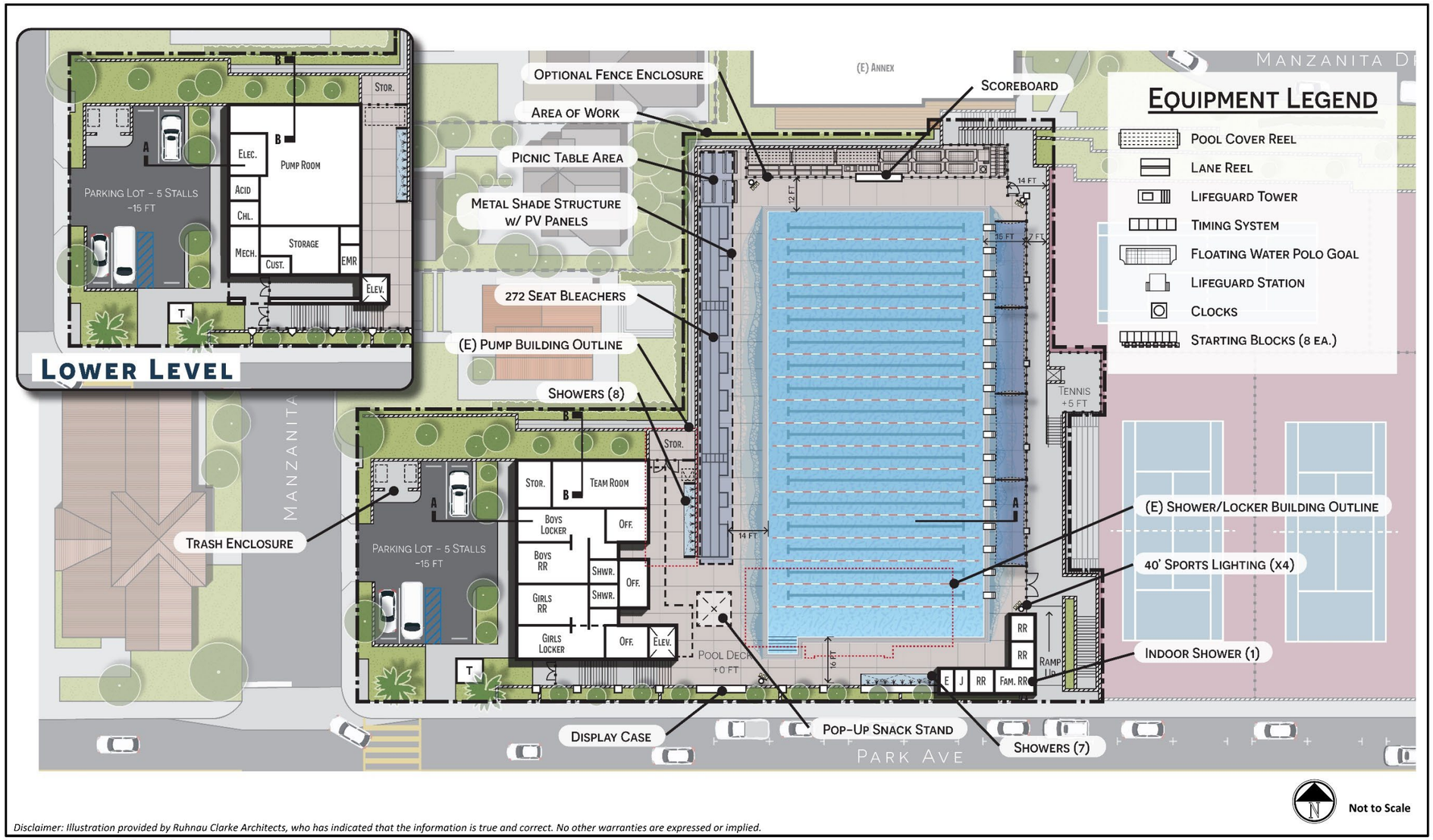
Figure 3.3-3
PROPOSED SITE PLAN



Disclaimer: Illustration provided by Ruhnau Clarke Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ruhnau Clarke Architects, October 10, 2024.

Laguna Beach High School and Community Pool Modernization
Site Plan

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3.3.3 Project Components

As envisioned in the concept plan chosen by the Board, the project will include the following components, which are illustrated in **Figure 3.3-3**.

- 45-meter x 25-yard pool, with 16 lanes in an north-south (25-yard) orientation
- Swimming pool deck
- Concrete bleachers along the west wall
- New two-story shower/locker and pump buildings
    - Pool Building with a 6,692 square foot building area. See **Figures 3.3-4** and **3.3-5,** illustrating the elevations and floor plans.
    - Restroom Building a 554 square foot building area. See **Figures 3.3-6** and **3.3-7,** illustrating the elevations and floor plans.
- Solar water heating and solar photovoltaic panels. Solar water heating and solar photovoltaic panels are proposed on west, north, and east side of pool (as delineated in **Figure 3.3-8**).
- Parking lot with seven spaces (one ADA), as illustrated in **Figure 3.3-8**.

A comparative view between the existing development and the proposed project **Figures 3.3-9**. A complete set of plans and drawings for the proposed project, please refer to **Appendix A1**.

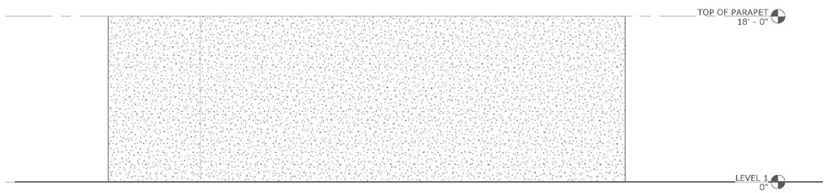
3.3.4 Project Access and Parking

The development of the project may require a minor reduction in the number of existing parking spaces in the lot adjacent to the pool area from its current 15 spaces to seven with one ADA compliant stall. Limited street parking is available on Park Avenue. Public access patterns to the high school campus will remain unchanged.

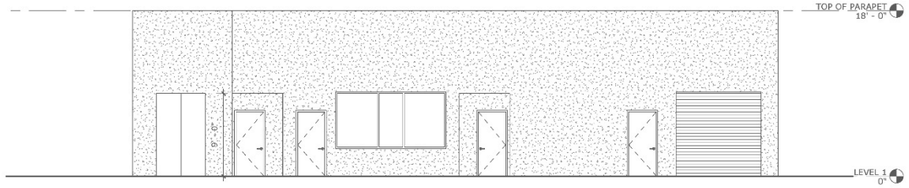
3.3.5 Pool Lighting

To provide lighting for the proposed project, a site lighting design consistent with the existing site light pole height at the existing pool and tennis court area (approximately 24’-0” in height) is being proposed.

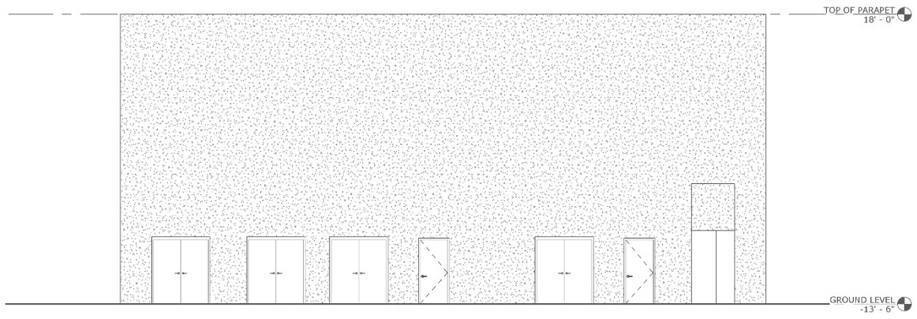
Figure 3.3-4
PROPOSED POOL BUILDING ELEVATIONS



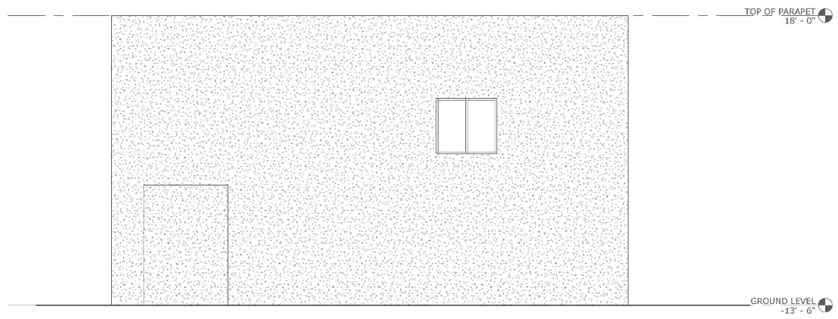
2 NORTH ELEVATION



1 EAST ELEVATION



4 WEST ELEVATION



3 SOUTH ELEVATION

Not to Scale

Disclaimer: Illustration provided by Ruhnau Clarke Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ruhnau Clarke Architects, August 9, 2024.

Laguna Beach High School
and Community Pool Modernization
Pool Building Elevations

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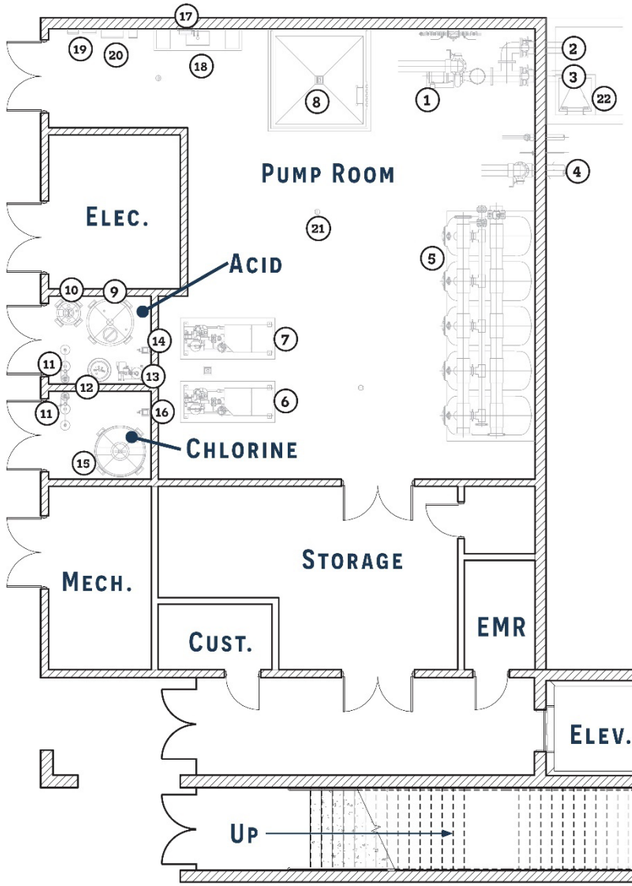
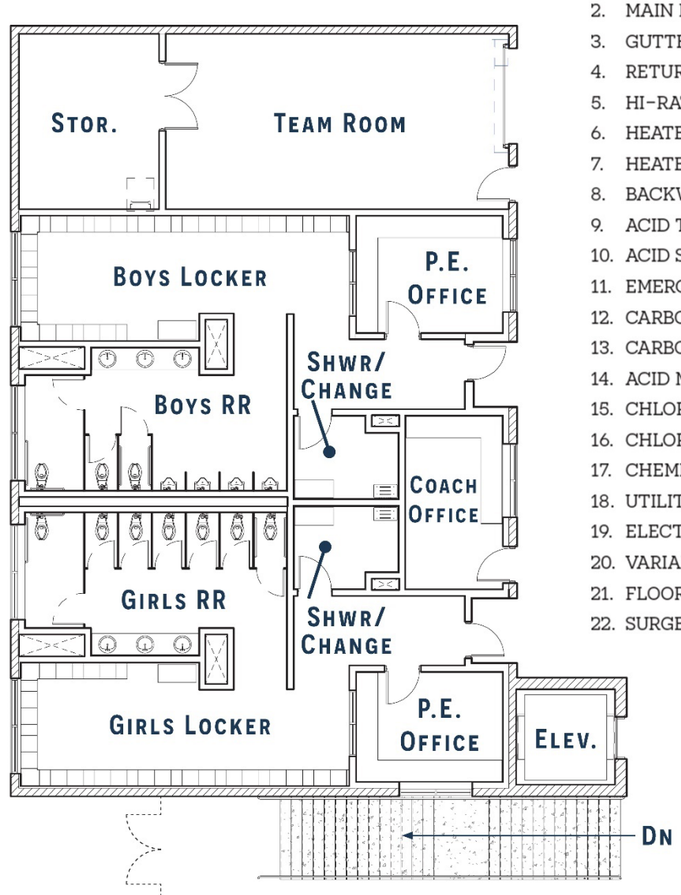
Figure 3.3-5
PROPOSED POOL BUILDING FLOOR PLANS





1. CIRCULATION PUMP
2. MAIN DRAIN SUCTION PIPE
3. GUTTER SUCTION PIPE
4. RETURN PIPE
5. HI-RATE SAND FILTERS (X5)
6. HEATER 1
7. HEATER 2
8. BACKWASH TANK
9. ACID TANK
10. ACID SRUC TANK
11. EMERGENCY SHOWER / EYEWASH STATION
12. CARBON DIOXIDE TANK
13. CARBON DIOXIDE FEED SYSTEM
14. ACID METERING PUMP
15. CHLORINE TANK
16. CHLORINE METERING PUMP
17. CHEMICAL CONTROL MONITOR
18. UTILITY SINK
19. ELECTRICAL PANEL
20. VARIABLE FREQUENCEY DRIVE
21. FLOOR DRAIN
22. SURGE TANK

LOWER LEVEL (PARKING LOT)

UPPER LEVEL (POOL DECK)

Not to Scale

Disclaimer: Illustration provided by Ruhnau Clarke Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ruhnau Clarke Architects, October 10, 2024.

Laguna Beach High School and Community Pool Modernization

Pool Building Floor Plans

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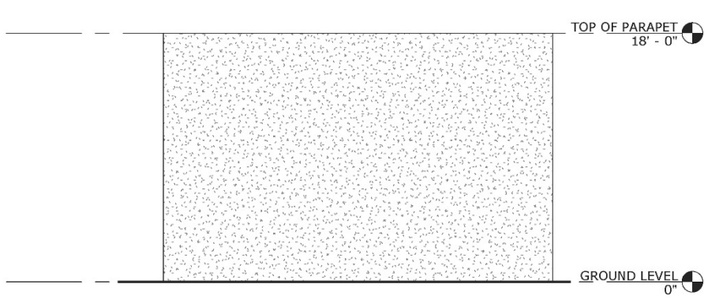
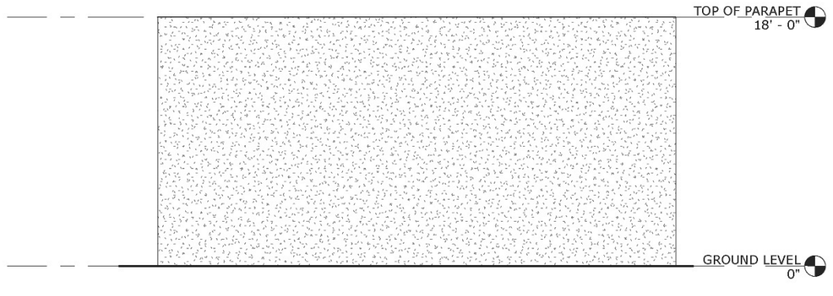
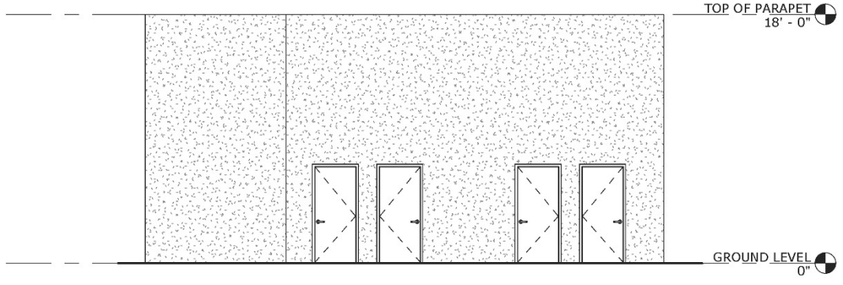
Figure 3.3-6
PROPOSED RESTROOM BUILDING ELEVATIONS



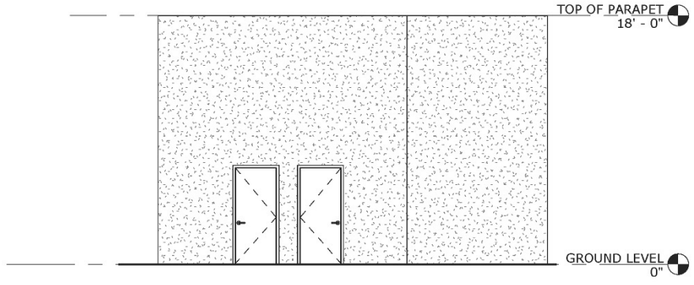
1 EAST ELEVATION



3 SOUTH ELEVATION



2 NORTH ELEVATION



4 WEST ELEVATION

Not to Scale

Disclaimer: Illustration provided by Ruhnau Clarke Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ruhnau Clarke Architects, August 9, 2024.

Laguna Beach High School and Community Pool Modernization

Restroom Building Elevations

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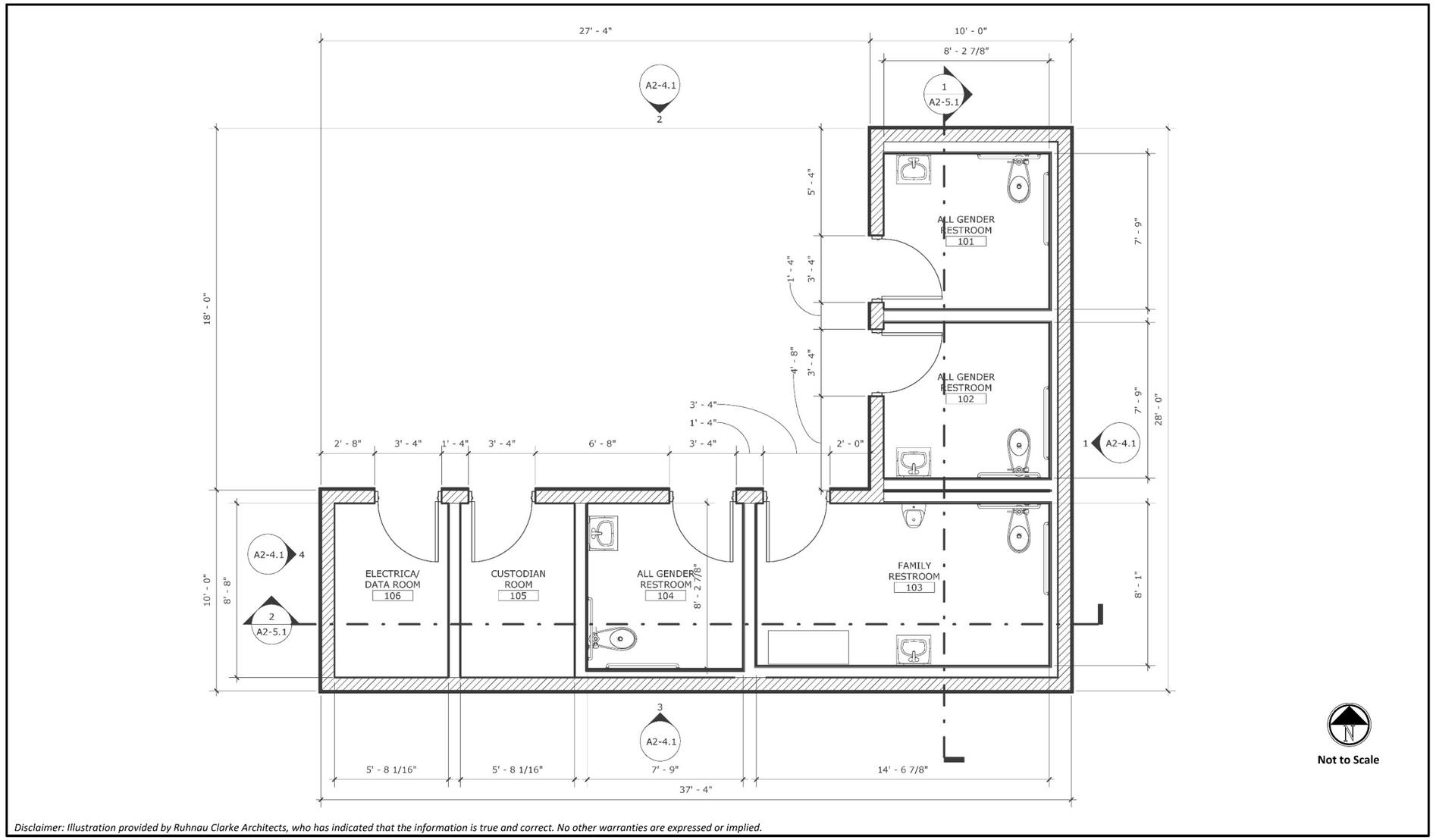
Figure 3.3-7
PROPOSED RESTROOM BUILDING FLOOR PLANS



Disclaimer: Illustration provided by Ruhnau Clarke Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ruhnau Clarke Architects, August 9, 2024.

Laguna Beach High School and Community Pool Modernization

Restroom Building Floor Plan

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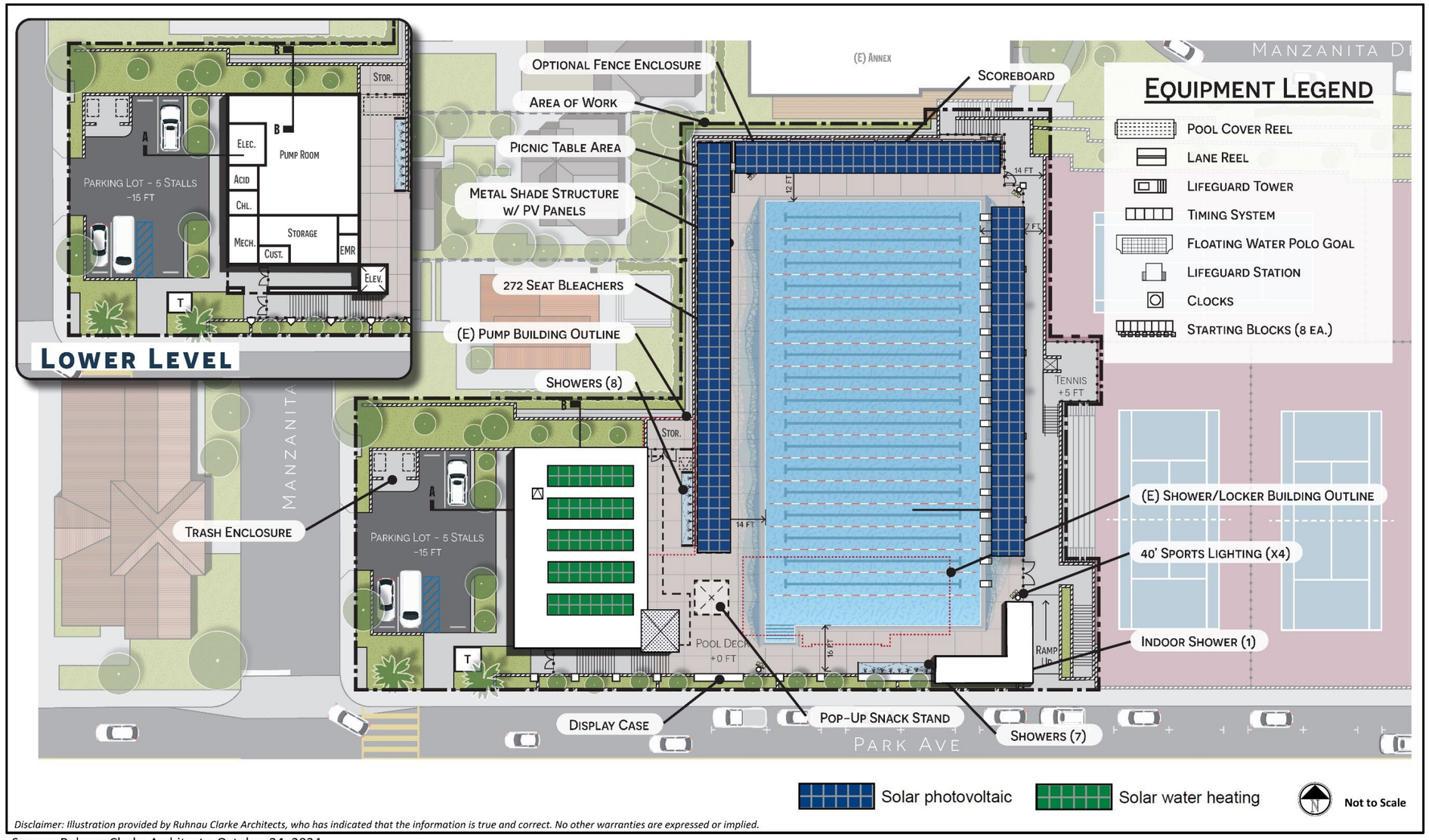
Figure 3.3-8
SOLAR PANEL PLACEMENT



Disclaimer: Illustration provided by Ruhnau Clarke Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ruhnau Clarke Architects, October 24, 2024.

Laguna Beach High School and Community Pool Modernization

Pool Solar Location

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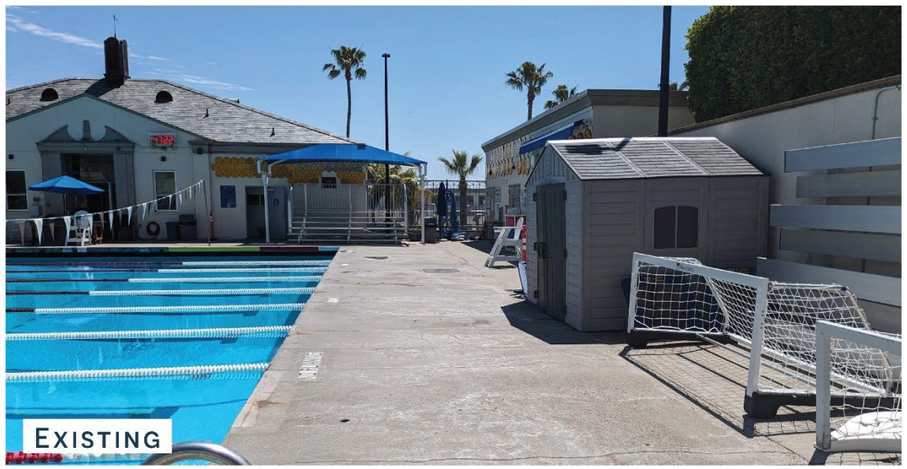
Figure 3.3-9
PROJECT COMPARISON VIEW



Disclaimer: Illustration provided by Ruhnau Clarke Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ruhnau Clarke Architects, October 10, 2024.

Laguna Beach High School and Community Pool Modernization

Exterior Views - Comparisons

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3.3.6 Landscaping

The proposed project does not propose additional landscaping. The existing planters in the current facility will be demolished during the demolition phase of construction with new vegetation being installed. **Figure 3.3-10** shows the proposed replacement vegetation palette for the project.

3.3.7 Utility Improvements

The proposed project includes the installation of the following utility laterals: storm water; domestic water; sanitary sewer; natural gas; electrical power; communications; unknown utility; and fire water.

3.4 Construction Activities and Schedule

Project construction (including inspections) will take place over 334 days (approximately 11 months), starting in First Quarter 2026 and ending in First Quarter 2027. **Table 3.4-2** summarizes the construction schedule by major activity. As noted, vertical construction (Pool Area, Pump Room, Parking Lot) will commence in First Quarter 2026. A detailed Construction Schedule is included as **Appendix A2** of this initial study.

Table 3.4-2
PROJECTED CONSTRUCTION SCHEDULE

Activity	Duration	Start date	Finish Date
Pool Building			
Demolition/Site Preparation	50 days	2/16/2026	4/7/2026
Foundations / Structure	156 days	4/8/2026	7/14/2026
Exteriors	91 days	7/15/2026	10/14/2026
Site Improvements - Lower Lot	97 days	10/15/2026	1/20/2027
Interiors	84 days	7/29/2026	10/21/2026
Pool			
Site Preparation	55 days	3/11/2026	5/5/2026
Pool Construction	209 days	5/6/2026	12/1/2026
Public Restrooms	71 days	6/4/2026	8/14/2026
Pool Deck	183 days	6/4/2026	12/4/2026
Site Improvements - Upper Lot	212 days	5/6/2026	12/4/2026
Start-up / Testing / Inspections			
	53 days	12/7/2026	1/29/2027

Source: C.W. Driver, 2024 (Laguna Beach High School Aquatic Center Project Schedule)
Note: Projected construction duration times include weekends and holidays.

The project would begin with the demolition of the existing pool and associated improvements. The debris would be disposed of at an appropriate landfill or recycling facility that accepts construction and demolition waste. Subsequently, grading/excavation activities would occur, and following that the new pool and associated improvements would be constructed.

Construction access would be provided through surface streets adjacent to the site. Construction equipment would include a skid steer, backhoe, excavator, crane, concrete truck, concrete pump, and drilling rig. Three or more tractor trailers would be used to haul away the demolition waste. The staging of the construction and internal site logistics would occur within the limits of the site as shown in **Figure 3.4-1**, with ingress and egress demonstrated on **Figure 3.4-2**.

Figure 3.3-10
POOL CONCEPTUAL PLANTING PLAN

Disclaimer: Illustration provided by Ruhnau Clarke Architects, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Ruhnau Clarke Architects, August 9, 2024.

Laguna Beach High School and Community Pool Modernization
Landscape Plan

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Figure 3.4-1
EXTERNAL INGRESS AND EGRESS – SITE LOGISTICS

Disclaimer: Illustration provided by C.W. Driver, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: C.W. Driver, August 21, 2024.

Laguna Beach High School
and Community Pool Modernization

Logistics Site Plan – External Ingress/Egress

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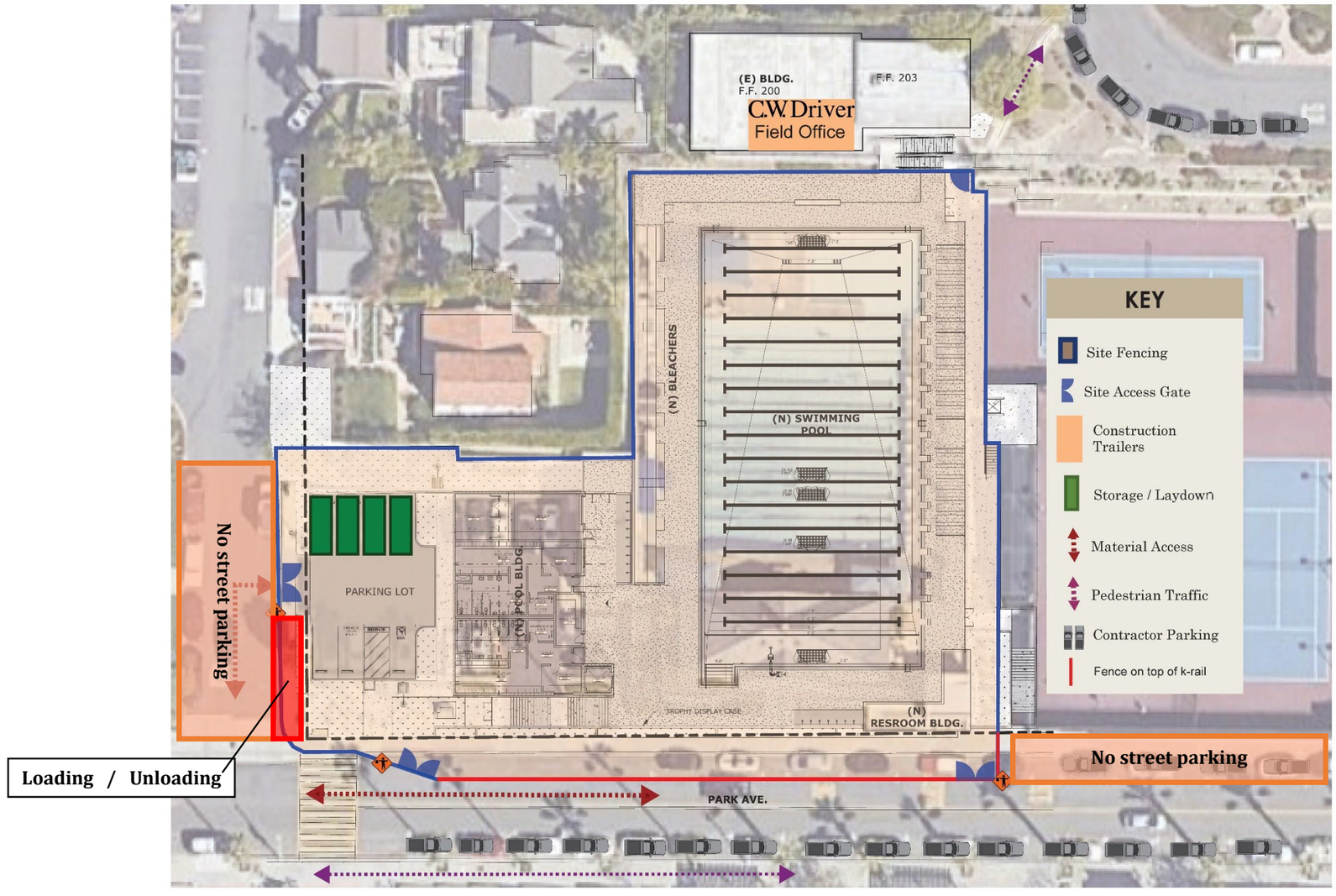
Figure 3.4-2
INTERNAL SITE LOGISTICS



Disclaimer: Illustration provided by C.W. Driver, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: C.W. Driver, August 21, 2024.

Laguna Beach High School and Community Pool Modernization

Logistics Site Plan – Internal Site Logistics

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3.5 Reviewing Agencies

The following agencies listed in **Table 3.5-1** would be provided an opportunity to review the IS/MND for compliance with applicable requirements and to submit written comments, if any, to the Lead Agency.

Table 3.5-1
REVIEWING AGENCIES

State	
Office of Planning & Research - State Clearinghouse	Department of Health Services
Department of Education	Office of Emergency Services
Native American Heritage Commission	State Water Resources Control Board
Department of Conservation	Department of Toxic Substance Control
California Department of Fish and Wildlife	
Regional and Local	
Laguna Beach Fire Department	Laguna Beach County Water District
Laguna Beach Community Development Dept.	Orange County Health Care Agency
Laguna Beach Police Department	

3.6 Discretionary Actions

The project is excluded from the requirement of a Costal Development Permit (CDP) due to the site being located within the Local Coastal Program (LCP) high school area (Exclusion Area #4). The project was declared by the by the City's Planning Director to be *de minimis* (development with minimal potential to adversely affect coastal resources) and it falls under a LCP categorical exclusion. Therefore, it is excluded from being required to submit the proposed project for review by the City of Laguna Beach and the California Coastal Commission (CCC) regarding a CDP.

Following LBUSD approval of this IS/MND (Section 1.0), the following approvals shown in **Table 3.6-1** would be required prior to construction.

Table 3.6-1
PERMITS AND APPROVALS

Agency	Permit or Approval
California Division of the State Architect	Approval of plans and specifications
California Geological Society	Review of geotechnical information
South Coast Air Quality Management District	Issuance of applicable air quality permits
Orange County Health Department	Permit
City of Laguna Beach Engineering Department	Off-site & right-of-way improvements
City of Laguna Beach Fire Department	Fire access site plan review only (required by DSA)

Note: There will be a public works permit through City engineering department, but no building permit.

4.0 ENVIRONMENTAL CHECKLIST

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 as a "Potentially Significant Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural & Forest Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology / Soils	☐ GHG Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

Determination (To Be Completed by the Lead Agency)

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.

☒ 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.

Signature	Date
Printed Name	Laguna Beach Unified School District

Evaluation of Environmental Impacts

(1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

(2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

(3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

(4) "Negative Declaration: Less than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to less than significant level.

(5) Earlier analyses may be use where, pursuant to the tiering, Program EIR, or other CEQA process, an affect has been adequately analyzed in an earlier EIR or negative declaration. (See Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:

(a) Earlier Analyses Used. Identify and state where the earlier analysis is available for review.
(b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
(c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

(6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted should be cited in the discussion.

(7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

(8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

(9) The explanation of each issue should identify:

(a) The significance criteria or threshold, if any, used to evaluate each question; and
(b) The mitigation measure identified, if any, to reduce the impact to less than significant.

4.1 Aesthetics

Would the project:	Potentially Significant Impact	Less than Significant Impact 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, 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 "visual environment" includes the built environment (development patterns, buildings, parking areas, and circulation elements) and natural environment (such as hills, vegetation, rock outcroppings, drainage pathways, and soils) features. Visual quality, viewer groups and sensitivity, duration, and visual resources characterize views.

- Visual quality refers to the general aesthetic quality of a view, such as vividness, intactness, and unity.
- Viewer groups identify who is most likely to experience the view. High-sensitivity land uses include residences, schools, playgrounds, religious institutions, and passive outdoor spaces such as parks, playgrounds, and recreation areas.
- Duration of a view is the amount of time that a particular view can be seen by a specific viewer group.
- Visual resources refer to unique views, and views identified in local plans, from scenic highways, or of specific unique structures or landscape features.

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

Less than Significant Impact

Scenic vistas generally include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene or feature of interest. According to the City of Laguna Beach's Landscape and Scenic Highways Element (LSHE), there are no designated scenic vistas, but aesthetic resources in the city consist of the San Joaquin Hills that surround the City, the Pacific Ocean to the West, and the Aliso and Laguna Creeks. Public views of the listed aesthetic resources are available from Coast Highway, Laguna Canyon Road, as well as El Toro Road and the city's public areas such as the beaches, parks and trails (City of Laguna Beach, 2018). The image of Laguna Beach is linked to its geologic setting (rocky cliffs, tide pools, waves, tides, and beaches) and interactions between the ocean and the coastline. Protection of these natural features is a principal goal of the City.

According to the Laguna Beach Landscape and Scenic Highways Resource Document (LSHRD), the project site (High School) is located in the Manzanita and Arroyo Chico neighborhoods. The Arroyo Chico neighborhood is predominately single-family residential, with several streets following the steep natural contours of hills and ravines. The Manzanita neighborhood is within the Virginia Park Canyon area, with houses on upper slopes that have views to the town and ocean (City of Laguna Beach, 2018). The project site is not located within any of the scenic vista locations previously mentioned. It is located in a highly developed area, and the project would construct a similar swimming pool and supportive buildings to those already in place, reducing the risk of blocking views for houses in the surrounding neighborhoods compared to existing conditions. Therefore, impacts would be less than significant.

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

No Impact

The California Department of Transportation (Caltrans) designates state scenic highways. The nearest officially designated state scenic highway to the project site is a portion of State Route 91 (SR-91) as shown in **Figure 4.1-1**, which is approximately 33.5 miles northeast of the project site (Caltrans, 2019). Due to the large distance between the project site and SR-91, construction and implementation of the project would have no impacts on state scenic highways.

The LSHRD provides information on the City designated scenic corridors Coast Highway and Laguna Canyon Road, as well as the historic neighborhood homes throughout the City (City of Laguna Beach, 2018). The project site is not located along any scenic corridor. The closest eligible state scenic highway to the project site is a portion of Coast Highway, approximately 0.4 miles west of the project site. Due to the distance and the significant amount of intervening development between the project site and freeways, corridors, and historic buildings, there would be no impacts.

Figure 4.1-1
CALIFORNIA STATE SCENIC HIGHWAYS

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage 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 is located in an urbanized/residential portion of the City. Therefore, impact analysis would be based on if the project would conflict with applicable zoning and other regulations governing scenic quality. **Table 4.1-1** below details the single applicable aesthetics policy from the City General Plan and how the project would adhere to it.

Table 4.1-1
COMPLIANCE WITH LAGUNA BEACH GENERAL PLAN POLICIES REGARDING SCENIC QUALITY

GOAL 1: To protect and improve Laguna Beach's Neighborhood landscapes	
Policies	**Compliance**
Policy 1.3: Reinforce City policies 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.	The project would adhere to the City's design guidelines on an existing, already developed project site, ensuring that the design of the remodel would reduce the alteration of natural topographic features discussed in **Section a)** above. Therefore, the project would have less than significant impacts and would comply with this policy.

Source: City of Laguna Beach, 2018a p. 101-102

Based on the analysis above, the project would not conflict with applicable General Plan policies governing scenic quality. Additionally, the project would adhere to all applicable zoning regulations. Therefore, impacts would be less than significant.

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

Less Than Significant Impact

The proposed project would include interior and exterior lighting similar to existing lighting for the pool and pool building, for visibility and security purposes. Construction and operation of the project would adhere to the City of Laguna Beach's Municipal Code § 7.70, Good Neighbor Outdoor Lighting regulations (City of Laguna Beach, 2024c), which would be reviewed and approved by City staff to ensure that light and glare from project components would be less than significant.

4.2 Agriculture and Forestry Resources

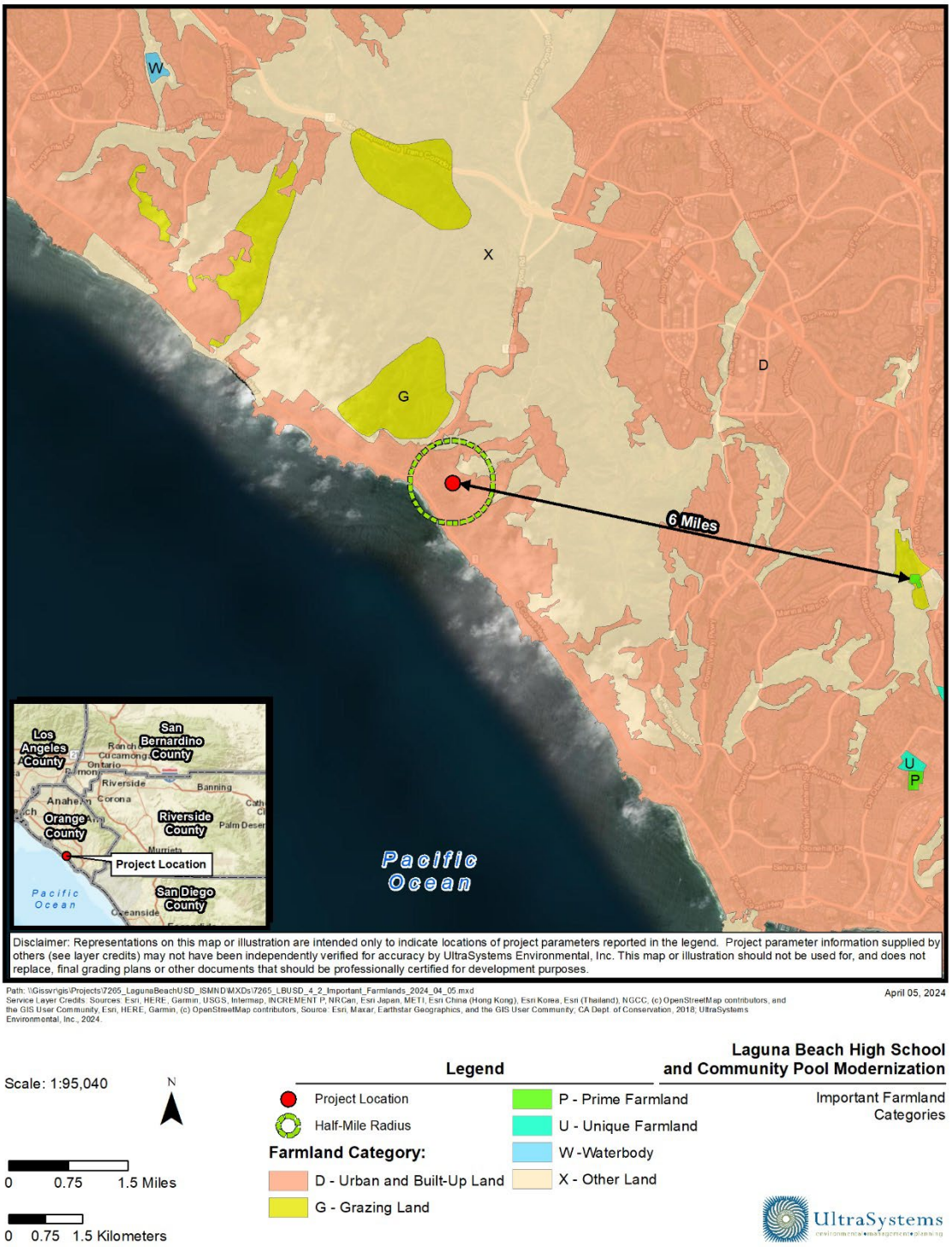
Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping 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 § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 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) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact

The project site and surrounding uses are designated by the Division of Land Resource Protection (DLRP) as "Urban and Built-up Land" and the nearest farmland (categorized as Prime Farmland) is located six miles to the southeast of the Project site (see **Figure 4.2-1** below). The Department of Conservation (DOC) defines "Urban and Built-up Land" as land used for residential, industrial, commercial, construction, institutional, public administration, and other developed purposes (DOC, 2024). Therefore, no farmland would be converted to non-agricultural use and no impacts would occur.

Figure 4.2-1
IMPORTANT FARMLAND CATEGORIES



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

No Impact

The project site is publicly-owned land zoned as Institutional (I) and is not zoned for agricultural use. Institutional zones provide for the public, quasi-public and private institutional facilities. The uses permitted in this zone are to provide public benefits, and the designated uses can be established in response to the health, safety, educational, public service and cultural needs of the community (City of Laguna Beach, 2024d). Williamson Act contracts restrict the use of privately-owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. Williamson Act contracts are made only on land within agricultural reserves; the project site is not within an agricultural reserve. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract and no impact would occur.

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

No Impact

The project site is zoned Institutional (I); the site is not zoned for forest, timberland, or timberland production use. Therefore, project development would not conflict with zoning for forest land or timberland, and no impact would occur.

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

No Impact

The project site and its surroundings are not cultivated for forest resources. Therefore, project development would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

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

No Impact

The project site is surrounded by single-family residences to the north, a church to the west, the tennis courts to the east and the main high school campus to the south. No important farmland is near the project site; the nearest such farmland is Prime Farmland approximately six miles to the southeast. No forest land is present on or near the project site. Therefore, project development would not directly or indirectly cause conversion of farmland to non-agricultural use or conversion of forest land to non-forest use, and no impacts would occur.

4.3 Air Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact 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 nonattainment 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**	

4.3.1 Pollutants of Concern

Criteria pollutants are air pollutants for which acceptable levels of exposure can be determined and an ambient air quality standard has been established by the U.S. Environmental Protection Agency (USEPA) and/or the California Air Resources Board (ARB). The criteria air pollutants of concern are nitrogen dioxide (NO_2), carbon monoxide (CO), particulate matter (PM_{10} and $PM_{2.5}$), sulfur dioxide (SO_2), lead (Pb), and ozone, and their precursors, such as reactive organic gases (ROG) (which are ozone precursors). Since the Laguna Beach High School Pool Modernization (project) would not generate appreciable SO_2 or Pb emissions,[5] it is not necessary for the analysis to include those two pollutants. Presented below is a description of the remaining air pollutants of concern and their known health effects.

The project is in the western Orange County portion of the South Coast Air Basin (SCAB), in which the South Coast Air Quality Management District (SCAQMD) is substantially responsible for air pollution control.

Table 4.3-1 shows the attainment status of the SCAB for each criteria pollutant for both the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). Presented below is a description of the relevant air pollutants of concern and their known health effects.

5 Sulfur dioxide emissions will be below 0.03 pound per day during construction. Lead emissions are not quantified in CalEEMod; however they are typically associated with industrial sources and processes (CAPCOA, 2024).

Table 4.3-1
FEDERAL AND STATE ATTAINMENT STATUS

Pollutants	Federal Classification	State Classification
Ozone (O_3) – 1-hour standard	Nonattainment (Extreme)	Nonattainment
Ozone (O_3) – 8-hour standard	Nonattainment (Extreme)	
Particulate Matter (PM_{10})	Maintenance (Serious)	Nonattainment
Fine Particulate Matter ($PM_{2.5}$)	Nonattainment (Serious)	Nonattainment
Carbon Monoxide (CO)	Maintenance (Serious)	Attainment
Nitrogen Dioxide (NO_2)	Maintenance (Primary)	Attainment
Sulfur Dioxide (SO_2)	Unclassified	Attainment
Sulfates	No Federal Standards	Attainment
Lead (Pb)		Attainment
Hydrogen Sulfide (H_2S)	Unclassified	
Visibility Reducing Particles		

Sources: ARB, 2020; USEPA, 2024a.

Nitrogen oxides (NO_X) serve as integral participants in the process of photochemical smog production and are precursors for certain particulate compounds that are formed in the atmosphere and for ozone. A precursor is a directly emitted air contaminant that, when released into the atmosphere, forms, causes to be formed, or contributes to the formation of a secondary air contaminant for which an ambient air quality standard (AAQS) has been adopted, or for which the presence in the atmosphere will contribute to the violation of one or more AAQSs. When NO_X and ROG are released into the atmosphere, they can chemically react with one another in the presence of sunlight to form ozone. The two major forms of NO_X are nitric oxide (NO) and NO_2. NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO_2 is a reddish-brown pungent gas formed by the combination of NO and oxygen. NO_2 acts as an acute respiratory irritant and eye irritant and increases susceptibility to respiratory pathogens (USEPA, 2011).

Carbon monoxide is a colorless, odorless non-reactive pollutant produced by incomplete combustion of fossil fuels. CO is emitted almost exclusively from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft and trains. In urban areas, such as the project location, automobile exhaust accounts for most CO emissions. CO is a non-reactive air pollutant that dissipates relatively quickly; therefore, ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions, primarily wind speed, topography, and atmospheric stability. CO from motor vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, a typical situation at dusk in urban areas between November and February. The highest levels of CO typically occur during the colder months of the year when inversion conditions are more frequent. In terms of health, CO competes with oxygen, often replacing it in the blood, thus reducing the blood's ability to transport oxygen to vital organs. The results of excess CO exposure can be dizziness, fatigue, and impairment of central nervous system functions. High concentrations are lethal (USEPA, 2024b).

Particulate matter (PM) consists of finely divided solids or liquids, such as soot, dust, aerosols, fumes and mist. Primary PM is emitted directly into the atmosphere from activities such as agricultural operations, industrial processes, construction and demolition activities, and

entrainment of road dust into the air. Secondary PM is formed in the atmosphere from predominantly gaseous combustion by-product precursors, such as sulfur oxides, NO_X, and ROGs.

Particle size is a critical characteristic of PM that primarily determines the location of PM deposition along the respiratory system (and associated health effects) as well as the degradation of visibility through light scattering. In the United States, federal and state agencies have focused on two types of PM. PM_{10} corresponds to the fraction of PM no greater than 10 micrometers in aerodynamic diameter and is commonly called respirable particulate matter, while $PM_{2.5}$ refers to the subset of PM_{10} of aerodynamic diameter smaller than 2.5 micrometers, which is commonly called fine particulate matter.

PM_{10} and $PM_{2.5}$ deposition in the lungs results in irritation that triggers a range of inflammation responses, such as mucus secretion and bronchoconstriction, and exacerbates pulmonary dysfunctions, such as asthma, emphysema, and chronic bronchitis. Sufficiently small particles may penetrate the bloodstream and impact functions such as blood coagulation, cardiac autonomic control, and mobilization of inflammatory cells from the bone marrow. Individuals susceptible to higher health risks from exposure to airborne PM_{10} pollution include children, the elderly, smokers, and people of all ages with low pulmonary/cardiovascular function. For these individuals, adverse health effects of PM_{10} pollution include coughing, wheezing, shortness of breath, phlegm, bronchitis, and aggravation of lung or heart disease, leading, for example, to increased risks of hospitalization and mortality from asthma attacks and heart attacks (USEPA, 2024c).

Reactive organic gases (ROG) are defined as any compound of carbon, excluding CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions. It should be noted that there are no state or national ambient air quality standards for ROG because ROGs are not classified as criteria pollutants. They are regulated, however, because a reduction in ROG emissions reduces certain chemical reactions that contribute to the formation of ozone. ROGs are also transformed into organic aerosols in the atmosphere, which contribute to higher PM_{10} and lower visibility. The term "ROG" is used by the ARB for this air quality analysis and is defined the same as the federal term "volatile organic compound" (VOC).

Ozone is a secondary pollutant produced through a series of photochemical reactions involving ROG and NO_X. Ozone creation requires ROG and NO_X to be available for approximately three hours in a stable atmosphere with strong sunlight. Because of the long reaction time, peak ozone concentrations frequently occur downwind of the sites where the precursor pollutants are emitted. Thus, ozone is considered a regional, rather than a local, pollutant. The health effects of ozone include eye and respiratory irritation, reduction of resistance to lung infection and possible aggravation of pulmonary conditions in persons with lung disease. Ozone is also damaging to vegetation and untreated rubber (USEPA, 2024cd.

4.3.2 Climate/Meteorology

Air quality is affected by both the rate and location of pollutant emissions, and by meteorological conditions that influence movement and dispersal of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local topography, provide the link between air pollutant emissions and air quality.

The project site is located wholly within the SCAB, which includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The distinctive climate

of the SCAB is determined by its terrain and geographical location. The SCAB is in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific. Thus, the climate is mild, tempered by cool sea breezes. This usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds (SCAQMD, 1993).

The average annual maximum and minimum temperatures in the project area, as determined from the nearest meteorological station, Laguna Beach (#044647; latitude 33°33'N; longitude 117°47'W), which has a period of record from 1928 to 2016 and is approximately 0.667 miles northwest of the project site, are 71.2 degrees Fahrenheit (°F) and 51°F, respectively (WRCC, 2024). Average winter (December, January, and February) high and low temperatures are approximately 65.8°F and 43.5°F, respectively, and average summer (June, July, and August) high and low temperatures are approximately 75.9°F and 58.3°F, respectively. The annual average of total precipitation is approximately 12.52 inches, which occurs mostly during the winter and relatively infrequently during the summer. Monthly precipitation averages approximately 2.4 inches during the winter (December, January, and February) and approximately 0.06 inches during the summer (June, July, and August).

4.3.3 Local Air Quality

The SCAQMD has divided the SCAB into source receptor areas (SRAs), based on similar meteorological and topographical features. The project site is in SCAQMD's Central Orange County Coastal air monitoring area (SRA 20), and is served by the SCAQMD's Mission Viejo-26081 Via Pera air monitoring station, approximately 8.42 miles northeast at 26081 Via Pera, Mission Viejo, CA. This station monitors ozone, $PM_{2.5}$ and PM_{10}. The nearest station that monitors NO_x is at 812 West Vermont Street, Anaheim, CA about 20 miles northwest of the project site. All stations in the SCAB ceased monitoring CO in 2012. The ambient air quality data in the project vicinity as recorded from 2020 through 2023, along with applicable standards, are shown in **Table 4.3-2**.

Table 4.3-2
AMBIENT AIR QUALITY MONITORING DATA

Air Pollutant	Standard/Exceedance	2020	2021	2022	2023
Ozone	Max. 1-hour Concentration (0.12 ppm)	0.171	0.105	0.110	ND
	Max. 8-hour Concentration (0.07 ppm)	0.123	0.082	0.089	ND
	# Days > Federal 8-hour Std. of 0.07 ppm	32	8	5	ND
	# Days > California 1-hour Std. of 0.09 ppm	20	2	1	ND
	# Days > California 8-hour Std. of 0.07 ppm	34	8	6	
PM_{10}	Max. 24-hour Concentration (150 µg/m^3)	55.1	34.6	30.4	ND
	Est. # Days > Fed. 24-hour Std. of 150 µg/m^3	ND	0	ND	ND
	Federal Annual Arithmetic Mean (50 µg/m$^{3)}$	18.3	16.2	12.7	ND
$PM_{2.5}$	Max. 24-hour Concentration (35 µg/m^3)	47.6	32.6	22.6	ND
	# Days > Fed. 24-hour Std. of 35 µg/m^3	6.9	0	ND	ND
	State Annual Average (12 µg/m$^{3)}$	9.3	8.2	ND	ND
NO_2	Max. 1-hour Concentration (ppm)	0.069	0.072	0.062	0.058
	State Annual Average (0.030 ppm)	0.018	0.019	0.018	0.019
	# Days > California 1-hour Std. of 0.18 ppm	0	0	0	0

Source: ARB, 2023.
ND - There was insufficient (or no) data available to determine the value.

4.3.4 Air Quality Management Plan (AQMP)

The SCAQMD is required to produce plans to show how air quality will be improved in the region. The California Clean Air Act (CCAA) requires that these plans be updated triennially to incorporate the most recent available technical information.[6] A multi-level partnership of governmental agencies at the federal, state, regional, and local levels implement the programs contained in these plans. Agencies involved include the USEPA, ARB, local governments, Southern California Association of Governments (SCAG), and SCAQMD. The SCAQMD and SCAG are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the SCAB. The SCAQMD updates its AQMP every three years.

The 2022 AQMP (SCAQMD, 2022) was adopted by the SCAQMD Board on December 2, 2022. It focuses on reducing ozone by limiting the emissions of NO_x, which is a key reactant in ozone formation. The NO_x reductions are through extensive use of zero emission technologies across all stationary and mobile sources categories. The majority of NO_x emissions are from heavy-duty trucks, ships and other state and federally regulated mobile sources that are mostly beyond the SCAQMD's control. The SCAQMD's primary authority is over stationary sources, which account for approximately 20 percent of the SCAB's NO_x emissions.

The AQMP incorporates updated emission inventory methodologies for various source categories and incorporates the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG (2024). The 2024-2050 RTP/SCS was determined to conform to the federally mandated State Implementation Plan for the attainment and maintenance of the NAAQS.

[6] CCAA of 1988.

4.3.5 Sensitive Receptors

Some people, such as individuals with respiratory illnesses or impaired lung function because of other illnesses, persons over 65 years of age, and children under 14, are particularly sensitive to certain pollutants. A sensitive receptor means any residence, including private homes, condominiums, apartments, and living quarters; schools and preschools; daycare centers; and health facilities such as hospitals or retirement and nursing homes, long term care hospitals, hospices; prisons; and dormitories or similar live-in housing (SCAQMD, 1993). Commercial and industrial facilities are not included in the definition of sensitive receptor, because employees typically are present for shorter periods of time, such as eight hours. Therefore, applying a 24-hour standard for PM_{10} is appropriate not only because the averaging period for the state standard is 24 hours, but because the sensitive receptor would be present at the location for the full 24 hours.

The nearest sensitive receptors to the project site include the portion of the Laguna Beach High School campus across the street and single-family residences about 25 feet away from the swimming facility.

4.3.6 Applicable South Coast Air Quality Management District Rules

Rule 403 (Fugitive Dust Rule)

During construction, the project would be subject to SCAQMD Rule 403 (fugitive dust). SCAQMD Rule 403 does not require a permit for construction activities, per se; rather, it sets forth general and specific requirements for all construction sites (as well as other fugitive dust sources) in the SCAB. The general requirement prohibits a person from causing or allowing emissions of fugitive dust from construction (or other fugitive dust sources) such that the presence of such dust remains visible in the atmosphere beyond the property line of the emissions source. SCAQMD Rule 403 also prohibits construction activity from causing an incremental PM_{10} concentration impact, as the difference between upwind and downwind samples, at the property line of more than 50 micrograms per cubic meter as determined through PM_{10} high-volume sampling. The concentration standard and associated PM_{10} sampling do not apply if specific measures identified in the rules are implemented and appropriately documented.

Other requirements of Rule 403 include no track-out extending 25 feet or more in cumulative length and all track-out to be removed at conclusion of each workday; and using the applicable best available control measures included in Table 1 of Rule 403.

Rule 1113 (Architectural Coatings)

Project construction will include applying architectural coatings and will therefore be subject to SCAQMD Rule 1113 (Architectural Coatings). Among other applicable provisions, Rule 1113 requires anyone who applies stores at a worksite, or solicits the application of architectural coatings, to use coatings that contain VOC less than or equal to the VOC limits specified in Table 1 of the rule.

4.3.7 Impact Analysis

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

Less than significant Impact

The South Coast 2022 AQMP, discussed above, incorporates land use assumptions from local general plans and regional growth projections developed by SCAG to estimate stationary and mobile air emissions associated with projected population and planned land uses. If the proposed land use is consistent with the local general plan, then the impact of the project is presumed to have been accounted for in the AQMP. This is because the land use and transportation control sections of the AQMP are based on the SCAG regional growth forecasts, which incorporate projections from local general plans.

The proposed project is in compliance with the City's General Plan and Zoning designations. The project site has a General Plan land use designation of Public/Institutional and has a zoning designation of Institutional (City of Laguna Beach, 2024a, 2024b). Therefore, no General Plan amendment or Zone Change is required. The land use would continue to be consistent with the local plans and the impacts of the project are still accounted for in the AQMP.

Another measurement tool in evaluating consistency with the AQMP is to determine whether a project would generate population and employment growth and, if so, whether that growth would exceed the growth rates forecasted in the AQMP and how the project would accommodate the expected increase in population or employment. The project would create minimal to negligible increase in population and overall vehicle miles traveled (VMT), which would be included in the growth rates forecasted in the AQMP.

Additionally, to assist the implementation of the AQMP, projects must not create regionally significant emissions of regulated pollutants from either short-term construction or long-term operations. The SCAQMD has developed criteria in the form of emissions thresholds for determining whether emissions from a project are regionally significant (SCAQMD, 2023). They are useful for estimating whether a project is likely to result in a violation of the NAAQS and/or whether the project is in conformity with plans to achieve attainment. SCAQMD's significance thresholds for criteria pollutant emissions during construction activities and project operation are summarized in **Table 4.3-3**. A project is considered to have a regional air quality impact if emissions from its construction and/or operational activities exceed the corresponding SCAQMD significance thresholds.

Table 4.3-3
SCAQMD THRESHOLDS OF SIGNIFICANCE

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
Volatile Organic Compounds (VOC)	75	55
Nitrogen Oxides (NO_x)	100	55
Carbon Monoxide (CO)	550	550
Sulfur Oxides (SO_x)	150	150
Particulate Matter (PM_{10})	150	150
Fine Particulate Matter ($PM_{2.5}$)	55	55

Note: lbs = pounds. Source: SCAQMD, 2023.

Regional Construction Emissions

Construction activities for the project are anticipated to begin in March 2026 and end in December 2026. Some construction phases will overlap because different construction activities will happen concurrently at different locations of the project site. **Table 4.3-4** shows the project schedule used for the air quality, GHG emissions and noise analyses.

Table 4.3-4
CONSTRUCTION SCHEDULE

Construction Phase	Start	End
Demolition of Lower Lot	March 11, 2026	March 24, 2026
Demolition of Pool Area	March 25, 2026	May 5, 2026
Grading	April 8, 2026	May 5, 2026
Trenching – MEP Pool Building	April 22, 2026	May 5, 2026
Pool Building Construction	May 6, 2026	July 23, 2026
Pool Construction	May 6, 2026	December 4, 2026
Restrooms Building Construction	June 25, 2026	October 14, 2026
Trenching – MEP Level 1 Building	July 2, 2026	August 27, 2026
Trenching – MEP Pool	August 3, 2026	August 28, 2026
Trenching – MEP Bleachers	July 2, 2026	July 16, 2026
Paving	October 26, 2026	December 22, 2026
Architectural Coating	August 14, 2026	October 16, 2026

Source: Schedule provided by client (CW Driver, 2024).

These construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO_X emissions. The quantity of emissions generated daily would vary, depending on the amount and types of construction activities occurring at the same time.

Estimated criteria pollutant emissions from the project's onsite and offsite project construction activities were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.29. CalEEMod is a planning tool for estimating emissions related to land use projects. Model-predicted project emissions are compared with applicable thresholds to assess regional air quality impacts. CalEEMod defaults were used for offroad and on-road construction traffic inputs.

As shown in **Table 4.3-5**, construction emissions would not exceed SCAQMD regional thresholds. Therefore, the project's short-term regional air quality impacts would be less than significant. Refer to **Appendix B** of this document for air quality calculations.

Table 4.3-5
MAXIMUM DAILY REGIONAL CONSTRUCTION EMISSIONS

Construction Activity	Maximum Emissions (lbs/day)				
	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Emissions, 2026	**2.51**	20.0	31.6	3.04	1.69
SCAQMD Significance Thresholds	*75*	*100*	*550*	*150*	*55*
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.29) (CAPCOA, 2023).

Regional Operational Emissions

The project proposes the improvement and modernization of the existing pool facility located at Laguna Beach High School in Laguna Beach, California. Laguna Beach High School will have an enrollment of 750, serving grades 9 through 12 in Fall 2026 with an expected decrease in the future (LBUSD, 2023). The project would not increase student capacity at the school and would not involve temporary relocation of students or staff during construction. However, the facility improvements may increase the public's use of the pool area and may also attract more visitors during swim meets.

Operational emissions generated by area sources, motor vehicles and energy demand would result from normal day-to-day activities of the pool facility. Operational emissions for existing conditions and future conditions with the project were calculated using CalEEMod and are presented below in **Table 4.3-6** and **Table 4.3-7**, respectively. The net change in operational emissions is presented in **Table 4.3-8**. The project will result in a slight net decrease in all criteria pollutant emissions during the operations, so none will exceed SCAQMD's significant thresholds. Therefore, regional operational emissions would be **less than significant.**

Table 4.3-6
EXISTING OPERATIONAL EMISSIONS

Emission Source	Pollutant (lbs/day)				
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$
Mobile Source Emissions	0.74	0.67	6.9	1.58	0.41
Area Source Emissions	0.13	< 0.005	0.18	< 0.005	< 0.005
Energy Source Emissions	< 0.005	0.03	0.02	< 0.005	< 0.005
Total Operational Emissions	**0.95**	**0.70**	**7.1**	**1.58**	**0.41**
SCAQMD Significance Thresholds	***55***	***55***	***550***	***150***	***55***
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.29) (CAPCOA, 2023).

Table 4.3-7
MAXIMUM DAILY PROJECT OPERATIONAL EMISSIONS

Emission Source	Pollutant (lbs/day)				
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$
Mobile Source Emissions	0.54	0.45	4.93	1.3	0.34
Area Source Emissions	0.21	< 0.005	0.32	< 0.005	< 0.005
Energy Source Emissions	< 0.005	0.05	0.04	< 0.005	< 0.005
Total Operational Emissions	**0.75**	**0.5**	**5.29**	**1.31**	**0.34**
SCAQMD Significance Thresholds	***55***	***55***	***550***	***150***	***55***
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.29) (CAPCOA, 2023).

Table 4.3-8
NET CHANGE OF OPERATIONAL EMISSIONS

Emission Source	Pollutant (lbs/day)				
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$
Mobile Source Emissions	(0.2)	(0.22)	(1.97)	(0.28)	(0.07)
Area Source Emissions	0.08	0	0.14	0	0
Energy Source Emissions	0	0.02	0.02	0	0
Total Operational Emissions	**(0.2)**	**(0.2)**	**(1.81)**	**(0.28)**	**(0.07)**
SCAQMD Significance Thresholds	***55***	***55***	***550***	***150***	***55***
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.29) (CAPCOA, 2023).

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

Less Than Significant Impact

Since the SCAB is currently in nonattainment for ozone and $PM_{2.5}$, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. The SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects, nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the District recommends that a project's potential contribution to cumulative impacts be assessed by utilizing the same significance criteria as those for project-specific impacts. Furthermore, the SCAQMD states that if an individual development project generates less-than-significant construction or operational emissions impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As discussed above, the mass daily construction emissions generated by the project would not exceed any of the SCAQMD's significance thresholds. Also, as discussed below, localized emissions generated by the project would not exceed the SCAQMD's Localized Significance Thresholds (LSTs). Therefore, the project would not contribute a cumulatively considerable increase in emissions for the pollutants which the SCAB is in nonattainment, and thus, cumulative air quality impacts associated with the project would be less than significant.

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

Less than Significant Impact

Construction of the project would generate short-term and intermittent emissions. Following the SCAQMD's *Final Localized Significance Threshold Methodology* (Chico and Koizumi, 2008), only onsite construction emissions were considered in the localized significance analysis. The nearest sensitive receptors to the project site include the single-family residences surrounding the project site about 25 feet away.[7] Localized significance thresholds (LSTs) for projects in Source Receptor Area 20

[7] According to SCAQMD guidance, if the project site is less than one acre, it may be assumed to be one acre as a worst-case scenario and if a receptor closer than 25 meters to the source may be assumed to be 25 meters away (Chico and Koizumi, 2008, p. 3-3). The Project fits these criteria.

(Central Orange County Coastal) were obtained from tables in Appendix C of the aforementioned methodology. **Table 4.3-9** shows the results of the localized significance analysis for the project. Localized short-term air quality impacts from construction of the project would be less than significant.

Table 4.3-9
RESULTS OF UNMITIGATED LOCALIZED SIGNIFICANCE ANALYSIS

Nearest Sensitive Receptor	Maximum Onsite Construction Emissions (lbs/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum daily unmitigated emissions	**9.19**	**9.69**	**2.07**	**1**
SCAQMD LST for 1 acre @ 25 meters	*92*	*647*	*4*	*1*
Significant (Yes or No)	**No**	**No**	**No**	**No**

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

Less than Significant Impact

A project-related significant adverse effect could occur if construction of the proposed project would result in generation of odors that would be perceptible in adjacent sensitive areas. According to the SCAQMD *CEQA Air Quality Handbook (SCAQMD, 1993)*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate area surrounding the project. The project would use typical construction techniques, and the odors would be typical of most construction sites and temporary in nature.

The project would not create substantial objectionable odors, and thus the impact would be less than significant.

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 Wildlife 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 Wildlife or US 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 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**

Methodology

UltraSystems biologists researched readily available information, including relevant literature, databases, agency websites, various previously completed reports and management plans, GIS data, maps, aerial imagery from public domain sources, and in-house records to identify the following: 1) habitats, special-status plant and wildlife species, jurisdictional waters, critical habitats, and wildlife corridors that may occur in and near the project site; and 2) local or regional plans, policies, and

regulations that may apply to the project. Sources accessed by UltraSystems for analysis of potential impacts within this Initial Study included:

- California Natural Diversity Database (CNDDB), provided by the California Department of Fish and Wildlife (CDFW, 2024; CNDDB, 2024a),
- California Native Plant Society (CNPS) Rare Plant Program (CNPS, 2024),
- Official Species List provided by the USFWS (USFWS, 2024a),
- National Wetlands Inventory (NWI) website provided by the USFWS (USFWS, 2024b),
- Other sources as cited in the text.

Environmental Setting

The City of Laguna Beach is in southern Orange County, California. Residential developments, paved roadways, landscaped areas, and other Laguna Beach High School facilities/areas surround the project site. The project site is located in a suburban area and provides low-value habitat for special status plant and wildlife species. The project site itself has a relatively flat topography; elevations on the project site range from approximately 170 feet to 200 feet above mean sea level (amsl).

Desktop Literature Review

UltraSystems biologists conducted a literature review, including aerial imagery analyses (i.e., desktop study), to assess existing biological resources potentially associated with the project site and within a zone 500 feet out from the project site; combined, these define the Biological Study Area (BSA; see **Figure 4.4-1**).

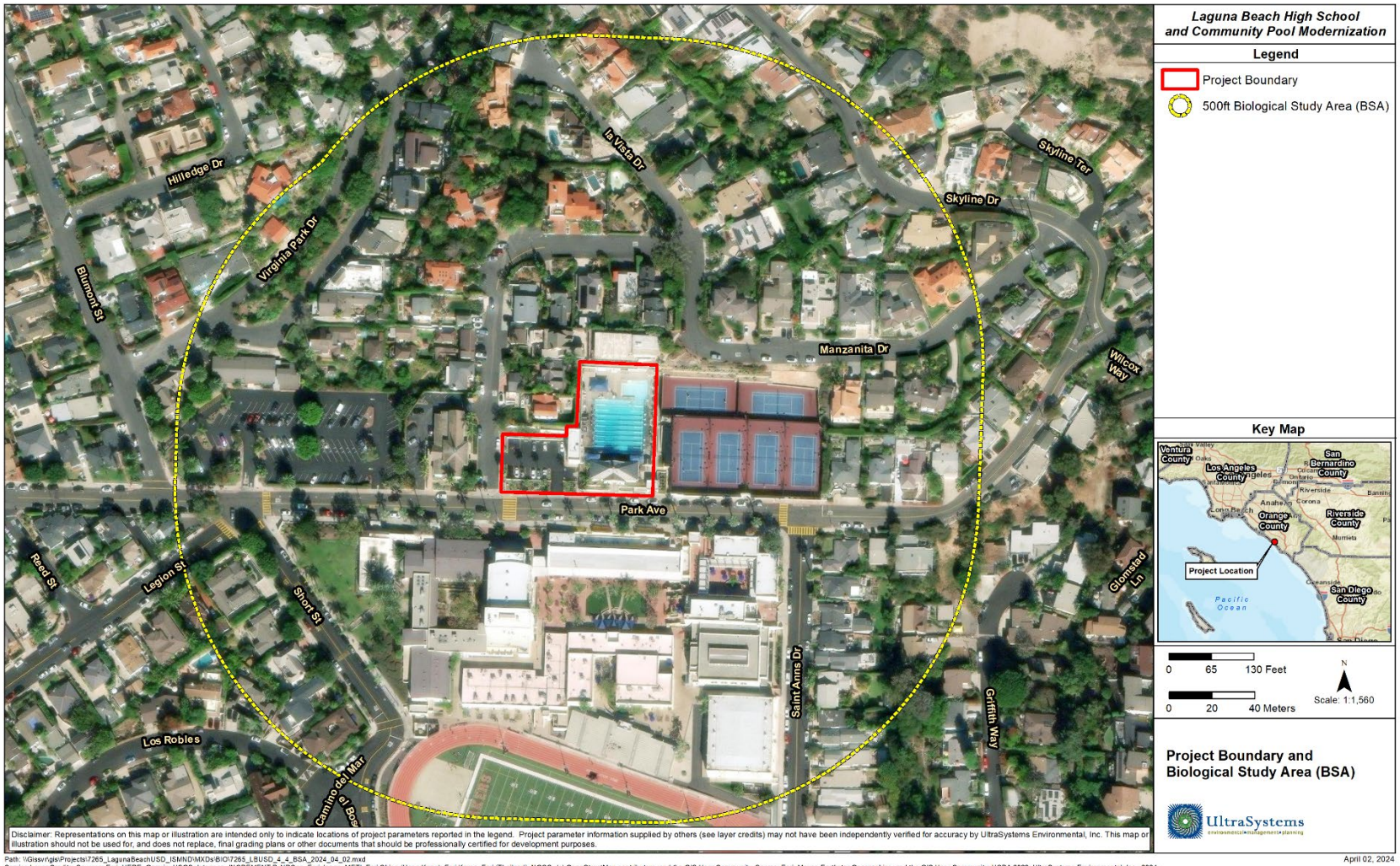
4.4.1 Discussion of Impacts

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

Less Than Significant with Mitigation Incorporated

Plant and wildlife species listed under the federal Endangered Species Act (ESA) or under the California Endangered Species Act (CESA) are referred to as "listed species" in this section. Plant and wildlife species not listed under ESA or CESA but still protected by federal agencies, state agencies, local or regional plans, and/or nonprofit resource organizations, such as the California Native Plant Society (CNPS), are referred to as "sensitive species" in this section. The term "special-status species" is used when collectively referring to both listed and sensitive species.

Figure 4.4–1
PROJECT LOCATION AND BIOLOGICAL STUDY AREA (BSA)



Impacts to Special-Status Plants

The BSA is comprised of entirely developed/ornamental land cover types (**See Figure 4.4-2**). The project site contains existing Laguna Beach High School facilities, including the aquatic center and a paved parking lot, as well as additional school facilities (including athletic facilities), residential development, paved roadways, associated infrastructure, and associated landscaped areas containing ornamental species. The BSA does not provide suitable habitat for any of the plant species evaluated in the literature review.

Based on a literature review and query in publicly available databases (hereafter, plant inventory; USFWS 2024a; CNDDB 2024a; CNPS, 2024), there were 35 special-status (5 listed and 30 sensitive) plant species identified within 10 miles of the BSA. These special-status species were identified by one of the following means: reported in the plant inventory or recognized as occurring based on previous surveys or knowledge of the area.

Sixteen special-status plant species have been recorded within a two-mile radius of the BSA (see **Figure 4.4-3**); however, the BSA does not contain suitable habitat to support these species.

None of the 35 species identified in the database search were determined to have the potential to occur in the BSA; all species that were evaluated for their occurrence potential are listed in **Appendix C**, *Species Occurrence Potential Determinations*.

Because none of the special-status plant species were determined to have the potential to occur within the BSA, it is anticipated that construction of the project will incur no impacts to special-status plant species within the BSA.

Impacts to Special-Status Wildlife

Literature Review Results and Discussion

Based on a literature review and query from publicly available databases (hereafter, wildlife inventory; CNDDB 2024a) for reported occurrences, there were 53 special-status (19 listed and 34 sensitive) wildlife species recorded within a 10-mile radius of the BSA. These special-status wildlife species were identified by one of the following means: reported in the wildlife inventory or recognized as occurring based on previous surveys or knowledge of the area.

Fifteen special-status wildlife species have been recorded within two miles of the BSA (see **Figure 4.4-4).** Five special-status wildlife species were determined to have a low potential to occur in the BSA: monarch butterfly (*Danaus Plexippus* pop. 1; FC[8]: California overwintering population, S2[9,10],

[8] FC – Federal Candidate: The classification provided to an animal or plant that has been studied by the United States Fish and Wildlife Service, and the Service has concluded that it should be proposed for addition to the Federal Endangered and Threatened species list.

[9] S – State Rank: The State Rank is a reflection of the condition and imperilment of an element throughout its range within the state. The State ranks represent a letter+number score that reflects a combination of Rarity, Threat and Trend factors, weighted more heavily on the rarity factors. State Ranks are assigned by California heritage biologists using standard natural heritage methodology.

[10] S2 – Imperiled: Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state.

Figure 4.4–2
LAND COVER TYPES

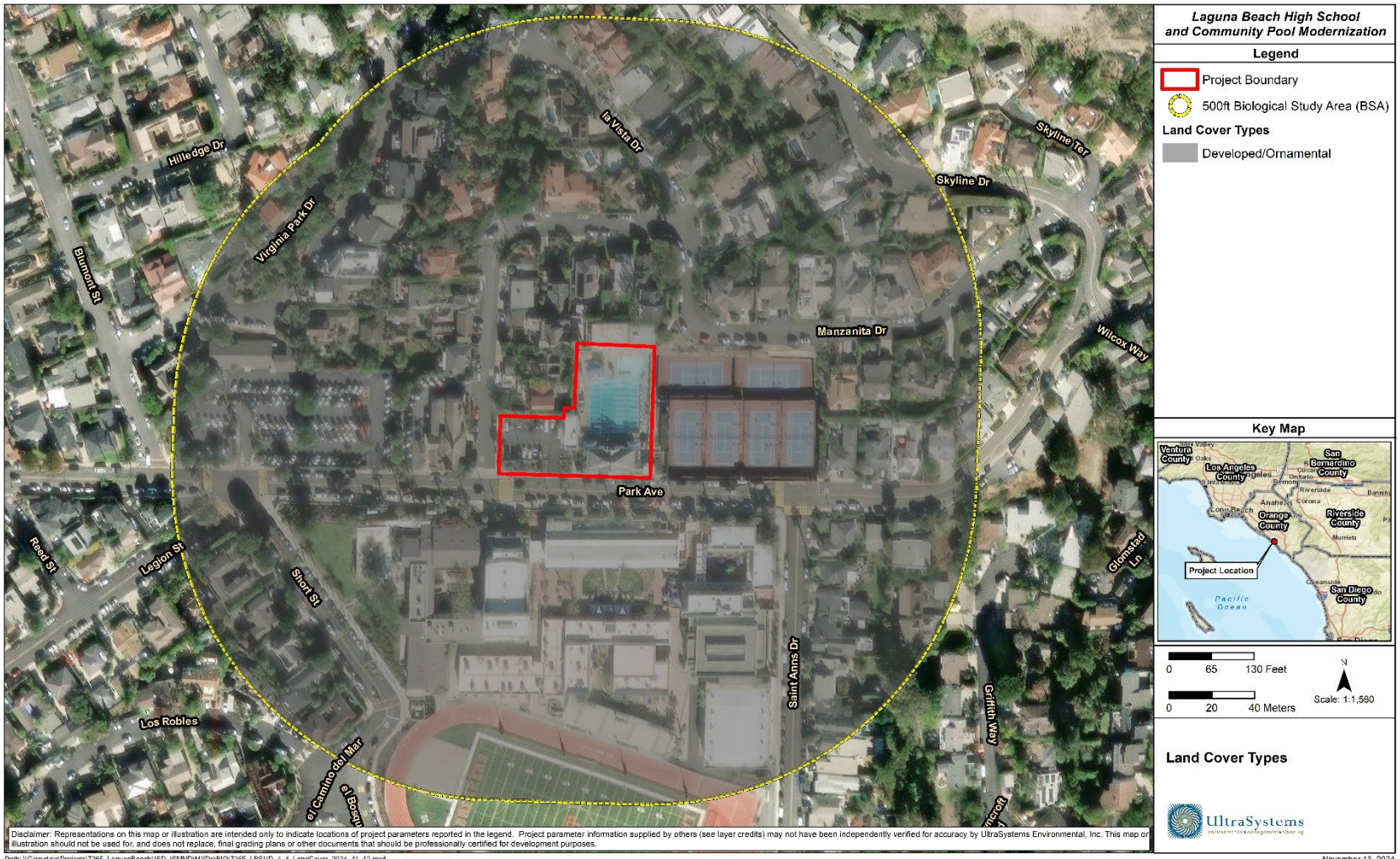


Figure 4.4–3
CNDDB KNOWN OCURRENCES: PLANT SPECIES AND HABITATS

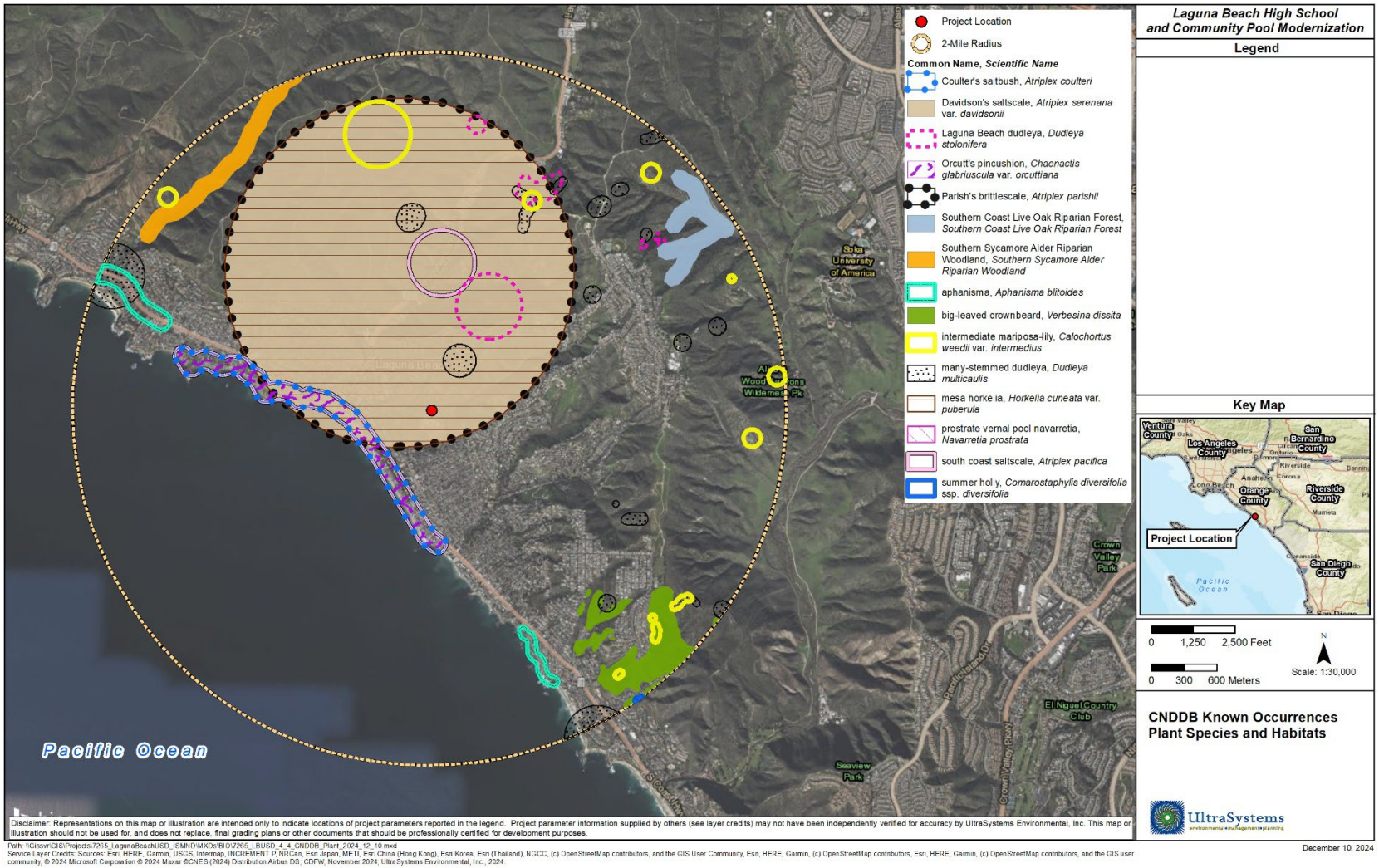
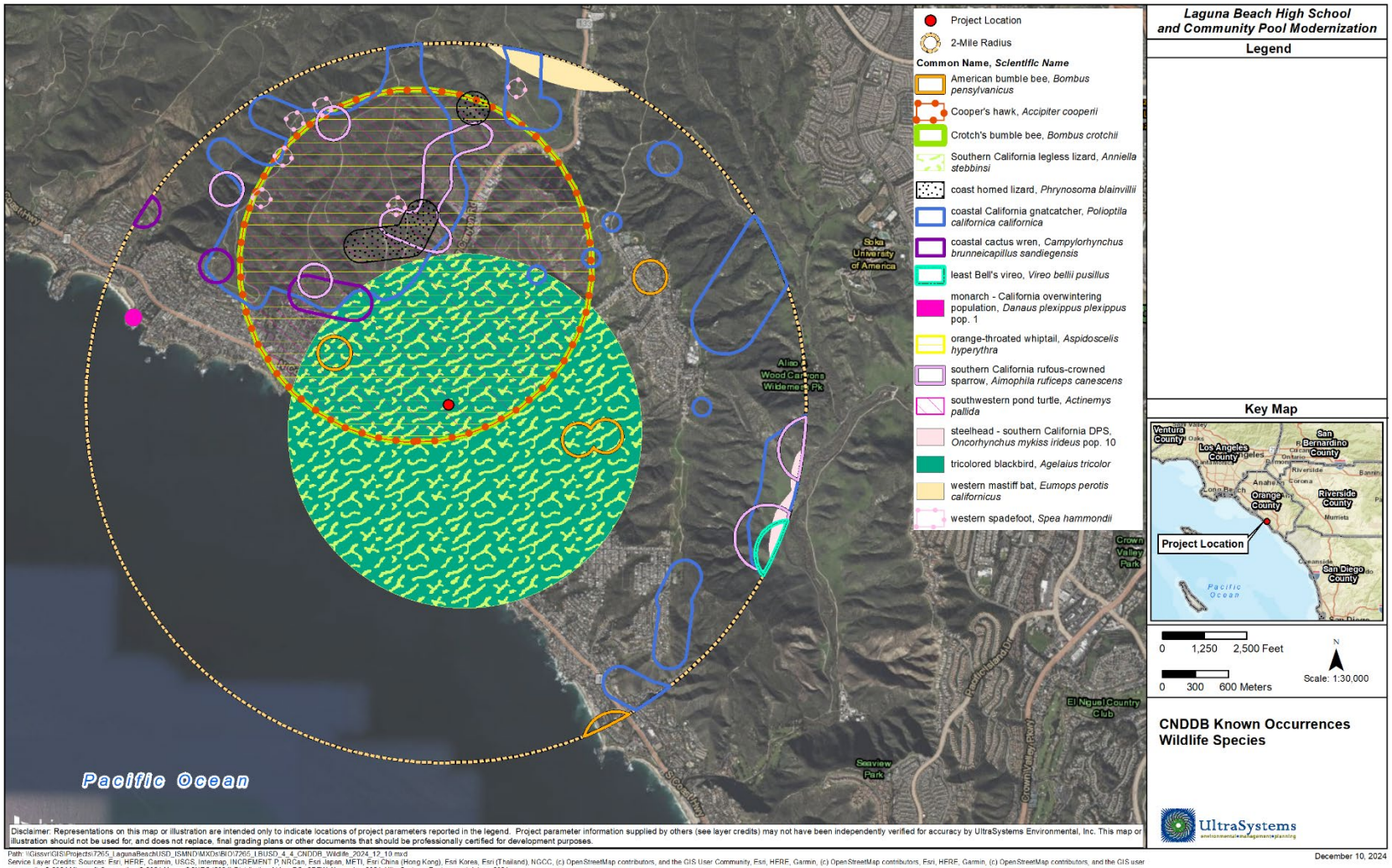


Figure 4.4–4
CNDDB KNOWN OCCURRENCES: WILDLIFE SPECIES



IUCN: EN[11]); least Bell's vireo (*Vireo bellii* pusillus; FE[12], SSC[13], OC NCCP/HCP: Conditionally Covered[14] Species), Cooper's hawk (*Accipiter cooperii;* WL[15], S4[16], IUCN: LC[17]); osprey (*Pandion* haliaetus; WL), yellow warbler (*Setophaga* petechia; SSC, BCC[18]), were determined to have a low potential to occur within the BSA with occurrence likely restricted to flyover. All species that were evaluated for their occurrence potential are listed in **Appendix C**. Therefore, it is anticipated that construction of the project will have a less than significant impact to these special-status wildlife species.

Impacts to Breeding and Nesting Birds (Migratory Bird Treaty Act)

The BSA is developed and is surrounded by developed areas, which significantly limits the availability of foraging habitat for most special-status wildlife species within the BSA. However, ornamental vegetation within the BSA provides plentiful potential nesting habitat for birds protected by the Migratory Bird Treaty Act (MBTA) and Fish and Game Code (FGC) § 3503, § 3503.5, and § 3513.

Project construction could result in dust, noise, and vibration which may cause indirect impacts to nesting and foraging behavior of birds protected under the MBTA. The BSA contains large Mexican fan palm trees and other vegetation that could provide foraging, nesting, and cover habitats that could support breeding and nesting birds. Birds that may breed within the BSA are protected by the MBTA and FGC. Mitigation measure (MM) **BIO-1,** *Pre-Construction Breeding Bird Survey*) would minimize or avoid potential project impacts to breeding birds to a less than significant level.

Mitigation Measure MM BIO-1: Pre-Construction Breeding Bird Survey

To maintain compliance with the MBTA and Fish and Game Code, and to avoid impacts to or take of migratory non-game breeding birds, their nests, young, and eggs, the following measures will be

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[11] IUCN: EN: Listed as Endangered by the International Union for the Conservation of Nature.

[12] FE – Federal Endangered: the classification provided by the federal
Endangered Species Act to an animal or plant in danger of extinction within the foreseeable future throughout all or a significant portion of its range.

[13] SSC – CDFW Species of Special Concern: = species of special concern: a species of special concern is a species, subspecies, or distinct population of an animal (fish, amphibian, reptile, bird and mammal) native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria: is extirpated from the state or, in the case of birds, in its primary seasonal or breeding role; is listed as federally-, but not state-, threatened or endangered; meets the state definition of threatened or endangered, but has not formally been listed; is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status; has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for state threatened or endangered status.

[14] OC NCCP/HCP: Conditionally Covered - Orange County Natural Community Conservation Plan / Habitat Conservation Plan, Conditionally Covered: native plant and animal species that are included under the plan's protection, but only if specific mitigation measures are taken to ensure their conservation.

[15] WL – CDFW Watch List: consisting of taxa that were previously SSCs, but do not meet SSC criteria. These are species for which there is concern and a need for additional information to clarify status.

[16] S4: Apparently Secure. Uncommon but not rare; some cause for long-term concern due to declines or other factors.

[17] IUCN: LC - Listed as Least Concern by the International Union for the Conservation of Nature.

[18] BCC – Birds of Conservation Concern: a bird of conservation concern is listed in the USFWS' 2021 Birds of Conservation Concern report. The report identifies species, subspecies, and populations of all migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that, without additional conservation actions, are likely to become candidates for listing under the ESA. While all of the bird species included in the report is priorities for conservation action, the list makes no finding with regard to whether they warrant consideration for ESA listing.

implemented. The measures below will minimize or avoid direct and indirect construction-related impacts to migratory non-game breeding birds to less than significant levels.

a) Project activities that will remove or disturb potential nest sites (e.g., open ground, trees, shrubs, grasses, or burrows) during the breeding season (typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions) will be scheduled outside the breeding bird season to avoid potential direct impacts to breeding birds protected by the MBTA and Fish and Game Code. Necessary removal of trees, shrubs, etc. that could potentially serve as nest sites will prevent birds from nesting within the project site during the breeding season and during construction activities.

b) If project activities cannot be avoided from February 15 through September 15, a qualified biologist will conduct a pre-construction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance. The survey will be conducted at least seven days prior to the onset of scheduled activities, such as mobilization and staging. It will end no more than three days prior to vegetation, substrate, and structure removal and/or disturbance.

c) If special-status bird species are observed within the project site during the pre-construction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and determine if additional surveys or focused protocol surveys are necessary. Project activities may begin within the area once concurrence is received from the appropriate resource agency.

d) If a breeding bird territory or an active bird nest is located during the pre-construction survey and would be impacted by project activities, the site(s) will be mapped on engineering drawings and a no-activity buffer zone will be marked (fencing, stakes, flagging, orange snow fencing, etc.) a minimum of 100 feet in all directions for passerines and 500 feet in all directions for raptors. The biologist will determine the appropriate buffer size based on the type of activities planned near the nest and the species of bird that created the nest. This no-activity buffer zone will not be disturbed until a qualified biologist has determined that the nest is inactive, the young are no longer being fed by the parents, the young have fledged, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting cycle is complete. Once the nesting cycle has finished, project activities may begin within the buffer zone(s).

e) Birds or their nests will not be disturbed, captured, handled, or moved. Active nests cannot be removed or disturbed. Inactive nests can be removed or disturbed by a qualified biologist if the nest is determined to be inactive.

f) If no breeding birds or active nests are observed during the pre-construction surveys, or they are observed but will not be impacted, project activities may begin and no further mitigation will be required.

Level of Significance After Mitigation

With implementation of mitigation measure **BIO-1,** the proposed project would result in less than significant impact to special-status wildlife species.

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

No Impact

Land Cover Type Mapping

One land cover type, Developed/Ornamental, was mapped within the BSA (see **Figure 4.4-2** *Land Cover Types*). This land cover type is not classified as sensitive in the CDFW *California Natural Community List* (CDFW, 2023) or other local or regional plans, policies, or regulations, nor is it a riparian habitat.

> ***Developed/Ornamental***: Developed/ornamental land cover type may generally include man-made structures such as houses, sidewalks, buildings, parks, water tanks, flood control channels, transportation infrastructure (roads, bridges), and ornamental landscaping consisting of exotic or non-native plant species that occurs in parks, gardens, buildings, and parking lots. Ornamental vegetation are those propagated for aesthetic purposes typically in landscape design projects and gardens.
>
> Approximately 28.16 acres of developed/ornamental land cover were mapped within the BSA (Google Earth Pro, 2024).

The BSA does not support riparian habitat or other sensitive natural communities (CDFW, 2023; Google Earth Pro, 2024). Therefore, construction of the project would not result in impacts to riparian habitat or sensitive natural communities identified in local, regional state, or federal plans, policies, or regulations. No impact would occur and mitigation is not required.

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

No Impact

The BSA does not contain drainages, depressions, or wetlands (USEPA, 2024e; USFWS, 2024b). No impact would occur, and mitigation is not required.

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

Less Than Significant Impact

The project site and BSA do not contain habitat suitable to support wildlife nursery sites, and impacts to native wildlife nursery sites are not anticipated as a result of the project.

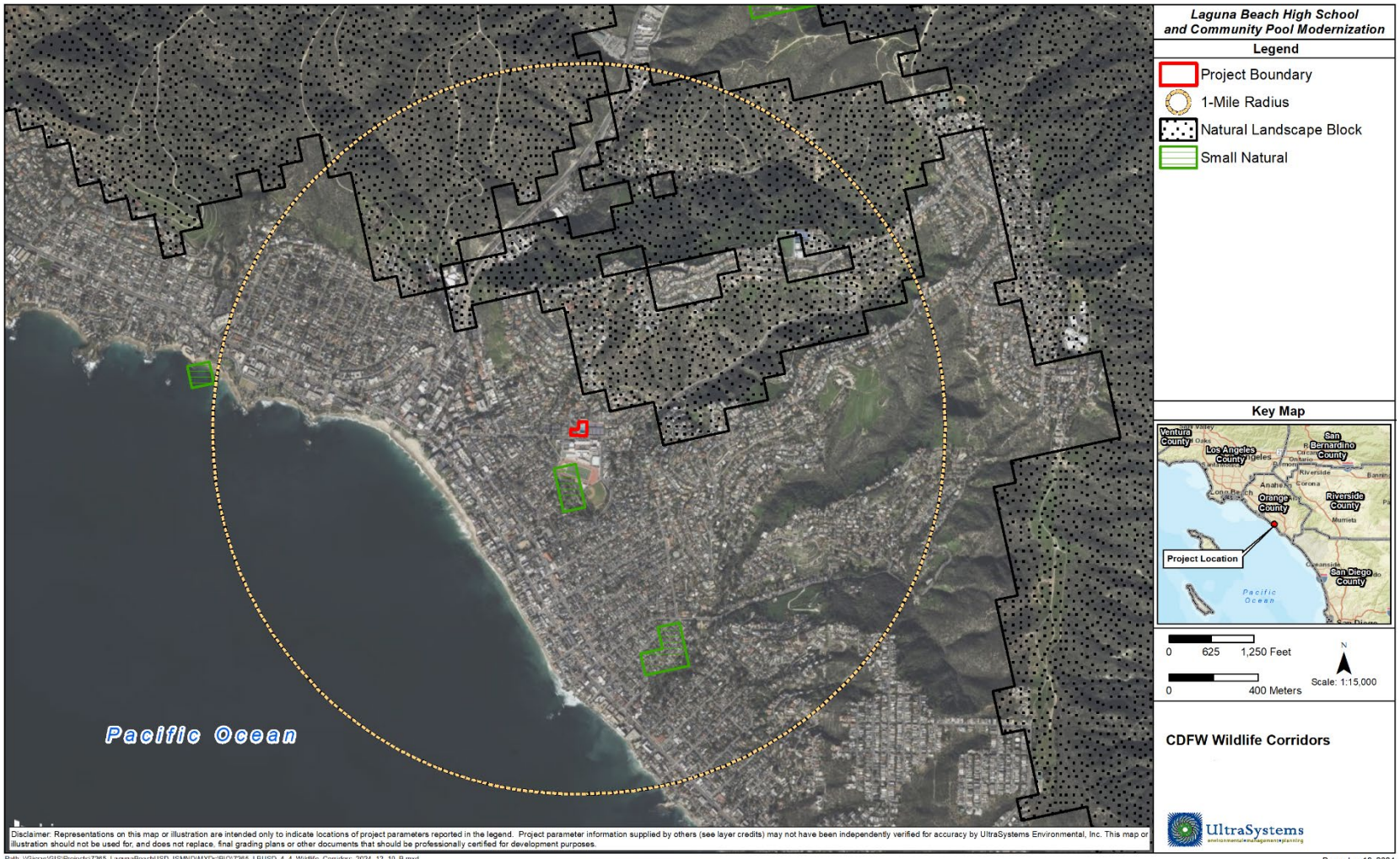
Per the California Essential Habitat Connectivity Project provided by CDFW's BIOS Habitat Connectivity Viewer (CNDDB 2024b), the project site is not within a Natural Landscape Block. The nearest existing Natural Landscape Block is located approximately 380 feet northeast of the project site, and expands into Emerald Canyon and Wood Canyon, located northwest of the project site (CDFW, 2024; see **Figure 4.4-5)**. This Natural Landscape Block does, however, overlap with the northeast corner of the BSA, within the 500-foot buffer. Additionally, the project site is not within a Small Natural Area, however, the BSA does overlap the Small Natural Area located approximately 440 feet to the southeast and is within the 500-foot buffer.

Predators (e.g., coyotes [*Canis latrans*]) and smaller mammals (e.g., raccoons [*Procyon lotor*] and striped skunks [*Mephitis mephitis*]) are known to use medium- to low-density residential neighborhoods, golf courses, and washes for hunting and foraging, using washes (natural and channelized), culverts, underpasses, and city streets for travelling, often but not necessarily limited to overnight hours when human activity decreases (Baker and Timm, 1998; Grubbs and Krausman, 2009; Ng et. al., 2004). Urban areas provide a unique ecosystem with ecological opportunity in the form of anthropogenic food sources such as discarded human food, pet food, human-associated fruits, and domestic animals (Larson et. al., 2020). Examination of aerial imagery indicates that the BSA acts as a hunting, foraging, and movement area, and the BSA and surrounding areas are suitable wildlife movement corridors.

Construction of the project may temporarily impede the use of the site and immediate area as a wildlife movement corridor; however, this impediment would end when construction is complete. The BSA contains many streets and residential properties that may be used as alternative routes by wildlife moving through the area for the duration of construction.

To further decrease potential impacts, implementation of mitigation measure **BIO-2**, *General Avoidance and Minimization*, would provide additional levels of avoidance and minimization for temporary impacts to wildlife corridors in and adjacent to the project site.

Figure 4.4–5
CNDDB WILDLIFE CORRIDORS



Mitigation Measure

MM BIO-2: General Avoidance and Minimization

The following general avoidance and minimization measures should be implemented to reduce potential impacts to wildlife (and vegetation), to the extent practical:

a) To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all non-emergency work be conducted during daylight hours. All unnecessary lights would be turned off at night to avoid attracting wildlife such as insects, migratory birds, and bats. Nighttime work (and use of artificial lighting) would not be permitted unless specifically authorized.

b) Equipment maintenance, lighting, and staging will occur only in designated areas, and will not block or impede movement through wildlife corridors.

c) Contractors, subcontractors, employees, and site visitors would be prohibited from feeding or leaving trash onsite that might attract wildlife.

d) All steep-walled pitfalls (trenches, holes, bores, and other excavations) greater than two feet deep used during the project would be completely covered at all times except when being actively used, to prevent wildlife entrapment (i.e. reptiles and small mammals). If trenches cannot be covered, escape ramps (maximum slope of 2:1) will be provided to allow trapped animals to escape exclusion or fencing shall be installed around the trench or excavation. Trenches shall be inspected immediately before backfilling and wildlife removed.

e) All onsite project workers shall look under their vehicles and equipment before movement. If wildlife is observed, no vehicles or equipment shall be moved until the animal has left the area voluntarily or can be legally relocated.

f) Equipment maintenance, lighting, and staging will occur only in designated areas, and will not block or impede movement through wildlife corridors.

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

No Impact

The City of Laguna Beach, through § 12.08 of the City's municipal code, protects Heritage Trees throughout the City. The City defines Heritage Trees as a tree or trees that have one of the following criteria:

- A tree or stand of trees which is of historical significance and is older than fifty years;
- A tree or stand of trees which has distinctive characteristics of form, size or shape;
- A tree or stand of trees associated with a person or an event of community-wide significance;
- A large tree or stand of trees remaining from an original native stand of California Live Oaks,, Sycamores and Toyons: or
- A tree or stand of trees that is scenically prominent from public view corridors.

The project site is an existing high school pool facility. As discussed in Section 3.0, the pool facility was built in 1992. The existing ornamental landscaping and trees in the project site were also

installed at that time. Therefore, the trees onsite are not older than 50 years. The trees and landscaping within the project site are along a public roadway but the project site is surrounded by development and the rest of the high school. The new landscaping and trees planned for the site will blend into the existing surrounding landscaping. Based on the definition of heritage trees, there are no heritage trees in the project site. Therefore, there will be no impacts to heritage trees.

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

No Impact

Laguna Beach Local Coastal Program

The Laguna Beach Unified School District property that the project site sits on is within the Local Coastal Program Exclusion. The Laguna Beach Local Coastal Program (LCP) was found to be categorically excluded from the requirements of the Coastal Development Permit (CDP) as stated in the Laguna Beach LCP Categorical Exclusion Order E-93-1 Map, Area 3 Skyline Area (City of Laguna Beach, 1993). No conflict with the Laguna Beach Local Coastal Program would occur.

Orange County Central and Coastal Subregion Natural Community Conservation Plan

The project site is located within the Orange County Central and Coastal Subregion Natural Community Conservation Plan (NCCP; County of Orange EMA, 1996) area. The project site is in an urbanized area of Laguna Beach and is not within or adjacent to existing or proposed open space, reserve, habitat linkage, or special linkage. Based on the results of the literature review and desktop study, it was determined that construction of the project would not impact NCCP target species due to lack of natural habitat to support such species or native vegetation communities. Development of the project would not violate the NCCP.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 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 formal cemeteries?		**X**		

Information from the UltraSystems Phase 1 Cultural Resources Inventory Report for the Laguna Beach High School Pool Modernization Project, dated October 31, 2024 (see **Appendix D**), prepared for the Laguna Beach Unified School District (District), City of Laguna Beach has been included within this section.

4.5.1 Methodology

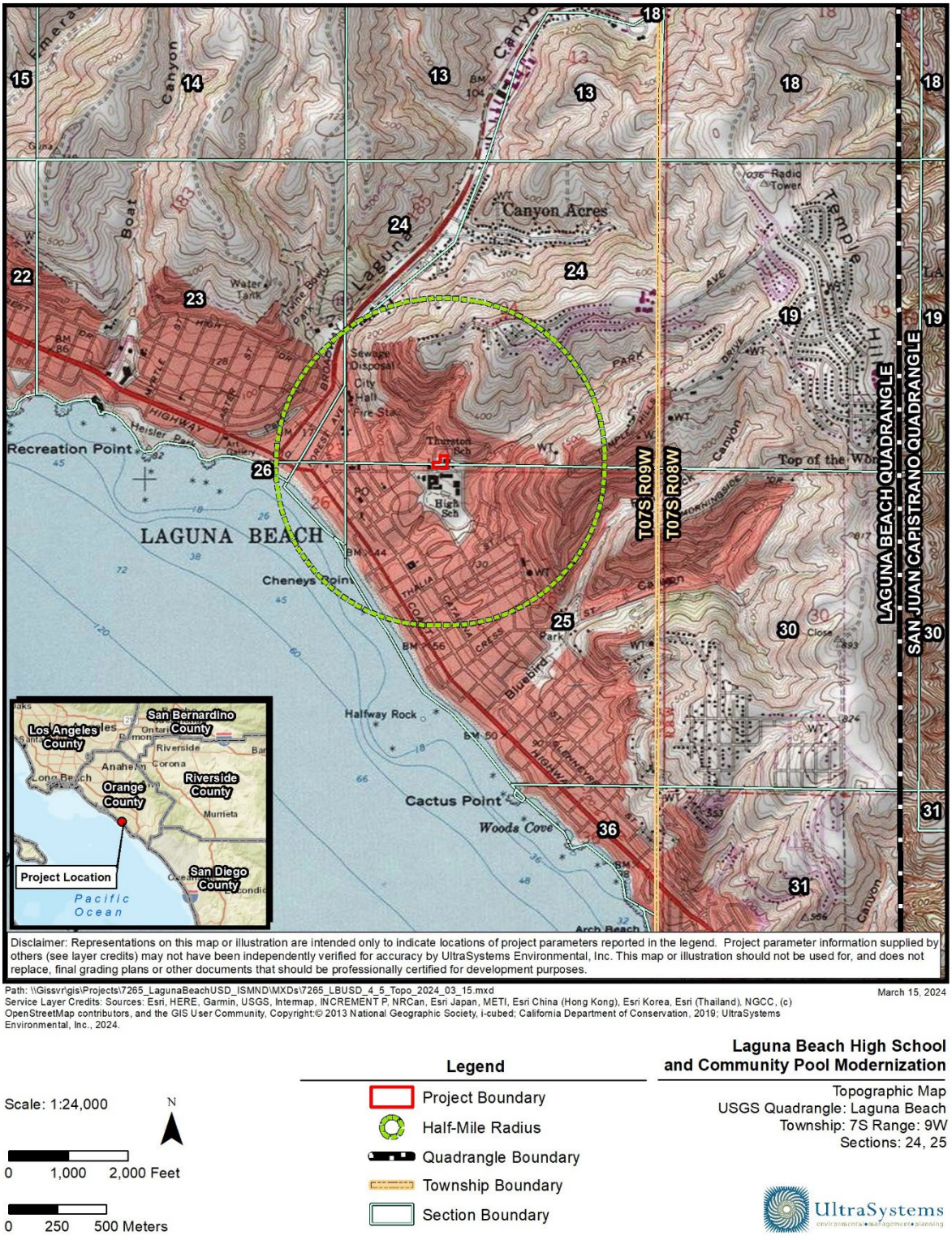
A cultural resources inventory was requested by the District April 4, 2024 for the Laguna Beach High School Pool Modernization site (**Figure 4.5-1,** *Topographic Map*) that would include a California Historic Resources Inventory System (CHRIS) records and literature search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton; a search by the Native American Heritage Commission (NAHC) of their Sacred Lands File (SLF) for potential traditional cultural properties as well as to provide a list of local Native American tribal organizations to contact; and a pedestrian survey of the project site.

The SCCIC records search was conducted on March 27, 2024 for the area within the project boundary (the Area of Potential Effect [APE] and a 0.5-mile buffer surrounding the APE). The NAHC request was made on March 15, 2024, and a reply was received on April 5, 2024; letters were sent to the listed tribes on April 8, 2024 and follow-up telephone calls were conducted following conclusion of the 30-day response period on September 12, 2024. A pedestrian field survey of the project site was conducted on October 17, 2024.

4.5.2 Existing Conditions

A cultural resources records search was conducted at the SCCIC, the local CHRIS facility, on March 3, 2023, and the results were received August 2, 2023. There are no prehistoric or historic sites recorded with the project APE (see Section 4.1 and Tables 4.1-1 in **Appendix D**). The result of the pedestrian survey was negative for both prehistoric and historic sites and isolates (see Section 4.3 in **Appendix D**).

Figure 4.5-1
TOPOGRAPHIC MAP



4.5.3 Impact Analysis

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

No Impact

A historical resource is defined in § 15064.5(a)(3) of the *CEQA Guidelines* as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered as historical resources under CEQA.

Similarly, the National Register criteria (contained in Code of Federal Regulations Title 36 § 60.4) are used to evaluate resources when complying with Section 106 of the National Historic Preservation Act. Specifically, the National Register criteria state that eligible resources comprise districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or (d) that have yielded or may be likely to yield, information important to history or prehistory.

A substantial adverse change in the significance of an historical resource, as a result of a project or development, is considered a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those that cause substantial adverse change to the immediate surroundings of a historic property, such that the significance of a historical resource would be materially impaired.

The project site and area are in downtown Laguna Beach and has been developed as a suburban residential area since the early 20th Century, with the high school present since the 1920s surrounded primarily by single family and some multi-family residences. Portions of the high school across the street from the pool facility dates to the 1930s. The pool facility itself dates to the 1990s and so is not a historic-period (50+ years) structure.

It was determined through the cultural resources records search conducted at the SCCIC that there are no historic sites with the project APE. Within the 0.5-mile buffer zone, there are 27 cultural resource sites: seven prehistoric and 20 historic.

Twenty of the resources in the buffer zone are historic era sites. Six of these are single family residences, five are multi-family residences, and nine are commercial buildings. Thirteen of these have been evaluated for the NRHP. Of the six single family properties, three were categorized by the

NRHP in the category of 5D2 which are determined to be contributors to a multi-component resource that is eligible for local listing or designation. Of the six multi-family residences, four were categorized by the NRHP in the category of 5D2 which are determined to be contributors to a multi-component resource that is eligible for local listing or designation. Of the commercial buildings, four appear eligible for the NRHP, including the New Lynn Theatre (30-157866), the Isch Building (30-157869), a Normandy Revival influenced two-story commercial building (30-157895), and the Laguna Beach Funeral Home (30-157899). One commercial resource, the Hotel Laguna, was individually determined eligible for the National Register by Tax Certification and listed in the California Register (2S3) (30-157873). One commercial property, St. Francis by the Sea American Catholic Church, is individually listed in the National Register by the Keeper and the listed in the California Register. (1S) (30-158226).

None of 20 historic resources in the 0.5-mile radius of the project boundary are visible from the project boundary. The closest historic resource is St. Francis by the Sea American Catholic Church which is located 0.2 mile (approximately 1,056 feet) to the west of the project boundary and is not visible from the project's boundary. Therefore, there will be no effect on the surrounding historical-period resources and no mitigation is required.

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

Less than Significant Impact with Mitigation Incorporated

An archaeological resource is defined in § 15064.5(c) of the CEQA Guidelines as a site, area or place determined to be historically significant as defined in § 15064(a) of the CEQA Guidelines, or as a unique archaeological resource defined in § 21083.2 of the Public Resources Code as an artifact, object, or site that contains information needed to answer important scientific research questions of public interest or that has a special and particular quality such as being the oldest or best example of its type, or that is directly associated with a scientifically-recognized important prehistoric or historic event or person.

The past and present use of the project site and immediate area, for suburban development and school buildings in a hilly area resulting in extensive grading for all road and structure construction, suggests that ground on the project site had been heavily disturbed.

As noted, a cultural resources records search was conducted at the SCCIC on March 27, 2024. It was determined that there are no prehistoric sites with the project APE. There were seven prehistoric era sites within the 0.5-mile radius of the APE. Three are habitation sites (CA-ORA-005, CA-ORA-285, and CA-ORA-775), two are cave sites with middens (CA-ORA-286, and CA-ORA-457), and two are shell middens with lithics present (CA-ORA-578, and ORA-790). The closest site to the project boundary APE is CA-ORA-790 which consisted of a shell midden with lithic flakes and a large stone bowl found during the construction of 650 homes to the north up-slope of the project site; the site was demolished by the construction of that development. Table 4.1-1 in **Appendix D** summarizes these site records.

A NAHC SLF search for the presence of a recorded traditional cultural property was conducted within the area of the Project site. The NAHC letter of April 4, 2024 indicated the result of the search was positive. Twenty representatives of 13 Native American tribes were contacted requesting a reply if they have knowledge of cultural resources in the area that they wished to share. These tribes included:

- Gabrieleno Band of Mission Indians - Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrielino /Tongva Nation
- Gabrielino Tongva Indians of California Tribal Council
- Gabrielino-Tongva Tribe
- Juaneño Band of Mission Indians
- Juaneño Band of Mission Indians Acjachemen Nation
- Juaneño Band of Mission Indians Acjachemen Nation 84A
- La Jolla Band of Luiseño Indians
- Pala Band of Mission Indians
- Pauma Band of Luiseño Indians
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseño Indians

There were two responses from the 24 tribes to outreach letter/email contacts. Brandy Salas, Admin Specialist for the Gabrieleno Band of Mission Indians - Kizh Nation on behalf of Chairperson Andrew Salas and Secretary Christina Swindall Martinez replied by email on April 8, 2024 and May 7, 2024 respectively, requesting the lead agency's contact information; this information was provided on the same day.

Joyce Perry, Cultural Resource Director for the Juaneño Band of Mission Indians - Acjachemen Nation-Belardes replied by email on June 26, 2024 indicating that the project is located within the tribe's territory, and is a sensitive area to the tribe, stating that the project site is located within 0.5 mile of several areas of concern. She requested to consult on this project and recommends Native American monitoring during ground disturbance.

Following up on the initial contacts, telephone calls were conducted on September 12, 2024, to complete the outreach process. These calls were to the 14 tribal contacts who had not already responded to UltraSystems' mailing and email. Nine telephone calls were placed with no answer and messages were left describing the project and requesting a response. These were to Anthony Morales, Chairperson of the Gabrieleno/Tongva San Gabriel Band of Mission Indians; Christina Conley, Cultural Resource Administrator for the Gabrielino Tongva Indians of California Tribal Council; Robert Dorame, Chairperson for the Gabrielino Tongva Indians of California Tribal Council; Sam Dunlap, Cultural Resource Director for the Gabrielino-Tongva Tribe; Heidi Lucero, Chairperson of the Juaneño Band of Mission Indians Acjachemen Nation 84A; Alexis Wallick, Assistant THPO, Christopher Nejo, Legal Analyst/Researcher, Shasta Gaughen, Tribal Historic Preservation Officer for the Pala Band of Mission Indians; and Temet Aguilar, Chairperson for the Pauma Band of Luiseno Indians. No phone number was provided for Sonia Johnston, Chairperson of the Juaneño Band of Mission Indians so no call could be placed to her. In the call to Sandonne Goad, Chairperson for the Gabrielino /Tongva Nation there was no answer, and no message could be left as the voicemail box was full. In the call to Charles Alvarez, Chairperson for the Gabrielino-Tongva Tribe, the phone line was disconnected. No further responses have been received.

During the telephone call September 12, 2024, Joseph Ontiveros of the Cultural Resource Department for the Soboba Band of Luiseño indicated that the tribe would defer to Juaneño groups in that area. The tribal receptionist for the Santa Rosa Band of Cahuilla Indians indicated that Laguna Beach is outside of the tribe's area and that they have no comment on the project. In the call to Norma Contreras, Chairperson for the La Jolla Band of Luiseño Indians, the tribal receptionist indicated that the current Chairperson is Wendy Schlater and to contact her by email; an email was sent on

September 13, 2024 with an automatic undeliverable reply; the tribal office was called again to verify the email address and the tribal receptionist indicated that it was correct.

None of the tribal responses provided information concerning on the SLF site. There have been no further responses to date (see contact record table in Attachment C, **Appendix D**).

A pedestrian survey was conducted on October 17, 2024 by Mr. O'Neil. The survey consisted of walking over and visually inspecting the exposed ground surface and landscaped areas of the project site using standard archaeological procedures and techniques. The project site consists of the parking lot on a lower elevation on the west half of the project site lot and a swimming pool with related facilities at a higher elevation on the east side of the lot. The only ground surface available for observation consisted of numerous discontinuous landscape beds surrounding the edge of the parking lot and of the pool facilities, sometimes on terraces, sometimes in raised beds. These were observed by walking along the edge of the beds and looking into the landscaping. Around the lower parking lot there are a series of beds on the west side along Manzanita Derive, a large bed on the south side along Park Avenue, and two small beds on either side of the entrance in the southeast corner. The two side beds are approximately four feet deep and 24' and 27' long; the main bed along Park Avenue is approximately 70' long and 20' deep, and the small bed on the left (west) side of the entrance is approximately 18' long by 4' deep while that on the right (east) side is approximately 20 feet square. These beds contain numerous mature ornamental shrubs. These beds' ground surface visibility ranged from approximately 20 percent to 40 percent. Given the grading and other ground disturbance that has taken place over the past hundred or more years of road and building construction the soil here would not be the original native surface. The soil here is a dark brown loamy soil with no rocks (potentially derived in part from the original soil remaining after construction, but also soil added by the District's landscape department over the years).

Around the outer edge of the pool facility is another series of landscape beds – a large bed that wraps around the west front and west side of the building with upper and lower levels, another situated in the east front side of the building, and two raised beds situated in the corridor space between the pool facility and the tennis courts to the east. The latter two landscape beds, while not in the original project site boundary, will be demolished as the corridor is widened to allow expansion of the pool and still maintain a walkway; therefore, they were also inspected. The west upper bed is approximately 40' long on the west and south sides and 9' deep; a smaller bed in the tier above that is also 40' long on both sides and 4' deep. There are two beds situated end-to-end along the east front of the building, both being 24' long and 4' deep, with two nine-foot square beds on the east side of the building. In the corridor between the pool facility and the tennis courts are two raised beds; the northern bed is 21' long and 9' wide, the southern bed is 36' long and 12' wide. The landscape beds bordering the building include mature shrubs as do the corridor beds. Those beds along the edge of the building have approximately 40 percent ground visibility while those in the corridor have approximately 80 percent ground visibility. The soil here would not be the original native surface soil given the grading into the slope to construct the facility and being raised beds. The soil appears to be the same dark brown loamy soil with no rocks as seen around the lower parking lot.

The result of the pedestrian survey was negative for both historic-period and prehistoric cultural resources. The ground surface visibility ranged from 20 to 40 percent in some landscape beds to 80 percent in other beds.

Grading activities could cause new subsurface disturbance and may result in the unanticipated discovery of prehistoric and/or historic archeological resources. Mitigation Measure **MM CUL-1** addresses this issue.

Mitigation Measure

MM CUL-1 If archaeological resources are discovered during construction activities, the contractor will halt construction activities in the immediate area and notify the District. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the Eastern Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.

Level of Significance After Mitigation

With implementation of Mitigation Measure **MM CUL-1** above, the project would result in less than significant impacts to archeological resources.

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

Less than Significant Impact with Mitigation Incorporated

As previously discussed in Section 4.5.b) above, the project would be built on highly disturbed land that has not been previously graded and is in a suburban area. No human remains have been previously identified or recorded onsite.

The project proposes grading activities for the installation of a new pool structure and associated facilities. Grading would involve new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the unlikely event of an unexpected discovery, implementation of mitigation measure MM CUL-2 would ensure that impacts related to the accidental discovery of human remains would be less than significant.

California Health and Safety Code § 7050.5 specifies the procedures to follow during the unlikely discovery of human remains. CEQA § 15064.5 describes determining the significance of impacts on archeological and historical resources. California Public Resources Code § 5097.98 stipulates the notification process during the discovery of Native American human remains, descendants, disposition of human remains, and associated grave goods. Mitigation Measure MM CUL-2 addresses this issue.

Mitigation Measure

MM CUL-2 If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Orange County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible

for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

Level of Significance After Mitigation

With adherence to applicable codes and regulations protecting cultural resources and with implementation of Mitigation Measure **MM CUL-2** above, the proposed project would result in less than significant impacts to human remains.

4.6 Energy

Would the project:	Potentially Significant Impact	Less than Significant Impact 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	

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

Less than Significant Impact

According to CEQA Guidelines § 15126.2(d), "uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement that provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified." Therefore, the purpose of this analysis is to identify any significant irreversible environmental effects of project implementation that cannot be avoided.

Energy resources that will be consumed during project construction include electricity to power electric equipment and lighting, and petroleum to fuel onsite equipment and on-road passenger cars and trucks. Energy resources to be consumed during operation of the project include electricity for purposes such as lighting and water distribution, natural gas for building and swimming pool heating, and fossil fuel primarily for truck visits and employee commuting to and from the site.

Electricity

Construction Use

Southern California Edison (SCE) will provide electric power for the proposed project. Temporary electric power for as-necessary lighting and electronic equipment will be provided by SCE. The amount of electricity used during construction would be minimal, as demand would stem primarily from use of electrically powered hand tools. The electricity used for construction activities would be temporary and minimal; project construction would not result in wasteful, inefficient, or unnecessary consumption of electricity. Therefore, impacts would be less than significant.

Operational Use

Project operation would require electricity for multiple purposes including, but not limited to, building heating and cooling, swimming pool heating, lighting, appliances, and electronics. Additionally, the supply, conveyance, treatment, and distribution of water used by the project would indirectly result in electricity usage. The project will not result in an increase in the number of students or faculty; however, the public's usage of the pool facility may increase. As part of the air quality and greenhouse gas emissions analyses, the California Emissions Estimator Model (CalEEMod) (refer to **Section 4.3** and **Section 4.8**) was used to estimate the electricity demand for the existing facility and for the proposed project, which is shown in **Table 4.6-1** and **Table 4.6-2**. Since it is unknown exactly how the public's use of the pool facility will change after the improvements, the per capita values were calculated using a service population of 1,200 (worst-case scenario), as provided by the client, during existing and future operations. It was estimated that gasoline consumption will decrease while diesel, electricity, and natural gas consumption will slightly increase. The net change in energy use is presented in **Table 4.6-3.**

Table 4.6-1
ESTIMATED EXISTING OPERATIONAL ENERGY USE

Energy Type	Units	Value	Per Capita[a]
On-road Motor Vehicle Travel (Fuel)[b]	Gallons gasoline/year	25,587	21.32
	Gallons diesel/year	2,142	1.79
Electricity Use	Kilowatt-hours per year	81,370	67.8
Natural Gas Use	1,000 BTU per year	106,455	88.7

[a] Based upon the District-provided population of 1,200. The per capita value for the onroad motor vehicle fuel consumption is calculated from fuel consumption by all vehicle classes combined, divided by service population.
[b] Onroad Motor Vehicle Fuel Consumption calculated by UltraSystems using EMFAC2021(v1.0.2) emissions inventory web platform tool (ARB, 2022) and CalEEMod (2022.1.1.29) (CAPCOA, 2023); see **Appendix B**.
Electricity Use calculated by UltraSystems with CalEEMod (2022.1.1.29).

Table 4.6-2
2027 ESTIMATED PROJECT OPERATIONAL ENERGY USE

Energy Type	Units	Value	Per Capita[a]
On-road Motor Vehicle Travel (Fuel)[b]	Gallons gasoline/year	23,995	20
	Gallons diesel/year	2,227	1.86
Electricity Use	Kilowatt-hours per year	131,529	109.6
Natural Gas Use	1,000 BTU per year	183,661	153

[a] Based upon the provided population of 1,200. The per capita value for the on-road motor vehicle fuel consumption is calculated from fuel consumption by all vehicle classes combined divided by service population.
[b] Onroad Motor Vehicle Fuel Consumption calculated by UltraSystems using EMFAC2021(v1.0.2) emissions inventory web platform tool (ARB, 2022) and CalEEMod (2022.1.1.29) (CAPCOA, 2023); see **Appendix B**.
Electricity Use calculated by UltraSystems with CalEEMod (2022.1.1.29).

Table 4.6-3
NET CHANGE IN OPERATIONAL ENERGY USE

Energy Type	Units	Value	Per Capita
On-road Motor Vehicle Travel (Fuel)	Gallons gasoline/year	(1,592)	(1.32)
	Gallons diesel/year	85	0.07
Electricity Use	Kilowatt-hours per year	50,159	41.8
Natural Gas Use	1,000 BTU per year	77,206	64.3

Natural Gas

Construction Use

Southern California Gas Company (SoCalGas) will provide natural gas for the proposed project. Construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. Any minor amounts of natural gas that may be consumed as a result of project construction would be temporary and negligible and would not have an adverse effect; therefore, construction would not result in wasteful, inefficient, or unnecessary consumption of natural gas, and impacts would be less than significant.

Operational Use

Natural gas consumption during operation would be required for various purposes, including building and swimming pool heating. The project would increase the size of the pool and expand onsite buildings, so natural gas is expected to increase during operations. The estimated net change in annual operational natural gas use, which was calculated with CalEEMod, is presented in **Table 4.6-3.**

Petroleum

Construction Use

Petroleum-based fuel consumed by construction equipment would be the primary energy resource expended over the course of construction. Transportation of construction materials and construction workers would also result in petroleum consumption. Heavy-duty construction equipment, vendor trucks, and haul trucks would use diesel fuel. Construction workers would likely travel to and from the project area in gasoline-powered vehicles. Construction for the proposed project is anticipated to take about nine months, from March 2026 to December 2026. Because of the short-term nature of construction and relatively small scale of the project, the project's petroleum consumption would be negligible when compared to California's daily total use of approximately 1.8 million barrels of petroleum (Ring, 2024).

During project construction, trucks and construction equipment would be required to comply with the ARB's anti-idling regulations. The ARB's In-Use Off-Road Diesel Fueled Fleets Regulation (ARB, 2024a) would also apply. Vehicles driven to or from the project site (delivery trucks, construction employee vehicles, etc.) are subject to fuel efficiency standards established by the Federal Government. Therefore, project construction activities regarding fuel use would not result in wasteful, inefficient, or unnecessary consumption, and impacts would be less than significant.

Operational Use

During operations, most of the fuel consumption resulting from the project would involve the use of motor vehicles traveling to and from the project site, as well as fuels used for alternative modes of transportation that may be used by employees and visitors to the project site. The estimated net change in annual operational natural gas and electricity usage, which was calculated with CalEEMod, is shown in **Table 4.6-3**, which also shows annual net change in gasoline and diesel fuel use.

The project would comply with all applicable regulations and codes that require achievement of various levels of energy efficiency in building operation. These include (1) the 2022 California Energy Efficiency Standards for Nonresidential Buildings (California Code of Regulations Title 24, Part 6),

and (2) the 2022 California Green Building Standards Code (CalGreen; California Code of Regulations Title 24 Part 11).

As shown in **Table 4.6-3**, consumption of petroleum-based fuel is estimated to decrease by 1,507 gallons per year during the project's operational phase in 2027. Additionally, over time, vehicles would use less petroleum due to advances in fuel economy.

Compared to existing operations, the project would consume approximately an additional 50,159 kilowatt-hours (kWh) of electricity per year and an additional 77,206 thousand British thermal units (kBTU) of natural gas per year. By comparison, in 2022, the latest year for which data are available, approximately 12,413 gigawatt hours (GWh) of electricity (CEC, 2024a) and 22,000,000 million British thermal units (MMBtu) of natural gas were consumed by the non-residential sector of Orange County (CEC, 2024b). The increase in electricity and natural gas demand at the project site would be negligible relative to the demand for electricity and gas in Orange County, the county in which the project is located.

Continued use of energy resources is consistent with the anticipated growth within the city and the general vicinity and would not result in energy consumption that would require a significant increase in energy production for the energy provider. Based on the information provided above, the proposed project would have a less than significant impact regarding wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

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

Less than Significant Impact

Title 24 California Green Building Standards Code

The City of Laguna Beach has adopted the California Green Building Code into the City's Code of Ordinances, Chapter 14.86 (ecode.com, 2024). The California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations), commonly referred to as the CALGreen Code, is a statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. The CALGreen standards require new residential and non-residential buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in the five green building topics. The proposed project would be designed and built in compliance with the California Green Building Standards (CAL Green) Code.

Title 24 Building Energy Efficiency Standards

The initial Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations) were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

The provisions of Title 24, Part 6 apply to all buildings for which an application for a building permit or renewal of an existing permit is required by law. They regulate design and construction of the

building envelope, space-conditioning and water-heating systems, indoor and outdoor lighting systems of buildings, and signs located either indoors or outdoors. Title 24, Part 6 specifies mandatory, prescriptive and performance measures, all designed to optimize energy use in buildings and decrease overall consumption of energy to construct and operate residential and nonresidential buildings. Mandatory measures establish requirements for manufacturing, construction, and installation of certain systems, equipment, and building components that are installed in buildings.

The Title 24 standards are updated on a three-year schedule, with the most current (2022) standards adopted on August 11, 2021. In December 2021, they were approved by the California Building Standards Commission for inclusion into the California Building Standards Code. The Building Energy Efficiency Standards (Energy Code) apply to newly constructed buildings, additions, and alterations. They are a vital pillar of California's climate action plan. The 2022 Energy Code will produce benefits to support the state's public health, climate, and clean energy goals. It encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more. Buildings with permit applications applied for on or after January 1, 2023 must comply with the 2022 Energy Code. Public Resources Code §§ 25402 subdivisions (a)-(b) and 25402.1 emphasize the importance of building design and construction flexibility by requiring the California Energy Commission (CEC) to establish performance standards, in the form of an "energy budget" in terms of the energy consumption per square foot of floor space (CEC, 2022).

The proposed project would comply with the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11), which includes mandatory measures for both residential and nonresidential site development, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality (ICC, 2022). Additionally, the proposed project will deploy solar photovoltaic panels and solar water heating panels to increase energy efficiency during operations. Therefore, the proposed project would not conflict with or obstruct an applicable state or local plan for renewable energy or energy efficiency, and there would be a less than significant impact in this regard.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant Impact 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:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			**X**	
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) 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**		

The information in this section is based on the following technical reports:

- Geotechnical Investigation, Laguna Beach High School Pool Replacement Project, 670 Park Avenue, Laguna Beach, California. Prepared by MTGL. Dated September 16, 2024. Prepared for Laguna Beach Unified School District. A complete copy of this report is included as **Appendix E1** to this IS/MND.

- Paleontological resources for the Laguna Beach High School Pool Modernization Project. Prepared by Alyssa Bell, Ph.D., Natural History Museum Los Angeles County, Los Angeles, California, Research and Collections, on March 31, 2024. A copy of this letter report is included as **Appendix E2** to this IS/MND.

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact

The Alquist-Priolo Zones Special Studies Act defines active faults as those that have experienced surface displacement or movement during the last 11,000 years.

The nearest Alquist-Priolo Earthquake Fault Zone to the project site is the North Branch Fault, one of the faults comprising the Newport-Inglewood Fault Zone, in the city of Huntington Beach about 14 miles to the northwest (CGS, 2024), as shown on **Figure 4.7-1**. The nearest active fault to the project site is the San Joaquin Hills Thrust Fault approximately 6.6 miles to the northeast, as shown on **Figure 4.7-2**. Project development would not exacerbate risks from surface rupture of a known active fault. Impacts would be less than significant, and no mitigation is required.

ii) Strong seismic ground shaking?

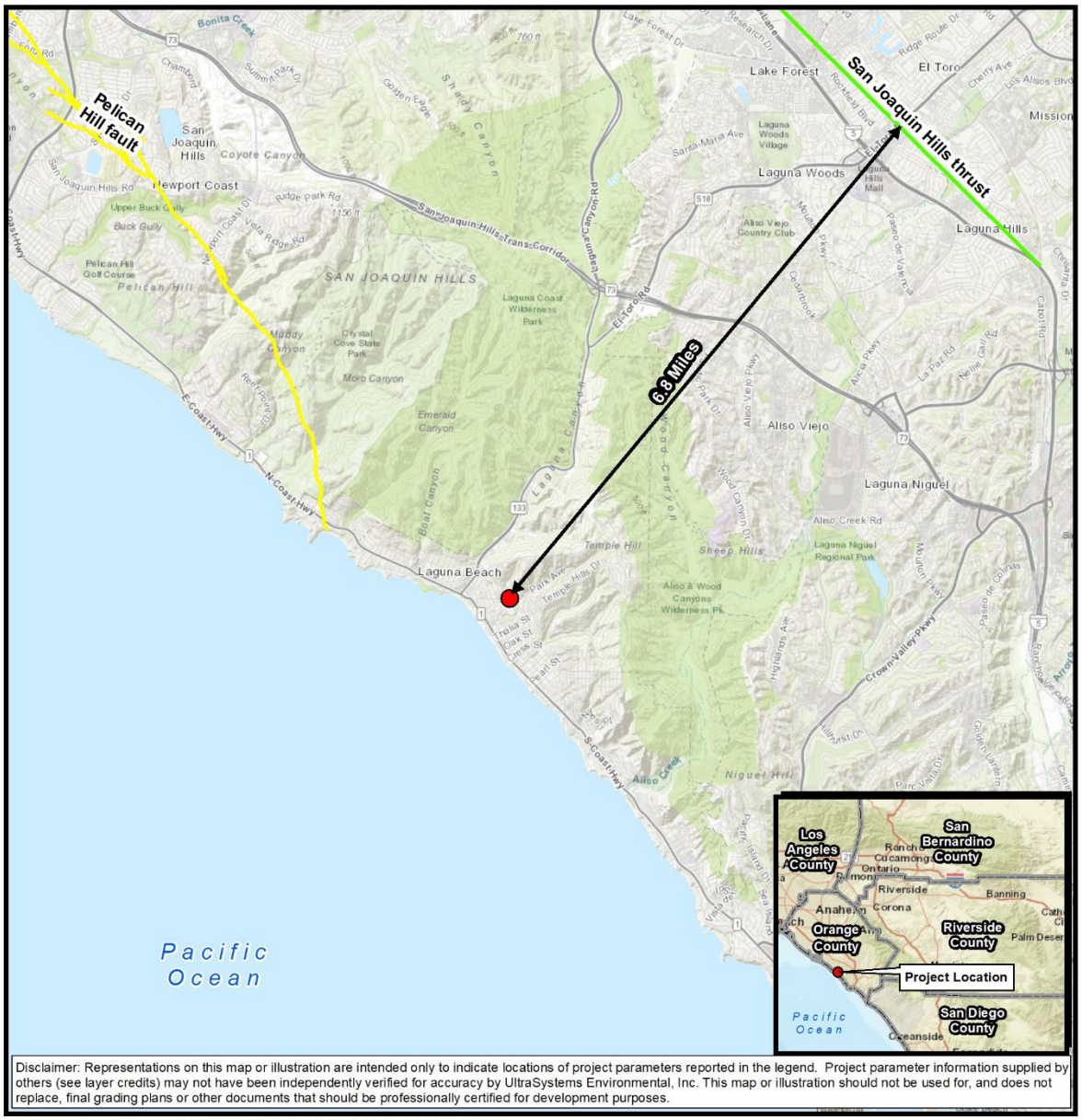
Less than Significant Impact

As shown in **Figure 4.7-2**, the project is located within a seismically active region of Southern California, and all structures in the region are susceptible to collapse, buckling of walls, and damage to foundations from strong ground shaking. Several active or potentially active faults have been mapped in the region, including faults shown on **Figure 4.7-1** for which Alquist-Priolo Earthquake Fault Zones have been designated. The estimated peak horizontal ground acceleration onsite is 0.628g, where g is the acceleration of gravity. The geotechnical investigation report for the project sets forth seismic design parameters for use in project design (MTGL, 2024, p. 8).

The project would be constructed in accordance with the applicable current (2022) California Building Code (CBC) issued by the California Building Standards Commission and used throughout the state (California Code of Regulations, Title 24, Part 2). The CBC provides minimum standards to protect property and for public welfare by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to mitigate the effects of seismic shaking and adverse soil conditions. The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with specified probability of occurring at the site. The Division of the State Architect (DSA) oversees adherence to California Building Code requirements for state-funded public-school construction and renovation projects. The California Geological Survey reviews geotechnical investigation reports for such projects. Design and construction in accordance with the CBC, under DSA oversight, would reduce risks arising from potential ground shaking at the site. Impacts from strong ground shaking would be less than significant and mitigation is not required.

Figure 4.7-1
ALQUIST PRIOLO EARTHQUAKE FAULT ZONES

Figure 4.7-2
REGIONALLY ACTIVE FAULTS



iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact

Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load-supporting capability when strongly shaken. Loose granular soils and silts that are saturated by relatively shallow groundwater are susceptible to liquefaction. The potential for liquefaction to affect the site is considered low due to the relatively dense materials underlying the site and the lack of a shallow groundwater table. In addition, the site is not in a zone of required investigation for liquefaction, as shown on **Figure 4.7-3**. Based on the low potential for liquefaction to affect the site, the potential for bearing capacity failure due to liquefaction is considered low (MTGL, 2024, p. 10).

iv) Landslides?

Less than Significant Impact

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. No landslides within the project site were observed during the geotechnical investigation report. The east, north, and west site boundaries are bounded by ascending retaining walls. The geotechnical investigation report recommends setbacks from existing retaining walls and foundations to avoid slope instability (MTGL, 2024, p. 11). Project development would not exacerbate any such hazard. Impacts would be less than significant.

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

Less than Significant Impact

Construction

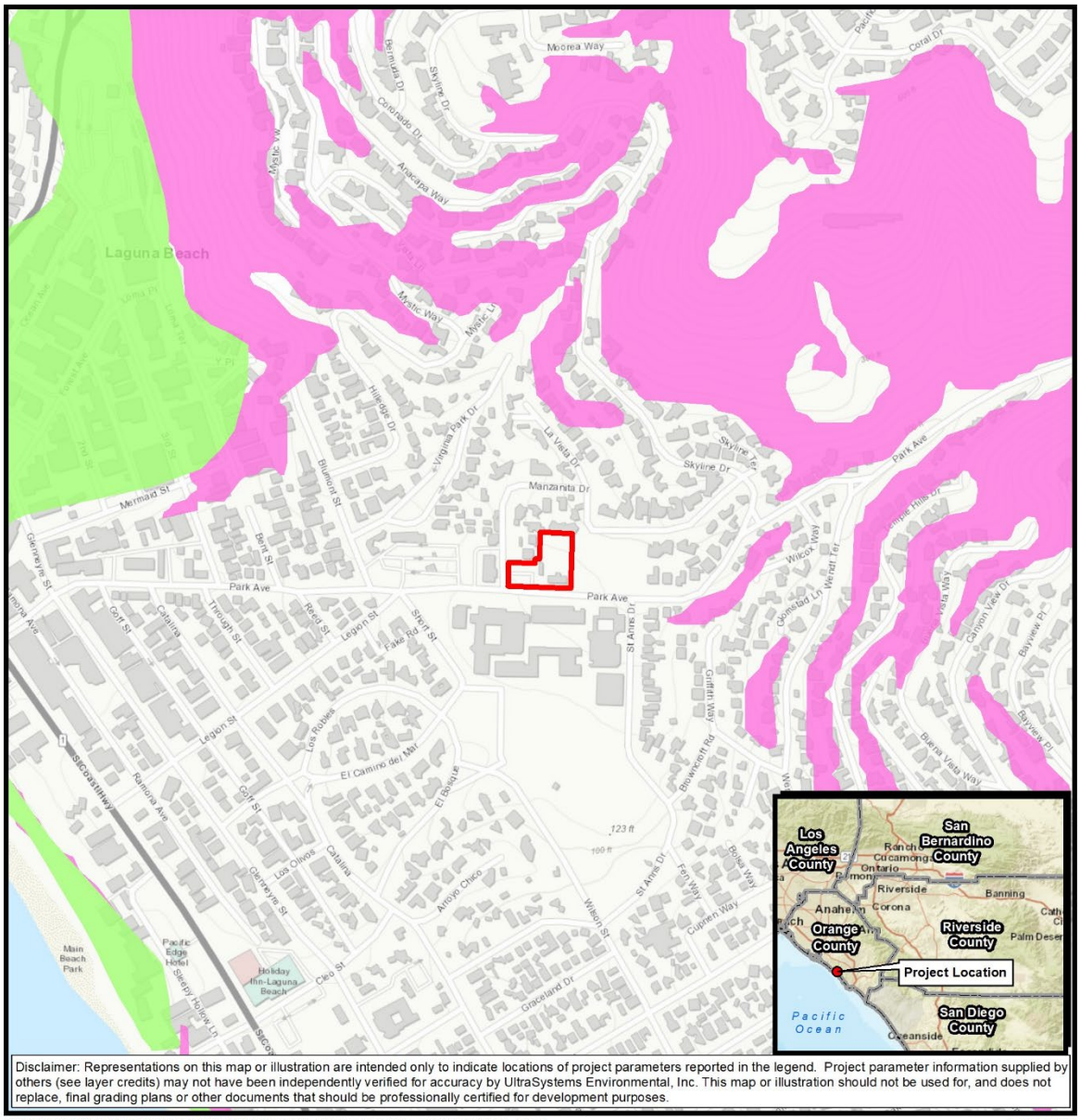
The project site would be most susceptible to erosion during the construction phase, when soil is exposed. To minimize the potential for water and wind erosion, the project would adopt construction best management practices (BMPs) in accordance with the City of Laguna Beach Municipal Code Chapter 16.01.

Operation

As designed, the project would be developed with impervious surfaces which would limit soil erosion to a negligible level during project operations. The District has chosen storm drain catch basins with insert filters as treatment best management practices (BMPs) for removing contaminants from stormwater during project operation. Catch basin inserts provide physical screening of pollutants such as gross solids, trash and debris using a filter fabric basket for removal of petroleum hydrocarbons using sorbent pouches (LBUSD, 2024).

With the implementation of soil erosion and sedimentation BMPs during the construction phase and the proposed combination catch basins and insert filters during the operational phase, the project would have less than significant impacts related to soil erosion or loss of topsoil and mitigation is not required.

Figure 4.7-3
LANDSLIDES AND LIQUEFACTION



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\gis\Projects\7265_LagunaBeach\USD_ISMND\MXDs\7265_LBUSD_4_7_Landslide_Liquefaction_2024_04_10.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community; CA Dept. of Conservation, 2016; UltraSystems Environmental, Inc., 2024.

April 10, 2024

Scale: 1:6,000

N

0 250 500 Feet

0 70 140 Meters

Legend

- Project Boundary
- Earthquake-induced Landslides
- Liquefaction

Laguna Beach High School and Community Pool Modernization

Landslides and Liquefaction

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

Less than Significant Impact

Impacts related to liquefaction and landslides would be less than significant after regulatory compliance, as substantiated above in **Section 4.7 a)**.

Lateral Spreading

Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer due to gravity and earthquake shaking combined. The project site is built out with an aquatic facility and the site is not mapped in an area of required investigation for liquefaction by the California Geological Survey (CGS, 2024a). Therefore, project development would not exacerbate hazards arising from lateral spreading. Impacts would be less than significant.

Collapsible Soils

Soil compressibility, or hydro-consolidation, refers to a soil's potential for settlement when subjected to increased loads, as from a new structure or fill surcharge. The relatively dense formational materials underlying the site are not considered susceptible to hydro-consolidation (MTGL, 2024, p. 12). Impacts arising from hydro-consolidation would be less than significant.

Subsidence

The major cause of ground subsidence is the excessive withdrawal of groundwater. The project site is not in an area of ground subsidence mapped by the U.S. Geological Survey (MTGL, 2024, p, 11). Project development would not exacerbate hazards related to ground subsidence. Impacts would be less than significant.

d) Would the project 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 shrink and swells with changes in soil moisture. Soil moisture may change from landscape irrigation, rainfall, and utility leakage. A test of onsite soil yielded an expansion index of 61, indicating medium expansion potential (MTGL, 20204, p. 16). The geotechnical investigation report recommends that, to reduce the potential for expansive heave, (i.e., the upward movement of the ground caused by the expansion of soil that is rich in clay), soils with an expansion index greater than 20 should be removed from the upper two feet of planned structures, pools, and hardscape areas. Onsite clays, such as those encountered in the upper portions of the existing parking lot, are expected to have expansion indices over 20 and thus require

e removal (MTGL, 2024, pp. 16-17). Impacts related to expansive soils would be less than significant after implementation of recommendations from the geotechnical investigation report, and no mitigation is required.

e) Would the project 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 would connect to the City's existing sewer system; the project would not use septic tanks or alternative wastewater disposal systems. Thus, no impacts associated with septic tanks or alternative waste water disposal systems would occur, and mitigation is not required.

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

Less than Significant Impact with Mitigation Incorporated

The project site is underlain by beach, estuarine, and colluvial deposits consisting of silt, sand, and gravel of age about 120,000-400,000 years before present (Morton and Miller, 2006).[19] A paleontology records search by the Natural History Museum of Los Angeles County yielded records of five fossil localities in the project region listed below in **Table 4.7-1**. Several paleontological resources have been discovered in the region. While no localities have been recorded within the project boundary itself, there are "fossil localities nearby from the same sedimentary deposits that occur in the proposed project area, either at surface or at depth" (Bell 2024:1) (**Appendix E2**). Thus, fossils could be buried in soils on or near the site.

Table 4.7-1
PALEONTOLOGICAL RECORDS SEARCH RESULTS

Locality Number	Location	Formation	Taxa	Depth
LACM IP 24374	Sea cliffs near Cheney's Point	Topanga Formation (gray & brown sandstone)	Invertebrates (unspecified)	Unknown
LACM IP 3289	Near Laguna Beach (precise location unavailable)	Tejon Formation	Invertebrates (unspecified)	Unknown
LACM IP 2951	Near Laguna Beach (precise location unavailable)	Unknown formation (Miocene)	Invertebrates (unspecified)	Unknown
LACM IP 12	Hills near Laguna Beach	Unknown formation (Pleistocene)	Invertebrates (Neobemaya spadicea)	Unknown
LACM VP 4007	Rim Rock Canyon; south of Temple Hill Drive, west of Top of the World on Temple Hill	Topanga Formation	Marine mammal (Desmostylus)	Unknown

Source: Bell, 2024, in **Appendix E2**.

Project site preparation, grading, and construction could damage fossils. This impact would be significant. In the event of an unexpected discovery, implementation of mitigation measure **GEO-1** would ensure that paleontological resources or unique geologic features are not significantly affected.

[19] Colluvial deposits are soil and rock fragments that have slid to the base of a cliff or slope.

Mitigation Measure

MM GEO-1 Prior to the issuance of grading permit, the project applicant shall retain a qualified paleontologist, to remain on-call during project ground-disturbing activities. If paleontological resources are uncovered during project construction, the contractor shall halt construction activities within 50 feet of the find and notify the District. The on-call paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). The paleontologist shall curate the find(s) at an accredited repository for paleontological resources such as the Natural History Museum of Los Angele County. Subsequently, the monitor shall remain onsite for the duration of the ground disturbance to ensure the protection of any other resources that are found during construction on the project site.

Level of Significance After Mitigation

With implementation of **MM GEO-1**, potential impacts to paleontological resources would be reduced to a less than significant level.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant Impact 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**	

4.8.1 Background Information on Greenhouse Gas Emissions

Life on earth depends on energy coming from the sun. About half the light reaching Earth's atmosphere passes through the air and clouds to the surface, where it is absorbed and then radiated upward in the form of infrared heat. About 90 percent of this heat is then absorbed by carbon dioxide (CO_2) and other greenhouse gases (GHGs) and radiated back toward the surface, which is warmed to a life-supporting average of 59 degrees Fahrenheit (°F) (NASA, 2024).

Human activities are changing the natural greenhouse. Over the last century, the burning of fossil fuels such as coal and oil has increased the concentration of atmospheric CO_2. This happens because the coal or oil burning process combines carbon in the fuel with oxygen in the air to make CO_2. To a lesser extent, the clearing of land for agriculture, industry, and other human activities has increased concentrations of GHGs (NASA, 2024).

GHGs are defined under the California Global Warming Solutions Act of 2006 (AB 32) as CO_2, methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfur hexafluoride (SF_6). Associated with each GHG species is a "global warming potential" (GWP), which is a value used to compare the abilities of different GHGs to trap heat in the atmosphere. GWPs are based on the heat-absorbing ability of each gas relative to that of CO_2, as well as the decay rate of each gas (the amount removed from the atmosphere over a given number of years). The GWPs of CH_4 and N_2O are 25 and 298, respectively (GMI, 2024). "Carbon dioxide equivalent" (CO_2e) emissions are calculated by weighting each GHG compound's emissions by its GWP and then summing the products. HFCs, PFCs, and SF_6 will not be emitted in significant amounts by the Laguna Beach High School Pool Modernization Project, so they will not be discussed further in this section.

Carbon Dioxide (CO_2) is a colorless, odorless gas consisting of molecules made up of two oxygen atoms and one carbon atom. CO_2 is produced when an organic carbon compound (such as wood) or fossilized organic matter (such as coal, oil, or natural gas) is burned in the presence of oxygen. Since the industrial revolution began in the mid-1700s, industrial activities have increased in scale and distribution. Prior to the industrial revolution, CO_2 concentrations were stable at a range of 275 to 285 parts per million (ppm) (IPCC, 2007). The National Oceanic and Atmospheric Administration (NOAA's) Earth System Research Laboratory (ESRL) indicates that global concentration of CO_2 was 421.2 ppm in July 2024 (ESRL, 2024). These concentrations of CO_2 exceed by far the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores.

Methane (CH_4) is a colorless, odorless non-toxic gas consisting of molecules made up of four hydrogen atoms and one carbon atom. CH_4 is combustible, and is the main constituent of natural gas, a fossil fuel. CH_4 is released when organic matter decomposes in low-oxygen environments. Natural sources include wetlands, swamps and marshes, termites, and oceans. Anthropogenic sources include the mining of fossil fuels and transportation of natural gas, digestive processes in ruminant animals such as cattle, rice paddies, and the buried waste in landfills. Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH_4. Other anthropogenic sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide (N_2O) is a colorless, non-flammable gas with a sweetish odor, commonly known as "laughing gas," and sometimes used as an anesthetic. N_2O is naturally produced in the oceans and in rainforests. Manmade sources of N_2O include the use of fertilizers in agriculture, nylon and nitric acid production, cars with catalytic converters and the burning of organic matter. Concentrations of N_2O also began to rise at the beginning of the industrial revolution.

4.8.2 Regulatory Setting

GHGs are regulated at the national, state, and air basin level; each agency has a different degree of control. The United States Environmental Protection Agency (USEPA) regulates at the national level; the California Air Resources Board (ARB) regulates at the state level; and the South Coast Air Quality Management District (SCAQMD) regulates at the air basin level in the Laguna Beach High School Pool Modernization Project area.

4.8.2.1 Federal Regulations

The USEPA collects several types of GHG emissions data. These data help policy makers, businesses, and the USEPA track GHG emissions trends and identify opportunities for reducing emissions and increasing efficiency. The USEPA has been maintaining a national inventory of GHG emissions since 1990 and in 2009 established mandatory reporting of GHG emissions from large GHG emissions sources.

EPA is also getting GHG reductions through partnerships and initiatives, evaluating policy options, costs, and benefits, advancing the science, partnering internationally and with states, localities, and tribes, and helping communities adapt

Corporate Average Fuel Economy (CAFE) Standards

In May 2010, the USEPA finalized the first-ever national GHG emissions standards under the Clean Air Act, and the National Highway Traffic Safety Administration (NHTSA) finalized Corporate Average Fuel Economy (CAFE) standards under the Energy Policy and Conservation Act (USEPA, 2022). The 2010 CAFE standards were for model year 2012 through 2016 light-duty vehicles. In April 2020, NHTSA and USEPA amended the CAFE and GHG emissions standards for passenger cars and light trucks and established new less stringent standards, covering model years 2021 through 2026 (USEPA, 2022). However, in December 2021, EPA finalized revised national greenhouse gas (GHG) emissions standards for passenger cars and light trucks for Model Years 2023- 2026 (USEPA, 2021).

Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule

On September 27, 2019, the USEPA and the NHTSA published the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program (NHTSA, 2020), revoked California's authority to set its own GHG emissions standards and set zero emission vehicle (ZEV) mandates in California. On April 30, 2020, USEPA and NHTSA issued the Final SAFE Rule (USEPA, 2023), which relaxed the federal GHG emissions and CAFE standards, resulting in the probable increase of CO_2 emissions. However, this regulation was repealed on December 21, 2021 by the Biden administration (NHTSA, 2021).

4.8.2.2 State Regulations

Executive Order (EO) S 3-05

On June 1, 2005, the governor issued EO S 3-05, which set the following GHG emission reduction targets:

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

To meet these targets, the Climate Action Team (CAT)[20] prepared a report to the Governor in 2006 that contained recommendations and strategies to help ensure that the targets in EO S-3-05 are met.

Assembly Bill 32 (AB 32)

In 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as AB 32. AB 32 required that GHGs emitted in California be reduced by 2020 to 1990 levels, which were determined to be 427 million metric tons of CO_2e ($MMTCO_2e$). (The 1990 value was later determined to be 431 $MMTCO_2e$.) This goal was met in 2014 and GHG emissions have remained below the 2020 limit since (ARB, 2024).

Climate Change Scoping Plan

The first AB 32 Scoping Plan (ARB, 2008) contained the main strategies to achieve the 2020 emissions cap. The plan was developed by the ARB with input from the Climate Action Team and proposed a comprehensive set of actions designed to reduce overall carbon emissions in California, improve the environment, reduce oil dependency, diversify energy sources, and enhance public health while creating new jobs and improving the state's economy. The GHG reduction strategies contained in the AB 32 Scoping Plan included direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

On November 16, 2022, the ARB circulated its most recent Scoping Plan for Achieving Carbon Neutrality (ARB, 2022). The 2022 Scoping Plan identifies a technologically feasible, cost-effective

[20] The Climate Action Team (CAT) members are state agency secretaries and the heads of agencies, boards, and departments, led by the Secretary of the California Environmental Protection Agency (Cal/EPA). They coordinate statewide efforts to implement global warming emission reduction programs and the state's Climate Adaptation Strategy.

path to achieve carbon neutrality by 2045 or earlier. Through the lens of carbon neutrality, the plan expands the scope to more meaningfully consider how our natural and working lands (NWL) contribute to our long-term climate goal.

Renewables Portfolio Standard (Scoping Action E-3)

The California Energy Commission estimated that in 2000, about 12 percent of California's retail electric load was met with renewable resources. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. California's current RPS is intended to increase that share to 44 percent by 2024. Increased use of renewables will decrease California's reliance on fossil fuels, thus reducing emissions of GHGs from the electricity sector. Most recently, Governor Brown signed into legislation Senate Bill (SB) 350 in October 2015, which requires retail sellers and publicly-owned utilities to procure 50 percent of their electricity from eligible renewable energy resources by 2030**.**

Senate Bill 375 (SB 375)

Senate Bill (SB) 375 passed the Senate on August 30, 2008, and was signed by the governor on September 30, 2008. Per SB 375, the transportation sector is the largest contributor of GHG emissions and contributes approximately 45 percent of the GHG emissions in California, with automobiles and light trucks alone contributing almost 30 percent. SB 375 indicates that GHGs from automobiles and light trucks can be reduced by new vehicle technology. However, significant reductions from changed land use patterns and improved transportation also are necessary. SB 375 states, "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32." SB 375 does the following: (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions; (2) aligns planning for transportation and housing; and (3) creates specified incentives for the implementation of the strategies.

Executive Order B-30-15

On April 29, 2015, the Governor issued EO B-30-15, which added an interim target of GHG emissions reductions to help ensure the State meets its 80 percent reduction by 2050, as set in EO S-3-05. The interim target is to reduce GHG emissions by 40 percent by 2030. It also directs State agencies to update the Scoping Plan, update the Climate Adaptation Strategy every three years, and take climate change into account in their planning and investment strategies. Additionally, it requires the State's Five-Year Infrastructure Plan to take current and future climate change impacts into account in all infrastructure projects**.**

Title 24

California Code of Regulations Title 24 Part 6: California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Although these standards were not originally intended to reduce GHGs, energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The standards are updated every three years, to allow consideration and possible incorporation of new energy efficient technologies and methods. The 2019 standards were a major step towards meeting the Zero Net Energy goal by the year 2030. The latest iteration is the 2022 Energy Code, adopted on August 11, 2021, that builds upon California's goals towards building decarbonization and net carbon neutrality

by emphasizing energy efficient innovations (CEC, 2022). Its four areas of focus for the construction of new buildings include encouraging electric heat pump technology, establishing electric-ready requirements, expanding solar photovoltaic (PV) system and battery storage standards, and strengthening ventilation standards.

4.8.2.3 Local Regulations

The City of Laguna Beach is currently developing a Climate Action and Adaptation Plan (CAAP) which will update City goals to align with the State's goal of net zero GHG emissions by 2045. Policies in the Laguna Beach General Plan aimed at reducing greenhouse gas emissions include (City of Laguna Beach, 2012a):

- **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.
- **Policy 1.3:** Support planning and design solutions that reduce water consumption and implement water conservation practices.

4.8.3 Impact Thresholds

The following thresholds of significance are based on criteria in Appendix G of the State CEQA Guidelines. A project has the potential to create a significant environmental impact if it would:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of GHG.

4.8.4 Impact Analysis

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

Less Than Significant Impact

California has enacted several pieces of legislation that relate to GHG emissions and climate change. Much of this legislation sets aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments.

GHG Significance Threshold

Neither the City of Laguna Beach and the SCAQMD, nor the State CEQA Guidelines Amendments has adopted quantitative thresholds of significance for addressing a school project's GHG emissions. Nonetheless, § 15064.4 of the CEQA Guidelines serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in that section, this analysis includes an impact determination based on the following: (1) an estimate of the amount of greenhouse gas emissions

resulting from the Laguna Beach High School Modernization Project; (2) a qualitative analysis or performance based standards; (3) a quantification of the extent to which the project increases greenhouse gas emissions as compared to the existing environmental setting; and (4) the extent to which the Project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

SCAQMD's guidance uses a tiered approach rather than a single numerical emissions threshold. If a project's GHG emissions "fail" the non-significance of a given tier, then one goes to the next one.

The threshold selected for this analysis is Tier 3, which establishes a screening significance threshold level to determine significance using a 90 percent emission capture rate. For Tier 3, the SCAQMD estimated that at a threshold of approximately 3,000 metric tons (tonnes) CO_2e per year emissions would capture 90 percent of the GHG emissions from new residential or commercial projects (SCAQMD, 2023).

The present analysis uses 3,000 tonnes of CO_2e per year as the significance threshold under the first impact criterion in **Section 4.8.3**.

Construction GHG Emissions

Construction is an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment, import or export of soil, and the disposal of construction waste. To be consistent with the guidance from the SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from onsite construction activities and offsite hauling and construction worker commuting are considered as project-generated. As explained by the California Air Pollution Control Officers Association (CAPCOA) in its 2008 white paper (CAPCOA, 2008), the information needed to characterize GHG emissions from manufacture, transport, and end-of-life of construction materials would be speculative at the CEQA analysis level; CEQA does not require an evaluation of speculative impacts (*CEQA Guidelines* § 15145). Therefore, the construction analysis does not consider such GHG emissions, but does consider non-speculative onsite construction activities, and offsite hauling and construction worker trips. All GHG emissions are identified on an annual basis.

Estimated GHG emissions from the Laguna Beach High School Modernization Project's onsite and offsite project construction activities were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.29 (CAPCOA, 2023), which was described in **Section 4.3.7**. The results of this analysis are presented in **Table 4.8-1**. The total construction GHG emissions would be **285 metric tons**. Consistent with SCAQMD recommendations and to ensure that construction emissions are assessed in a quantitative sense, construction GHG emissions have been amortized over a 30-year period. The amortized value for the project is **9.5 $MTCO_2e$**.

Table 4.8-1
PROJECT CONSTRUCTION-RELATED GHG EMISSIONS

Year	Annual Emissions (MT)			
	CO_2	CH_4	N_2O	CO_2e
2026	284	0.01	< 0.005	285

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.29) (CAPCOA, 2023).

Modeling results are in **Appendix B.** For each construction year, annual GHG emissions the amortized value of 9.5 $MTCO_2e$ would be far below the threshold of 3,000 MT of CO_2e per year and therefore would be less than significant. No mitigation is necessary**.**

Operational GHG Emission

The existing, future, and net change in operational GHG emissions calculated by CalEEMod Version 2022.1.1.29 (CAPCOA, 2022) are shown in **Table 4.8-2**, **Table 4.8-3**, and **Table 4.8-4** respectively. Total annual unmitigated emissions from the Laguna Beach High School Pool Modernization Project, including the amortized construction emissions, would be **299.14 $MTCO_2e$ per year**. The net change in operational emissions will be **18.91 $MTCO_2e$**, which is below the 3,000 $MTCO_2e$ threshold. Therefore, operational GHG emissions will be less than significant.

Table 4.8-2
EXISTING OPERATIONAL GHG EMISSIONS

Emission Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
Mobile (Motor Vehicles)	237
Area Sources	0.09
Energy Demand (Electricity & Natural Gas)	25.4
Water Demand	3.54
Solid Waste Generation	14.2
Total	**280.23**

[a]*Total construction GHG emissions were amortized over 30 years and added to those resulting from operation of the project*
Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.29) (CAPCOA, 2022).

Table 4.8-3
PROJECT OPERATIONAL GHG EMISSIONS

Emission Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
Mobile (Motor Vehicles)	223
Area Sources	0.15
Energy Demand (Electricity & Natural Gas)	41.6
Water Demand	4.09
Solid Waste Generation	20.8
Construction Emissions[a]	9.5
Total	**299.14**

[a]*Total construction GHG emissions were amortized over 30 years and added to those resulting from operation of the project*
Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.29) (CAPCOA, 2022).

Table 4.8-4
NET CHANGES IN OPERATIONAL GHG EMISSIONS

Emission Source	Estimated Generated CO_2e Emissions (Metric Tons per Year)
Mobile (Motor Vehicles)	(14)
Area Sources	0.06
Energy Demand (Electricity & Natural Gas)	16.2
Water Demand	0.55
Solid Waste Generation	6.6
Construction Emissions[a]	9.5
Total	**18.91**

[a]*Total construction GHG emissions were amortized over 30 years and added to those resulting from operation of the project*
Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.29) (CAPCOA, 2022).

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

Less than Significant Impact

The City of Laguna Beach has identified actions in the General Plan that the City can take to reduce GHG emissions from City operations and from development in its jurisdiction. While none of these policies and actions is directly relevant to the project, the project does not conflict with any of them and the impact would be less than significant. As was demonstrated in **Section 4.11**, *Land Use and Planning*, the proposed project would have less than significant impacts in relation to consistency with local land use policies or regulations. Therefore, the project would not hinder the GHG emission reductions of the Laguna Beach General Plan.

Finally, as noted in **Section 4.6**, energy efficient design, such as solar panels, would be incorporated into building design to comply with the provisions of the California Green Building Code, Title 24 of the California Code of Regulations. This will contribute to a reduction of greenhouse gas emissions. Title 24 requires new structures to incorporate a variety of mandatory features to promote green buildings as means to improve energy efficiency, reduce water demand, promote recycling, and other measures. These will help reduce GHG emissions.

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant Impact 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 that is included on a list of hazardous material 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**

The analysis for this section is based in part on the Environmental Radius Report (ERR) by the online portal for the Nationwide Environmental Title Research (NETROnline), dated December 2, 2024, included in **Appendix F**. Search radii vary by type of hazardous material site, ranging up to one mile from site.

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

Less than Significant Impact

The construction and operation of the project may involve the use of small amounts of hazardous materials such as fuels, lubricants, solvents, and fertilizers. Hazardous materials would be used, transported and disposed of in accordance with existing regulations of several agencies, including the US Environmental Protection Agency; US Department of Transportation; Department of Toxic

Substances Control; Occupational Safety and Health Administration; and Division of Occupational Safety and Health. Construction impacts involving hazardous materials would be less than significant after compliance with such regulations.

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

Less than Significant Impact

The ERR concluded that there were no hazardous materials sites on or adjacent to the project site (NETROnline, 2024). The construction contractor would maintain supplies and equipment to contain and clean up small spills of hazardous materials during construction and maintenance. Workers would be trained in their proper use. In the event of a release of hazardous materials of toxicity and/or quantity that onsite personnel could not safely contain and clean up, the construction contractor would immediately notify the Hazardous Materials and Waste Branch of the Orange County Environmental Health Division, which is responsible for emergency responses to hazardous materials releases in Orange County. Therefore, the construction of the project would have a less than significant impact.

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

Less than Significant Impact

Tony Tobin Elementary School is located approximately 0.25 miles east of the project site (Google Earth Pro, 2024). No other schools are within a radius of 0.25 miles of the project.

Construction

Project construction would involve use of small amounts of hazardous materials such as fuels, lubricants and fertilizers. Such materials would be used in accordance with existing regulations of several agencies. The use of such materials onsite would not pose substantial hazards to persons at Tony Tobin Elementary School.

Operation

Project operations would involve handling small amounts of hazardous materials, such as cleaners, solvents, and fertilizers. However, these materials would not be stored on site and would be handled and disposed of according to applicable regulations and would not be used or stored in amounts that would pose a hazard to people at Tony Tobin Elementary School. Therefore, the project would have a less than significant impact in this regard.

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

No Impact

Government Code § 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update, at least annually, lists of the following:

- Hazardous waste and substances sites from the DTSC EnviroStor database.
- Leaking Underground Storage Tank (LUST) sites by county and fiscal year in the State Water Resources Control Board (SWRCB) GeoTracker database.
- Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste levels outside of waste management units.
- SWRCB cease-and-desist orders (CDOs) and cleanup and Abatement Orders (CAOs).
- Hazardous waste facilities are subject to corrective action according to 25187.5 of the Health and Safety Code, identified by the DTSC.

The following information is based on an environmental database radius report from National Environmental Title Research (NETROnline, 2024) generated on December 2, 2024; the report is included as **Appendix F** to this IS/MND. As shown in **Table 4.9-1**, there are two sites named on the Cortese List within 0.50 miles of the project site. This information was retrieved from the SWRCB's *GeoTracker* database. However, no contamination was found at either site, and no further action would be required (NETROnline, 2024). Therefore, there would be no impact.

Table 4.9-1
CORTESE SITES ON AND WITHIN 0.5 MILE OF THE PROJECT SITE

Site Name **Address** **Distance and Direction from project site**	**Additional information**
Monte Verde Road/Via Pascal 45585 El Chimisal Road Opposite Via Pascal from east end of project site	School Investigation Site Denha High School AKA High School No. 3 No action required in 2001
Monte Verde Road/Via Pascal 45585 El Chimisal Road Opposite Via Pascal from the from the east end of the project site	School Investigation Site Morgan Hill Elementary No action required 2002

Source: NETROnline, 2024. See **Appendix F**.

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 nearest public-use airport to the project site is the French Valley Airport, approximately eight miles northwest of the project location (see **Figure 4.9-1**). The project site is outside of the French Valley Airport zones, where land uses are regulated to minimize aviation-related hazards to people on the ground and outside of the noise compatibility contours of the airport. The implementation of the project would not cause airport-related hazards or excessive noise to people on the project site. No impact would occur.

Figure 4.9-1
AIRPORTS IN THE PROJECT REGION

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

Less than Significant Impact

Construction

The County of Orange and Orange County Fire Authority Local Hazard Mitigation Plan (LHMP) was adopted in March 2022 (OC and OCFA, 2022). As detailed in **Section 4.17**, the construction of the project on the right of way next to the project site could temporarily impact street traffic by temporarily reducing the number of lanes or temporarily closing a portion of the surrounding streets. The County of Orange requires that projects performing construction work on public rights of way get an encroachment permit approved by the Orange County Transportation Authority (OCTA). Emergency access must be maintained. Compliance with all requirements for traffic management during construction in the public right of way would ensure that the project would have a less than significant impact.

Operation

The operation of the project would not block or restrict traffic on the surrounding streets. Therefore, the impacts would be less than significant.

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

As outlined in Section 4.20, the primary project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) that falls under a Local Responsibility Area (LRA). It is important to note that the eastern section of the project site extends into a State Responsibility Area (SRA).

The project design does not include the permanent establishment of personnel or residential facilities on the site. Construction materials will include heavy wire, riprap, and concrete – none of which will contribute to the fuel loads for wildfires. The alignment of the project will adhere to the existing channel structure and will not modify the current watershed characteristics.

The surrounding residents will not be exposed to hazardous pollutant concentrations resulting from wildfires, as no changes will be made to slopes, the prevailing winds, or other relevant environmental factors. Thus, the project will have no effect on or affect the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there would be no impact.

4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact 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 substantial erosion or siltation on or offsite;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
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			X	
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

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact

The California State Water Resources Control Board requires its nine Regional Water Quality Control Boards (RWQCBs) to develop water quality control plans (Basin Plans) designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, Basin Plans designate beneficial uses for surface waters and groundwater, set narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State antidegradation policy, and describe implementation programs to protect all waters in the Regions (RWQCB 1995, as amended). In addition, Basin Plans incorporate by reference all applicable

State and Regional Board plans and policies, and other pertinent water quality policies and regulations. The proposed project is under the jurisdiction of the Santa Ana (Region 8) RWQCB. The Basin Plan for the Santa Ana Basin, which includes the project site, was updated in 2019.

As shown in **Figure 4.10-1,** *USGS Surface Waters and Watersheds*, the project site is located within the USGS Salt Creek-Frontal Gulf of Santa Catalina hydrologic unit (HU; HU Code 180703010302), which drains an area of approximately 73 square miles. The Salt Creek-Frontal Gulf of Santa Catalina HU is located within the larger Aliso Creek-Frontal Gulf of Santa Catalina HU (1807030103) , which spans about 152 square miles (CDFW, 2024). Salt Creek and Aliso Creek both discharge into the Pacific Ocean. The nearest existing storm drain to the project site extends from the northern part of the Laguna Beach High School campus southward, under Park Avenue, then discharges onto St. Ann's Drive a short distance south of Park Avenue (OCFCD, 2008).

Development of the project has the potential to result in two types of water quality impacts: (1) short-term impacts due to construction-related discharges; and (2) long-term impacts from operation. Temporary soil disturbance would occur during project construction, due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, cut and fill activities, and grading. Disturbed soils are susceptible to high rates of erosion – that is, detaching of soil particles from the ground surface via wind and rain resulting in sediment transport via stormwater runoff from the project area (sedimentation). Erosion and sedimentation affect water quality of receiving waters through interference with photosynthesis, oxygen exchange, and respiration, growth, and reproduction of aquatic species. Runoff from construction sites may include sediments and contaminants such as oils, fuels, paints, and solvents. Additionally, other pollutants such as nutrients, trace metals, and hydrocarbons can attach to sediment and be carried by stormwater into storm drains which discharge eventually to the Pacific Ocean.

Spills and mishandling of construction materials and waste may also potentially leave the project site and impact water quality of receiving waters. The use of construction vehicles and equipment may potentially result in contamination from leaks of petroleum products, hydraulic fluids, and introduction of heavy metals. Contamination from building materials such as paints and solvents, and landscaping materials such as fertilizers, pesticides, and herbicides may also potentially degrade water quality during project construction. Trash and demolition debris may also be carried into storm drains and discharged into receiving waters.

Construction Pollutants Control

The project proponent is required by the California State Water Resources Control Board (SWRCB) to obtain coverage under a General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, Order 2022-0057-DWQ, as authorized by § 402 CWA, NPDES for projects which will disturb one or more acres of soil during construction). The Construction General Permit requires potential dischargers of pollutants into Waters of the United States (WOUS) to prepare a site-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP establishes enforceable limits on discharges, requires effluent monitoring, designates reporting requirements, and requires construction stormwater and non-stormwater best management practices (BMPs) to reduce or eliminate point and non-point source discharges of pollutants. Additionally, BMPs must be maintained, inspected before and after each precipitation event, and repaired or replaced, as necessary. Because the project is required by the SWRCB to comply with all applicable conditions of Construction General Permit Order 2022-0057-DWQ, potential violations of water quality standards or waste discharge requirements during project construction would be less than significant.

Figure 4.10-1
USGS SURFACE WATERS AND WATERSHEDS

Operational Pollutant Controls

Project operation could generate stormwater contaminants such as trash, fluids leaked from motor vehicles, and fertilizers. The District has chosen storm drain catch basins with insert filters as treatment best management practices (BMPs) for removing contaminants from stormwater during project operation. Catch basin inserts provide physical screening of pollutants such as gross solids, trash and debris using a filter fabric basket for removal of petroleum hydrocarbons using sorbent pouches (LBUSD, 2024). A storm drain catch basin is proposed in the southwest corner of the proposed parking lot, which is also near the southwest corner of the project site (Ruhnau Clark, 2024).

It is expected that small accidental releases of swimming pool chemicals would be contained and cleaned up by school staff; and, in the event of a larger release of such chemicals, school officials would notify Orange County Environmental Health (which provides emergency responses for hazardous materials releases in most of Orange County) immediately. Thus, it is not expected that accidental releases of swimming pool chemicals would cause substantial stormwater pollution.

City Swimming Pool Discharge Guidelines

City of Laguna Beach Municipal Code § 17.12.060 sets forth the following requirements regarding discharge of swimming pool water:

> Waters from swimming pools may be discharged into a private sewer lateral cleanout. If discharge to a private sewer lateral cleanout is not feasible, then water from swimming pools may be discharged into the public sewer; provided, however, that written permission therefore has been first obtained from the city engineer. The city engineer, in granting permission to drain any pool into the public sewer, may impose reasonable conditions, including the amount of water to be drained into the public sewer and the hours therefor. If discharge of waters from swimming pools to the sewer is not possible, then pool water may be discharged into a storm drain sewer provided that the water is free of chemicals including but not limited to chlorine (ecode360.com, 2024).

With implementation of construction and operational BMPs and adherence to the Swimming Pool Discharge requirements in the city's Municipal Code, potential impacts to water quality would be less than significant and mitigation is not proposed.

b) Would the project 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 not over a groundwater basin (DWR, 2024). The project site is in the service area of the Laguna Beach County Water District (LBCWD), whose water supplies comprise combination of groundwater from the Santa Ana River Basin and imported water from the Colorado River or Northern California (LBCWD, 2021a). Operation of the proposed aquatics complex would involve a slight increase in water usage compared to that of the existing aquatics facility. LBCWD forecasts that it will have adequate water supplies to meet demands in its service area over the 2025-2045 period in normal, single-dry-year, and multiple-dry-year conditions (LBCWD, 2021b, pp. 7-10 – 7-12). Thus, project operation would not decrease groundwater supplies.

The project site is not used for intentional groundwater recharge. The completed project would consist mostly of buildings, a swimming pool, swimming pool deck and other hardscape, and parking lot, as does the existing project site. Thus, project development would not substantially increase the amount of impervious surface onsite nor substantially increase the amount of runoff from the site. Project development would not interfere with groundwater recharge. Impacts would be less than significant, and mitigation is not required.

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

i) Result in substantial erosion or siltation on- or offsite;

Less Than Significant Impact

Project development would not substantially change the existing drainage pattern of the site. The project site has a very slight southwest slope; elevations onsite range from about 182 feet above mean sea level (amsl) at the north end of the site to 162 feet amsl at the southwest corner of the site (the elevations described here omit elevations of retaining walls on much of the site perimeter). Site elevations at project completion would be similar to existing elevations.

Construction

Project construction would disturb and expose extensive amounts of soil, which could cause severe soil erosion if effective erosion control measures were not used. As detailed in Section **4.10 a),** the District would be required to develop a project-specific SWPPP prepared by a certified qualified SWPPP developer. The SWPPP would prescribe site specific stormwater and non-stormwater BMPs which would be designed to minimize or avoid soil erosion and transport from the site via water or wind, and siltation in receiving waters.

Implementation of the project-specific SWPPP and proper maintenance and replacement of required stormwater and non-stormwater BMPs (as necessary) would minimize erosion or siltation, and impacts would be less than significant. No mitigation is required.

Operation

At project completion the entire site would be developed with the swimming pool, buildings, pool deck and other hardscape, a parking lot, and landscaping, as is the existing site. Therefore, the potential for soil erosion from the site during project operation would be minimal. The project plans include storm drain catch basins with insert filters, which are effective at removing gross solids from stormwater (LBUSD, 2024). Project impacts respecting erosion and siltation would be less than significant after implementation of the proposed storm drain catch basins with insert filters, and no mitigation is needed.

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?

Less than Significant Impact

Project development is not expected to substantially increase the rate or amount of runoff from the site, as most of the site is currently impervious and would remain so at project completion. Thus, development is not expected to cause flooding on- or off-site.

Project impacts on pollution of runoff would be less than significant, as substantiated above in **Section 4.10.a**.

iv) Impede or redirect flood flows?

No Impact

The project site is in flood hazard zone X (i.e., outside of 100-year and 500-year flood zones) as shown on **Figure 4.10-2** (FEMA, 2022). Thus, project development would not impede or redirect flood flows, and no impact would occur. Mitigation is not required.

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

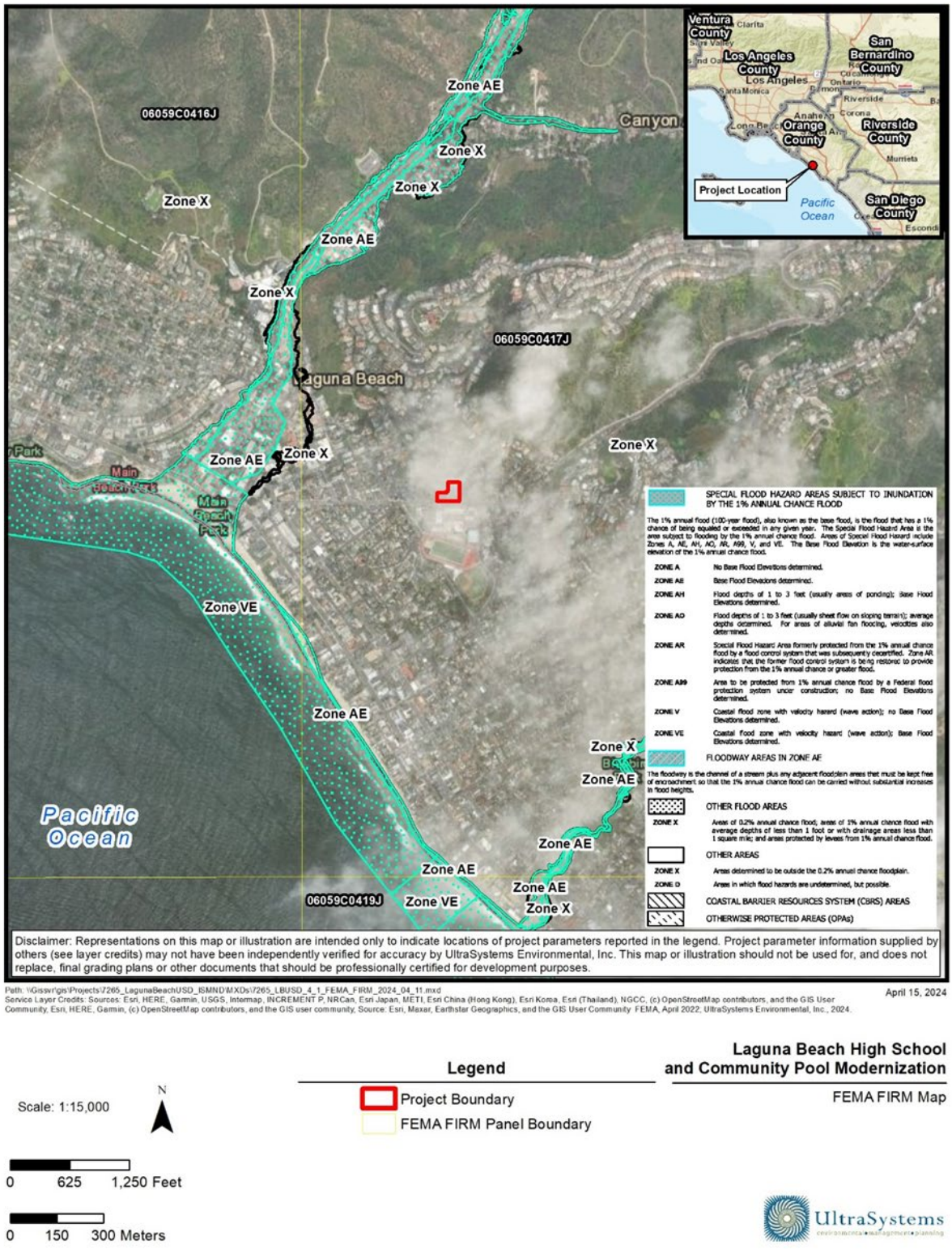
No Impact

The project site is outside of dam inundation areas mapped by the California Division of the Safety of Dams (DWR, 2024).

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project site is outside of tsunami inundation areas (CGS and OES, 2024), and project development would not risk release of pollutants due to tsunami inundation.

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. No surface water bodies are near enough to the site such that project development would risk of release of pollutants due to flooding from a seiche. The project site is outside of flood zones, as substantiated above in **Section 4.10**.

Figure 4.10-2
FLOOD HAZARD ZONES



e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact

The water quality control plan in effect for the project region is that issued by the San Diego Regional Water Quality Control Board in 2021. The District would comply with the water quality control plan through use of storm drain catch basins with insert filters. The project site is not over a groundwater basin and thus no sustainable groundwater management plan is in effect for the project site and surrounding area. No adverse impact would occur.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact 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) Would the project physically divide an established community?

No Impact

The project is part of the Laguna Beach High School campus. The project would redevelop the project site within the campus and would not extend into any adjacent private property or public right-of-way (ROW). Project development would not physically divide an established community, and no impact would occur.

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

No Impact

The project site has a General Plan land use designation of Public/Institutional (City of Laguna Beach, 2024a) (refer to **Figure 4.11-1** below). The project site is zoned Institutional (City of Laguna Beach, 2024b) (see **Figure 4.11-2**). Institutional uses include publicly or privately owned and operated activities such as hospitals, convalescent hospitals, intermediate care facilities, nursing homes, museums, and schools and colleges, as well as churches and other religious organizations and other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered residential, commercial, or industrial (City of Laguna Beach, 2012 p. A-9).

The proposed replacement of the Laguna Beach High School pool would not conflict with any applicable regulations regarding its land use and zoning designation. A consistency analysis of the proposed project respecting relevant City of Laguna Beach General Plan Land Use Element goals and policies is provided below in **Table 4.11-1**. No adverse impact would occur.

Figure 4.11-1
GENERAL PLAN LAND USE DESIGNATION

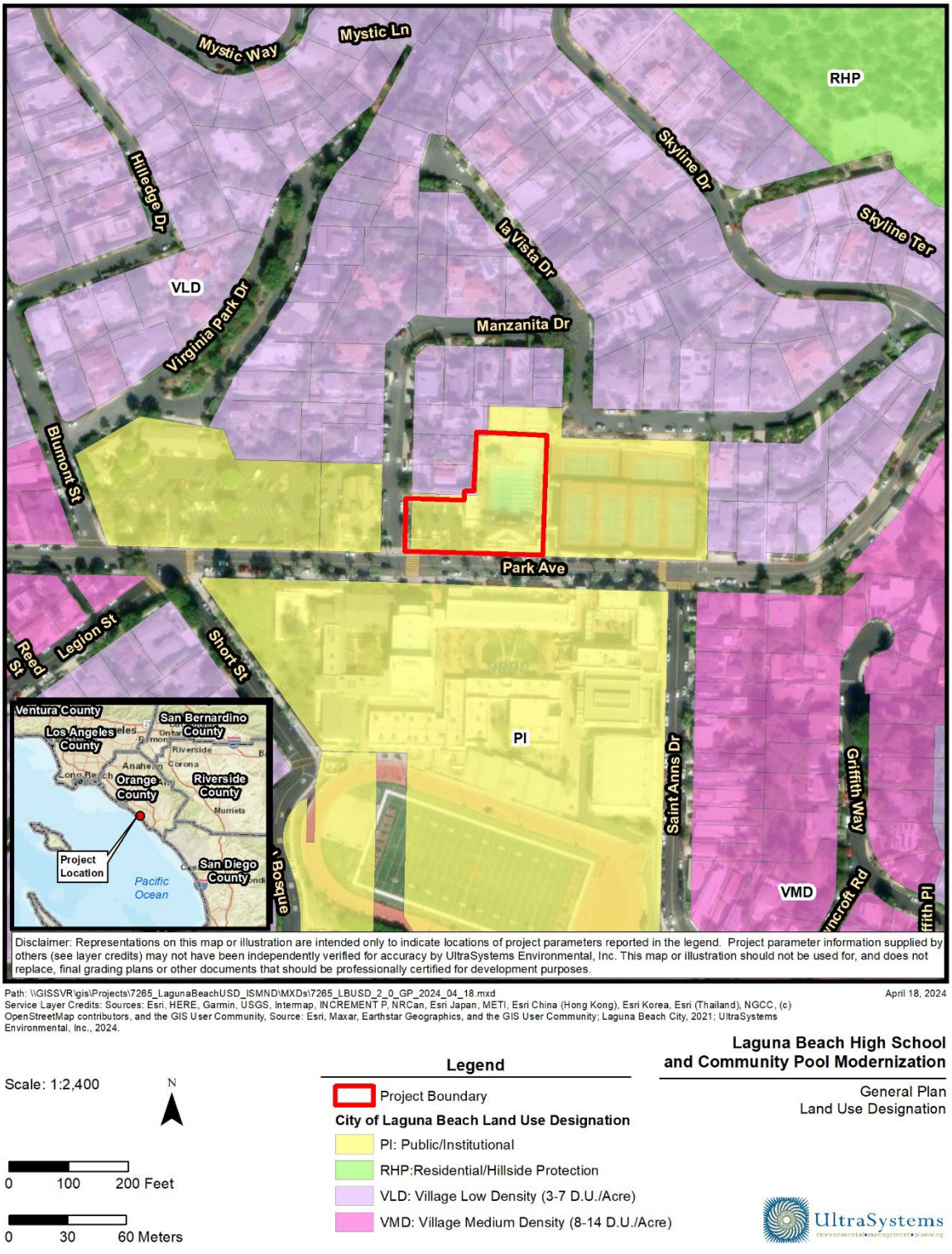


Figure 4.11-2
ZONING DESIGNATION

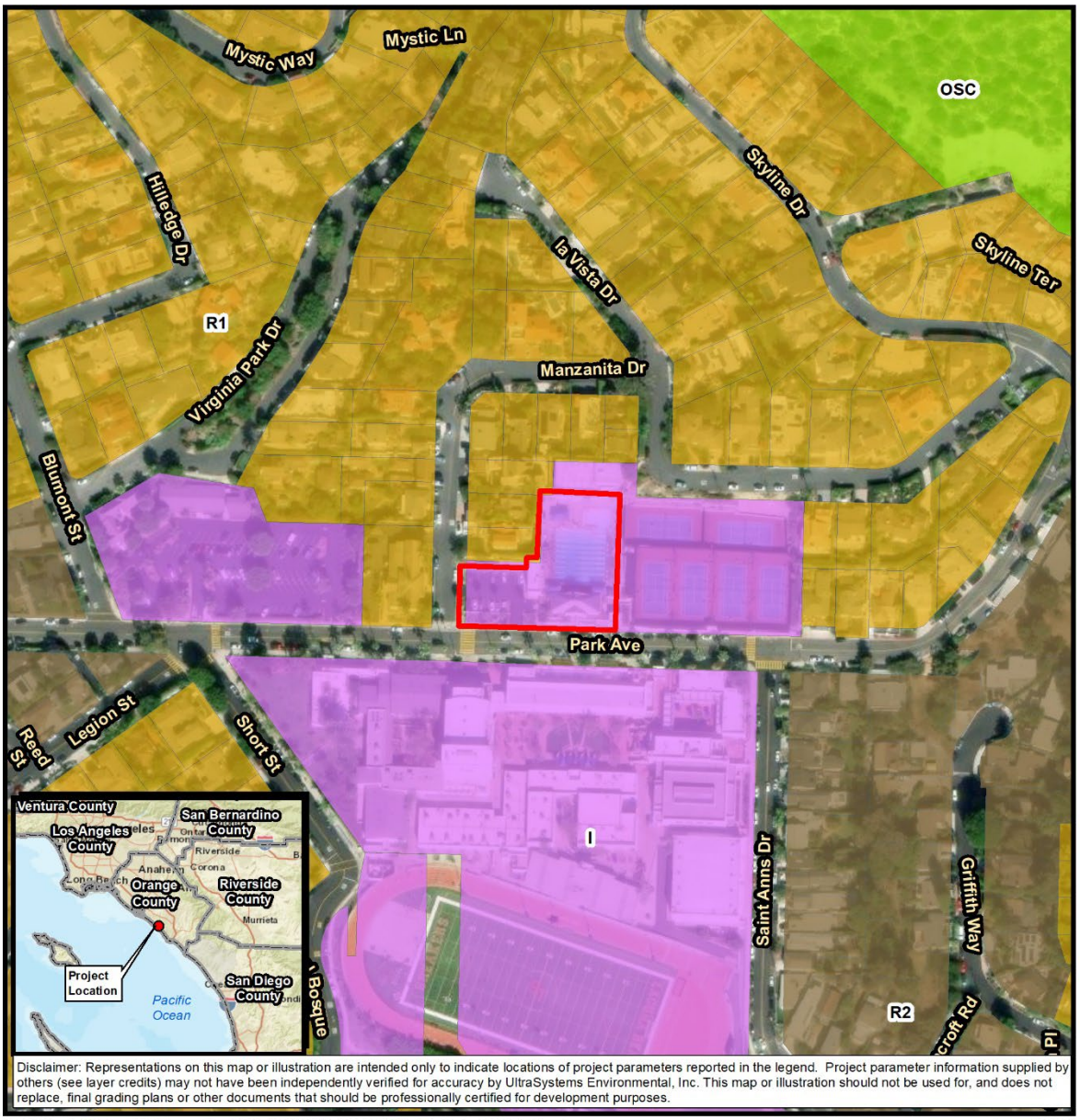


Table 4.11-1
CONSISTENCY ANALYSIS: PROPOSED PROJECT COMPARED TO RELEVANT CITY OF LAGUNA BEACH GENERAL PLAN LAND USE ELEMENT GOALS AND POLICIES

Goals and Policies	Consistency Analysis
Goal 7: ***Protect, preserve, and enhance the community's natural resources.***	
Policy 7.4: Ensure that development, including subdivisions, new building sites and remodels with building additions, is evaluated to ascertain potential negative impacts on natural resources. Proposed development shall emphasize impact avoidance over impact mitigation. Any mitigation required due to an unavoidable negative impact should be located on-site, where feasible.	**Consistent:** An evaluation for potential impacts on natural resources within the project site is discussed in **Section 4.4 Biological Resources.** Avoidance of impact on natural resources is emphasized. Therefore, the project would be consistent with this policy.
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, which is a high school swimming pool remodel will be developed within the school's preexisting campus, which reduces environmental impacts, and growth-inducing potential. Therefore, the project would be consistent with this policy.
Goal 10: ***Ensure that proposals for new development, subdivisions, and major remodels are sufficiently evaluated to protect public health and safety and natural resources.***	
Policy 10.2: Design and site new development to protect natural and environmentally sensitive resources such as areas of unique scenic quality, public views, and visual compatibility with surrounding uses and to minimize landform alterations.	**Consistent:** The proposed project, which is a high school swimming pool remodel, would be developed to follow the City's Municipal Codes and Land Use Element of the General Plan. As a result, it would protect natural and environmentally sensitive resources, areas of unique scenic quality, public views and visual compatibility with surrounding uses as detailed in **Section 4.1 Aesthetics**, making project impacts less than significant, and consistent with this policy.
Policy 10.8: Avoid creation of building sites that will result in significant adverse impacts on the community.	**Consistent:** As stated in this document, development of the proposed project on an existing developed site would adhere to the project site's land use and zoning designations, and would have less than significant environmental impacts with mitigation incorporated. Therefore, the project is consistent with this policy.

Source: City of Laguna Beach, 2012, p. 7-34—7-38

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact 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) Would the project 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) Would the project 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?

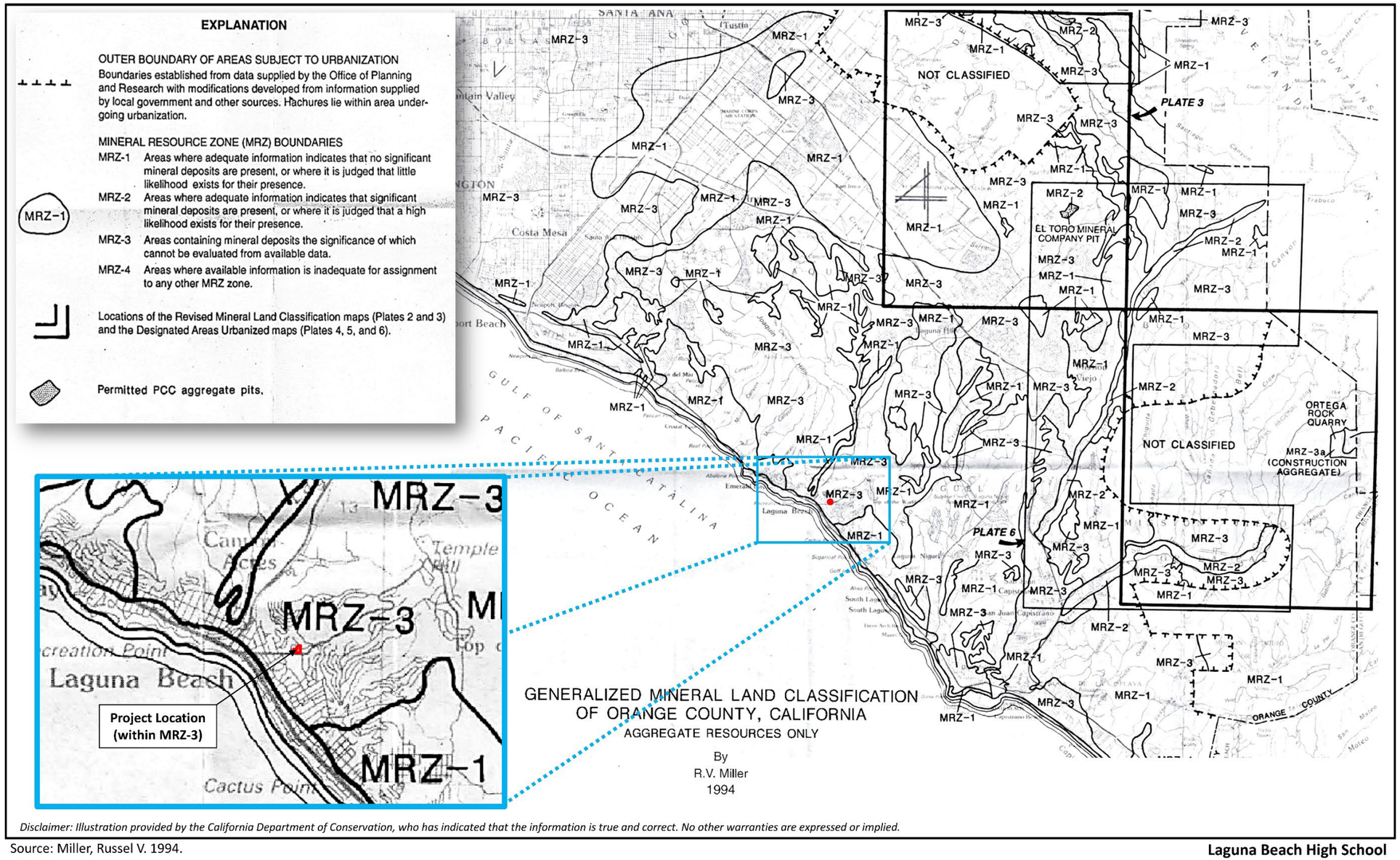
No Impact

The proposed project site is located within Mineral Resource Zone 3 (MRZ-3) as shown in **Figure 4.12-1**. MRZ-3 designates areas containing known or inferred mineral occurrences of undetermined resource significance. The project site is part of a built-out high school campus that is surrounded by residential uses and is therefore unavailable for mining.

According to the 'Well Finder' tool provided by the California Department of Conservation Division of Oil, Gas, & Geothermal Resources, the project site is not located near (within three miles of) any oil or gas wells. The nearest active oil or gas well is located about 11 miles to the northwest, as shown in **Figure 4.12-2.**

Therefore, the project site is not an important local mineral resource recovery site and project development would have no significant impact on the availability of known mineral resources of value to the region or state residents, and on any locally important mineral resource recovery sites.

Figure 4.12-1
DESIGNATED MINERAL RESOURCE ZONES



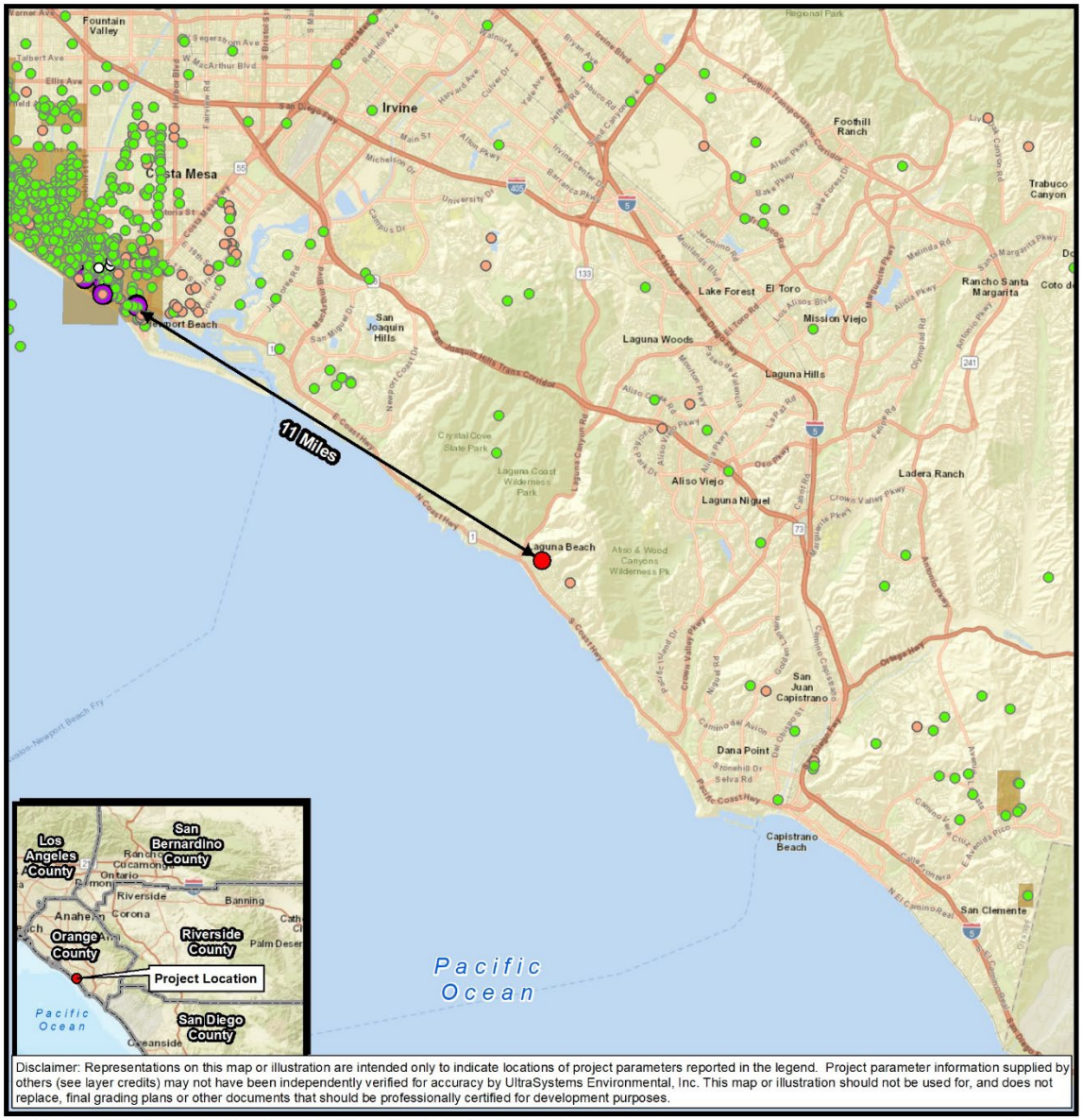
Disclaimer: Illustration provided by the California Department of Conservation, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Miller, Russel V. 1994.

Laguna Beach High School and Community Pool Modernization

Mineral Land Classification

Figure 4.12-2
OIL & GAS WELLS, AND FIELDS



4.13 Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact 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**

4.13.1 Characteristics of Sound

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in hertz or cycles per second), and duration (measured in seconds or minutes). The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micro pascals (zero dBA). The scale ranges from zero (for the average least perceptible sound) to about 130 (for the average human pain level).

4.13.2 Noise Measurement Scales

Several rating scales have been developed to analyze the adverse effects of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people depends largely upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- L_{eq}, the equivalent noise level, is an average sound level over a defined time period (such as 1 minute, 15 minutes, 1 hour or 24 hours). Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure.
- L_{90} is a noise level that is exceeded 90 percent of the time at a given location; it is often used as a measure of "background" noise.

- L_{max} is the root mean square (RMS) maximum noise level during the measurement interval. This measurement is calculated by taking the RMS of all peak noise levels within the sampling interval. L_{max} is distinct from the peak noise level, which only includes the single highest measurement within a measurement interval.
- CNEL, the Community Noise Equivalent Level, is a 24-hour average L_{eq} with a 4.77-dBA "penalty" added to noise during the hours of 7:00 p.m. to 10:00 p.m., and a 10-dBA penalty added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime (Hendriks, 2013). The logarithmic effect of these additions is that a 60-dBA 24-hour L_{eq} would result in a calculation of 66.7 dBA CNEL.
- L_{dn}, the day-night average noise, is a 24-hour average L_{eq} with an additional 10-dBA "penalty" added to noise that occurs between 10:00 p.m. and 7:00 a.m. The L_{dn} metric yields values within 1 dBA of the CNEL metric. As a matter of practice, L_{dn} and CNEL values are considered to be equivalent and are treated as such in this assessment.

4.13.3 Existing Noise

The City of Laguna Beach General Plan Noise Element lists "noise sensitive receptors,"[21] which include, but are not limited to, areas containing schools, hospitals, rest homes, long-term medical or mental care facilities, or any other land use deemed noise sensitive by the local jurisdiction (City of Laguna Beach, 2005b). Additionally, the City's municipal code has applicable noise standards in regard to construction noise (City of Laguna Beach Municipal Code, 2005). The closest sensitive receptors to the project site include the single-family neighborhoods directly north, east, and northeast of the project site; The Church of Jesus Christ of Latter-day Saints west of the project site; and Manzanita Cottages Hotel west of the project site (Google Earth Pro, 2021). Laguna Beach High School is also considered an offsite sensitive receiver, so construction noise exposure levels at the nearest building, a library, were also taken into account. Sensitive receptors are shown in **Figure 4.13-1**. **Table 4.13-1** summarizes information about representative sensitive receivers.

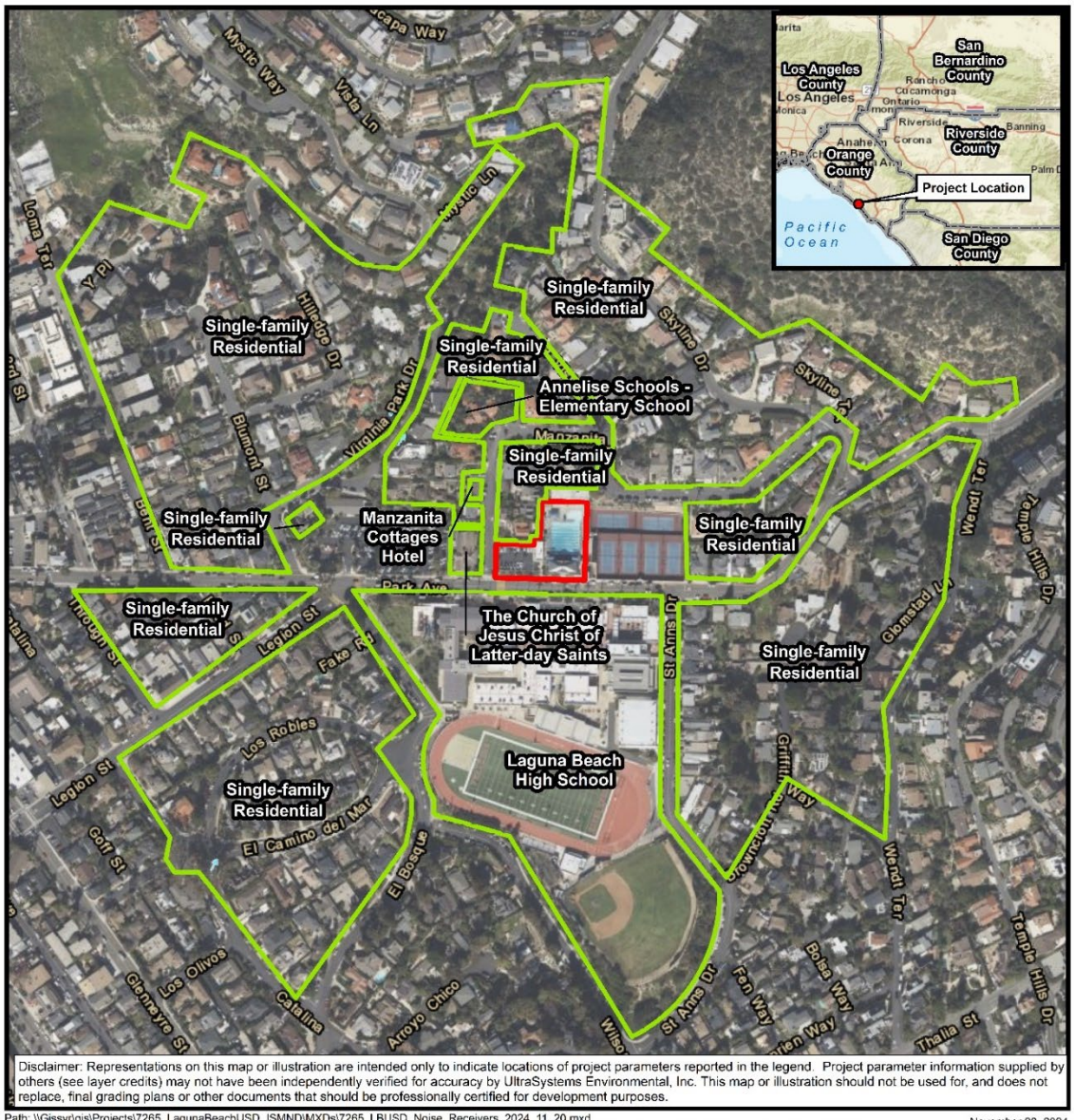
Table 4.13-1
SENSITIVE NOISE RECEIVERS IN PROJECT AREA

Description	Location	Distance From Site Boundary	Nearest Ambient Sampling Point[b]
The Church of Jesus Christ of Latter-day Saints	682 Park Avenue	16 feet	1
Single-family Residence	721 Manzanita Drive	56 feet	2
Single-family Residence	809 Manzanita Drive	24 feet	3
Single-family Residence	820 Park Avenue	24 feet	4
Laguna Beach High School Library	625 Park Avenue	60 feet	None

[a]These are not necessarily the distances used in the construction noise calculations. See Section 4.13.6.
[b]See Figure 4.13-2 for locations of ambient noise sampling points.

[21] Following Caltrans parlance, a sensitive **receptor** is a person or location that may be adversely affected by exposure to noise. A sensitive **receiver** is a representative sensitive receptor used for impact analysis; for example it could be on house representing all houses on the same block.

Figure 4.13-1
SENSITIVE NOISE RECEIVERS NEAR THE PROJECT SITE



On November 6 and 15, 2024, UltraSystems obtained 15-minute ambient noise level samples at four offsite locations in the general area of the project. Sampling locations are shown in **Figure 4.13-2** (see **Appendix G**). At the request of LBHS staff, the offsite sampling was coordinated with sampling in the immediate vicinity of the pool during active use of the facility.

4.13.3.1 Sampling Conducted November 6, 2024

Measurements were made between 6:13 a.m. and 7:45 a.m. During this time, onsite pool activities included the swim team swimming, light conversation, and members of the public swimming. As shown in **Table 4.13-2,** average short-term ambient noise levels (L_{eq}) ranged from 50.5 to 62.4 dBA L_{eq}. The 62.4-dBA noise level was along Park Avenue, in front of a single-family building. All monitored noise levels were within the range considered typical for the nearby land uses. A second noise meter was used during the same timeframe to measure noise levels by the pool. As shown in **Table 4.13-3**, average short-term ambient noise levels by the pool (L_{eq}) ranged from 54.6 to 60.2 dBA L_{eq}.

Table 4.13-2
OFFSITE AMBIENT NOISE MEASUREMENT RESULTS (NOVEMBER 6,2024)

Point	Data Set	Sampling Time	Address	Sound Level (dBA)			Notes
				L_{eq}	L_{max}	L_{90}	
1	S001	0613-0628	682 Park Avenue	58.6	73.9	43.9	In front of The Church of Latter-day Saints west of project site.
2	S002	0636-0654	721 Manzanita Drive	52.7	70.5	39.4	In front of a single-family residence northwest of the project site.
3	S003	0706-0721	809 Manzanita Drive	50.5	66.3	41.5	In front of a single-family residence northeast of the project site.
4	S004	0730-0745	820 Park Avenue	62.4	81.1	47.7	On the sidewalk in front of a single-family residence east of the project site.

Source: UltraSystems, 2024.

Table 4.13-3
ONSITE POOL AMBIENT NOISE MEASUREMENT RESULTS (NOVEMBER 6,2024)

Data Set	Sampling Time	Sound Level (dBA)			Notes
		L_{eq}	L_{max}	L_{90}	
S001	0613-0628	60.1	63.9	53.1	In the pool area of the project site.
S002	0636-0654	60.2	68.3	55.7	
S003	0706-0721	55.6	64.8	52.9	
S004	0730-0745	54.6	60.5	52.8	

Source: UltraSystems, 2024.

Figure 4.13-2
AMBIENT NOISE MEASUREMENT LOCATIONS

4.13.3.2 Sampling Conducted November 15, 2024

Measurements were made between 3:39 p.m. and 5:19 p.m. During this time, onsite pool activities included the swim team swimming, light conversation, and members of the public swimming. As shown in **Table 4.13-4,** average short-term offsite ambient noise levels (L_{eq}) ranged from 55.5 to 64.1 dBA L_{eq}. The 64.1-dBA noise level was along Park Avenue, in front of a The Church of Latter-day Saints. All monitored noise levels were within the range considered typical for the nearby land uses. A second noise meter was used during the same timeframe to measure noise levels by the pool. As shown in **Table 4.13-5**, average short-term ambient noise levels by the pool (L_{eq}) ranged from 65.6 to 71.1 dBA $L_{eq.}$

Table 4.13-4
OFFSITE POOL AMBIENT NOISE MEASUREMENT RESULTS (NOVEMBER 15, 2024)

Point	Data Set	Sampling Time	Address	Sound Level (dBA)			Notes
				L_{eq}	L_{max}	L_{90}	
1	S002	1539-1554	682 Park Avenue	64.1	81.2	55.1	In front of The Church of Latter-day Saints west of project site.
2	S003	1613-1628	721 Manzanita Drive	55.5	73.0	48.3	In front of a single-family residence northwest of the project site.
3	S004	1638-1653	809 Manzanita Drive	56.0	72.7	45.8	In front of a single-family residence northeast of the project site.
4	S005	1704-1719	820 Park Avenue	63.8	86.5	50.5	On the sidewalk in front of a single-family residence east of the project site.

Source: UltraSystems, 2024.

Table 4.13-5
ONSITE POOL AMBIENT NOISE MEASUREMENT RESULTS (NOVEMBER 15, 2024)

Data Set	Sampling Time	Sound Level (dBA)			Notes
		L_{eq}	L_{max}	L_{90}	
S002	1539-1554	65.6	75.3	62.6	In the pool area of the project site.
S003	1613-1628	70.7	85.1	59.7	
S004	1638-1653	71.1	87.5	60.7	
S005	1704-1719	68.3	83.6	62.2	

Source: UltraSystems, 2024.

4.13.4 Regulatory Setting

State of California

The California Department of Health Services (DHS) Office of Noise Control has studied the correlation of noise levels with effects on various land uses[22]. The most current guidelines prepared by the state noise officer are contained in the "General Plan Guidelines" issued by the Governor's Office of Planning and Research in 2003 and reissued in 2017 (Governor's Office of Planning and Research, 2017). These guidelines establish four categories for judging the severity of noise intrusion on specified land uses:

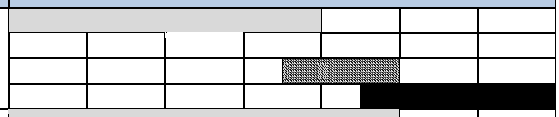
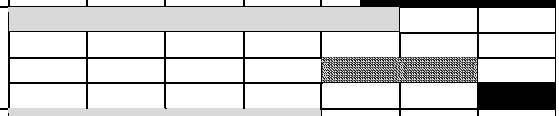
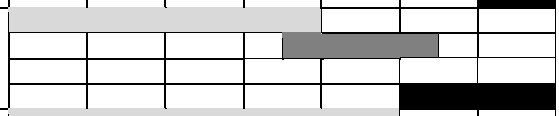
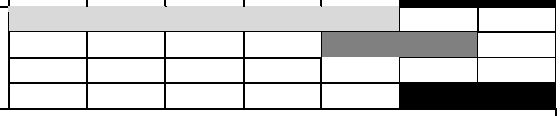
- **Normally Acceptable**: Is generally acceptable, with no mitigation necessary.
- **Conditionally Acceptable**: May require some mitigation, as established through a noise study.
- **Normally Unacceptable**: Requires substantial mitigation.
- **Clearly Unacceptable**: Probably cannot be mitigated to a less-than-significant level.

The types of land uses addressed by the state standards, and the acceptable noise categories for each, are presented in **Table 4.13-3**. There is some overlap between categories, which indicates that some judgment is required in determining the applicability of the numbers in a given situation.

Table 4.13-6
CALIFORNIA LAND USE COMPATIBILITY FOR COMMUNITY NOISE SOURCES

Land Use Category	Noise Exposure (dBA, CNEL)						
	55	60	65	70	75	80	
Residential – Low-Density Single-Family, Duplex, Mobile Homes							
Residential – Multiple Family							
Transient Lodging – Motel, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arena, Outdoor Spectator Sports							

[22] The Office of Noise Control no longer exists.

Land Use Category	Noise Exposure (dBA, CNEL)
Playgrounds, Neighborhood Parks	
Golf Courses, Riding Stables, Water Recreation, Cemeteries	
Office Buildings, Business Commercial and Professional	
Industrial, Manufacturing, Utilities, Agriculture	

	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.
	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: Governor's Office of Planning and Research, 2017.

City of Laguna Beach General Plan Noise Element

The Noise Element of the City of Laguna Beach General Plan, adopted by the city in 2005 (City of Laguna Beach, 2005b), identifies sources of noise in the city and provides goals and policies that ensure that noise from various sources would not create an unacceptable noise environment. **Table 4.13-3** above shows that according to state standards, noise levels of 65 dBA CNEL or below are normally acceptable for residential land uses.

The predominant noise source in Laguna Beach, as in most other communities, is traffic on local and regional roadways. A number of arterial roadways expose the city to significant noise levels, particularly in those areas directly adjacent to Coast Highway. Aircraft operating to and from John Wayne Airport, helicopter operations, and aircraft (including but not limited to aerial banner towing aircraft) operating parallel to the coast result in some single event disturbances from overflights. The noise environment in Laguna Beach varies from the busy high-density corridor along Coast Highway to the lower density residential communities on the hillsides.

Other sources of noise within the city are from non-transportation sources, including commercial activities, construction activities and associated vehicular truck traffic. Within the city are several restaurants and bars that have late-night patronage.

Noise affects all types of land uses and activities, although some are more sensitive to high noise levels than others. Land uses identified as noise sensitive include residences of all types; hospitals,

rest homes, places of worship and schools. Within the city are a number of public and private schools, and day care centers (generally in-home day care centers). The project is currently located in the 60 dBA CNEL noise contour, according to Exhibit 6 in the Laguna Beach General Plan Noise Element.

City of Laguna Beach Municipal Code

The City of Laguna Beach's regulations with respect to construction noise are included in its Municipal Code (Noise).

§ 7.25.050 Exemptions

The following activities are exempt from noise level requirements under the City of Laguna Beach Municipal Code.

A. Any activity conducted on public property, or on private property with the consent of the owner, by any public entity or its officers, employees, representatives, agents, subcontractors, permittees, licensees or lessees, which the public entity has authorized are exempt from the provisions of this chapter. This includes, without limitation, sporting and recreational activities which are sponsored, co-sponsored, permitted or allowed by the city of Laguna Beach or Laguna Beach unified school district. This also includes, without limitation, occasional outdoor gatherings, public dances, shows or sporting and entertainment events, provided such events are conducted pursuant to an approval, authorization, contract, lease, permit or sublease by the appropriate public entity, specifically the Laguna Beach design review board, planning commission, city council or Irvine Bowl policy committee relative to the staging of the events;

E. Noise sources associated with construction, repair, remodeling, demolition or grading of any real property. However, such noise generating activities are subject to the provisions of Section **7.25.080** of this chapter.

§ 7.25.080 Construction Activity Noise Regulations

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 seven-thirty a.m. and six 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.

4.13.5 Significance Thresholds

Two criteria were used for judging noise impacts. First, noise levels generated by the proposed project must comply with all applicable relevant federal, state, and local standards and regulations. Noise impacts on the surrounding community are limited by local noise ordinances, which are implemented through investigations in response to nuisance complaints. It is assumed that all existing regulations for the construction and operation of the proposed project will be enforced. In addition, the proposed project should not produce noise levels that are incompatible with adjacent noise-sensitive land uses.

The second measure of impact used in this analysis is a significant increase in noise levels above existing ambient noise levels as a result of the introduction of a new noise source. An increase in noise level due to a new noise source has a potential to adversely impact people. The proposed project would have a significant noise impact if it would:

- Expose persons to or generate noise levels in excess of standards prescribed by the City of Laguna Beach Municipal Code (except where the project is exempt); or
- Include construction activities within the hours prohibited by the Municipal Code, without a permit; or
- Expose sensitive receptors to 80 dBA L_{eq} or more (FTA, 2018, p. 179).
- Increase operational exposures at sensitive receivers (mainly because of an increase in traffic flow) by 5 dBA CNEL or more.

4.13.6 Impact Analysis

a) Would the project result in generation of 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

Noise impacts associated with school water sports facilities include short-term and long-term impacts. Construction activities, especially heavy equipment operation, would create noise effects on and adjacent to the construction site. Long-term noise impacts include project-generated onsite and offsite operational noise sources. Onsite (stationary) noise sources from the swimming pool and surrounding structures would include operation of mechanical equipment such as air conditioners and pool or building maintenance. Offsite noise would be attributable to project-induced traffic, which would cause an incremental increase in noise levels within and near the project vicinity.

Construction Noise

Noise impacts from construction activities are a function of the noise generated by the operation of construction equipment and onroad delivery and worker commuter vehicles, the location of equipment, and the timing and duration of the noise-generating activities. For the purpose of this analysis, it was estimated that the proposed project would be built in eleven phases listed in **Table 4.13-7** (C.W. Driver, 2024). Construction is anticipated to run nine months, from early March 2026 to December 2026.

The types and numbers of pieces of equipment to be deployed during each construction phase were determined as part of the air quality and greenhouse gas emissions analyses for this project.[23] For each equipment type, **Table 4.13-7** shows an average noise emission level (in dB at 50 feet, unless otherwise specified) and a "usage factor," which is an estimated fraction of operating time that the equipment would be producing noise at the stated level.

Table 4.13-7
CONSTRUCTION EQUIPMENT CHARACTERISTICS

Main Phase	Equipment Type	Horse-power	No. of Pieces	Usage Factor	dBA @ 50 Feet
Demolition	Concrete/Industrial Saws	81	1	0.20	90
	Rubber Tired Dozers	247	1	0.40	79
	Tractor/Loader/Backhoes	97	2	0.37	85
Grading	Graders	148	1	0.41	85
	Tractor/Loader/Backhoes	97	1	0.37	85
	Rubber Tired Dozers	247	1	0.40	79
MEP Inserts Pool Building	Trenchers	71	1	0.30	83
	Rubber Tired Loaders	150	1	0.40	79
Building Construction S/L & Pump	Cranes	367	1	0.08	83
	Forklift	82	2	0.30	67
	Tractor/Loader/Backhoes	97	2	0.37	85
Pool Construction	Cranes	367	1	0.08	83
	Forklift	82	2	0.30	67
	Tractor/Loader/Backhoes	97	2	0.37	85
Restrooms Construction	Cranes	367	1	0.08	83
	Forklift	82	2	0.30	67
	Tractor/Loader/Backhoes	97	2	0.37	85
MEP Inserts L1	Trenchers	71	1	0.30	83
	Rubber Tired Loaders	150	1	0.40	79
MEP Bleachers	Trenchers	71	1	0.30	83
	Rubber Tired Loaders	150	1	0.40	79
MEP Pool	Trenchers	71	1	0.30	83
	Rubber Tired Loaders	150	1	0.40	79
Architectural Coating	Air Compressors	89	1	0.48	81
Paving	Cement and Mortar Mixers	9	4	0.40	85
	Tractor/Loader/Backhoes	97	2	0.37	85
	Rollers	80	1	0.10	74
	Pavers	130	1	0.50	77

Source: UltraSystems, 2024.

Before starting the calculations, we identified all 14 combinations of construction phases that are planned. Using calculation methods published by the Federal Transit Administration,[24] UltraSystems

[23] See **Section 4.3** and **Section 4.8**.

[24] Transit Noise and Vibration Impact Assessment Manual. Federal Transit Administration, Office of Planning and Environment, Washington, DC, FTA Report No. 0123. September 2018. Internet:

estimated the average hourly exposures at five nearby sensitive receiver locations for each combination of construction phases. The receivers evaluated included single-family residences to the north, west and east of the project site, along with The Church of Latter-day Saints to the west of the project site and the school library south of Park Avenue. (See **Figure 4.13-3**). The distances used for the calculations were measured from an outdoor location on the receivers' properties to the approximate center of activity of each construction phase, since that would be the average location of construction equipment most of the time.

The pool area is surrounded by high walls and, on the north side, by a building. In addition, walls and buildings block some of the noise transmission throughout the environs of the pool facility. These structures attenuate a considerable amount of noise that emanates from swimming pool activities. First, noise exposures were calculated without taking any attenuation into account. Exposures for each of the 14 combinations of construction phases with each of the sensitive receiver were first calculated without taking noise attenuation into account. For 23 of the cases, exposures equaled or exceeded the significance criterion of 80 dBA L_{eq}. After walls and/or intervening buildings were taken into account, all exposures were less than the criterion.

Table 4.13-8 summarizes the maximum estimated construction-related short-term noise exposure at the each sensitive receiver, along with the combination of construction activities that produced the maximum. Noise attenuation was taken into account as described in the preceding paragraph. Noise impacts from construction will be less than significant.

https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf.

Table 4.13-8
ESTIMATED ONE-HOUR CONSTRUCTION NOISE EXPOSURES AT NEAREST OFFSITE SENSITIVE RECEIVERS

Sensitive Receiver Location	Receiver Type	Simultaneous Construction Phases	Maximum Hourly Exposure (dBA L_{eq})[a]
1 – 682 Park Avenue	Church	Building construction S/L and pump Pool construction Restrooms construction MEP inserts L1 MEP bleachers	78.5
2 – 721 Manzanita Drive	Single-family Residence	Demolition 2 Grading MEP inserts Pool Building	77.6*
3 – 809 Manzanita Drive	Single-family Residence	Demolition 2 Grading MEP inserts Pool Building	77.5*
4 – 830 Park Avenue	Single-family Residence	Building construction S/L and pump Pool construction Restrooms construction MEP inserts L1 MEP bleachers	73.0
5 – 625 Park Avenue	LBHS Library	Demolition 2 Grading MEP inserts Pool Building	78.9

[a]Values marked with asterisks took attenuation from walls and/or intervening buildings into account.

Operational Noise

Onsite

Onsite noise sources from the proposed pool renovation project would include operation of mechanical equipment such as air conditioners, lawnmowers, leaf blowers, and building maintenance equipment; and motor vehicles accessing, driving on, and exiting the parking lot. Noise levels associated with operation of the project are expected to be comparable to those of nearby residential areas. Since this is a pool replacement project, frequency of use, number of attendees, and additional sounds associated with water recreation are not expected to change. Therefore, noise from onsite sources would be less than significant.

Mobile Sources

The pool replacement project will not increase student enrollment or faculty size, nor will the number of swimming events change greatly, so the traffic will not increase. Therefore, there will be no significant increase in noise from mobile sources.

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

Less than Significant Impact

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery, equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the RMS velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the level. PPV is typically used for evaluating potential building damage, while RMS velocity in dB is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction Vibration

Construction activities for the project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate though the ground and diminish in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance).

Pile drivers or other major vibration sources will not be used for construction of the Laguna Beach High School Pool Modernization Project. The question is whether the equipment that will be deployed will have significant vibration impacts. The FTA (2018) has published standard vibration levels for construction equipment operations, at a distance of 25 feet. The construction-related vibration levels for the nearest sensitive receivers for major construction phases are shown in **Table 4.13-8**. These calculations were based on the distances from the construction activity to the closest sensitive receivers.

As shown in **Table 4.13-9**, the PPV of construction equipment at the nearest sensitive receiver (120 feet) is at most 0.020 inch per second, which is less than the FTA damage threshold of 0.12 inch per second PPV for fragile historic buildings. The maximum VdB is 70 VdB, which is below the FTA threshold for human annoyance of 80 VdB. Unmitigated vibration impacts would therefore not be significant.

Table 4.13-9
VIBRATION LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT

Equipment	PPV at 25 feet (in/sec)	Vibration Decibels at 25 feet (VdB)	PPV at 120 feet (in/sec)	Vibration Decibels at 120 feet (VdB)	PPV at 84 feet (in/sec)	Vibration Decibels at 84 feet (VdB)
Loaded trucks	0.076	86			0.020	70
Small bulldozer	0.003	58	0.0005	38		
Large bulldozer	0.089	87	0.016	67		

Sources: Data at 25 feet from (FTA, 2006, p. 12-12); calculations by UltraSystems.

Operational Vibration

The project involves the operation of a swimming pool and structures such as locker rooms and a concession stand. They would not involve the use of stationary equipment that would result in high vibration levels, which are more typical for large manufacturing and industrial projects. Groundborne vibrations at the project site and immediate vicinity currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways, and the project would not result in a substantive increase of these heavy-duty vehicles on the public roadways. Therefore, vibration impacts associated with operation of the project would be less than significant.

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 closest active public airport is the John Wayne Airport, located approximately 10.5 miles northwest of the project site (Google Earth Pro, 2022). The project site is located outside of the airport's influence area boundary and noise contours (John Wayne Airport, 2022). Therefore, no impact related to the exposure of people residing or working in the proposed project area to excessive airport-related noise levels is anticipated.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant Impact 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) Would the project induce substantial unplanned growth in an area either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact

The proposed project would modernize and improve the existing pool facility. The proposed project would facilitate and enhance the functionality of the pool facility located on the north portion of the school campus. The project site has a General Plan Land Use designation of Public/Institutional (City of Laguna Beach, 2024a) which is intended for publicly or privately owned and operated activities such as hospitals, museums, schools, as well as nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered residential, commercial, or industrial (City of Laguna Beach, 2012 p. A-9). The project would not cause substantial unplanned population growth directly through new homes or indirectly through the extension of roads or other infrastructure.

The proposed improvements are not anticipated to motivate people to move to the project region. Project construction would generate a small number of temporary construction jobs. As the project consists of replacement of some existing facilities at the school, it is not expected to generate operational employment. Thus, the project would not cause unplanned population growth in the area, either directly or indirectly, and impacts would be less than significant.

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

No Impact

No housing exists onsite, and no one currently resides on the project site, as the site is a pool facility. Therefore, the project would not displace any housing or people, and the project would not necessitate the construction of replacement housing. No impact would occur.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, 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:				
a) Fire protection?				**X**
b) Police protection?				**X**
c) Schools?				**X**
d) Parks?				**X**
e) Other public facilities?				**X**

a) Fire protection?

No Impact

The Laguna Beach Fire Department (LBFD) is budgeted for 39 sworn employees and has a daily staffing of 12 firefighters. Its resources include four fire stations and seven front-line emergency apparatus. The LBFD is comprised of four engine companies, two transport ambulances, and one battalion chief vehicle, working three 24-hour rotating shifts. Each fire engine is staffed with one captain, one engineer, and one firefighter; with at least one member of the crew certified as a paramedic. LBFD also cross staffs a rescue squad, three wildland engine companies (FireWiki, 2024). The nearest fire station to the project site is 2,000 feet to the northwest at 501 Forest Avenue.

The project site is already located in an existing fire protection service area. The proposed project would replace an existing aquatics center and would not increase the population in the area or introduce a new fire hazard. Response times to the project site will not be impacted and the project does not require the construction or modification of fire protection facilities. Therefore, there would be no impact on fire protective services, and no mitigation is required.

b) Police protection?

No Impact

The Laguna Beach Police Department (LBPD) is located at 507 Forest Avenue, approximately 2,000 feet to the northwest of the project site. The LBPD is organized into three divisions (Support and Investigative Services, Field Services, and Professional Services), and provides general law enforcement services, including animal control. The department augments its services with the assistance of reserve officers, community volunteers representing our various volunteer groups such as COPs, CERT, and the Animal Shelter, police explorers, and Police Cadet and Beach Patrol positions during the summer months.

The LBPD has 127 employees. Of that total, 100 are full-time employees, including 56 sworn officers and 44 professional staff members. Additionally, approximately 10 police explorers, 15 citizens on

patrol volunteers, 40 animal shelter volunteers and over 300 community response team volunteers support LBPD operations. (PORAC, 2024).

The project site is already located in an existing police protection service area. The proposed project is for the replacement of an existing aquatic facility with a new aquatic facility at the same location with minimal change of use. Response times to the project site would not be impacted and the project does not require the construction or modification of police protection facilities. Therefore, there would be no impact on police protective services.

c) Schools?

No Impact

The project site is within and is part of the high school campus of the Laguna Beach Unified School District (LBUSD). LBUSD consists of two elementary schools, one middle school, and one high school. The District serves over 2,500 students with approximately 400 employees (LBUSD, 2024).

The proposed project serves to allow for the improvement and modernization of the existing pool facility for students. The project is not expected to generate any additional students. Project development would have a slightly favorable impact on athletic facilities at Laguna Beach High School. No adverse impact would occur.

d) Parks?

No Impact

The City of Laguna Beach currently has 29 oceanfront parks and viewing areas totaling approximately 24.7 acres. The oceanfront parks include Main Beach Park (2.64 acres), Heisler Park (11.02 acres), Crescent Bay Park (0.80 acres), and Treasure Island Park (5.5 acres). Aliso Beach, which is under the jurisdiction of the County of Orange, provides 28 acres of coastline recreation to residents and visitors. In addition, the City's 6.2 miles of coastline provide excellent beach recreational opportunities, with public access to approximately 82 acres of sandy beach, including the 7.2 acres of beach at Treasure Island and Aliso Beach. These areas, combined with the City's oceanfront parks, provide approximately 106.7 acres of public spaces (City of Lagina Beach, 2012, p. 5-7).

Area recreational needs are further supplemented by 13 neighborhood parks, totaling 11.3 acres and 25 acres of outdoor recreational facilities provided by the Laguna Beach Unified School District. Combined with public beaches, total public recreational acreage in Laguna Beach is approximately 143 acres. Collectively, these recreational facilities represent a park-to-population ratio of 6 acres per l,000 people (City of Lagina Beach, 2012, p. 5-7). The ratio of parkland to population after project development would remain the same as the current ratio. The proposed project entails the improvement and modernization of the existing pool facility of Laguna Beach High School. Therefore, there would be no impact on park facilities, and no mitigation is required.

e) Other Public Facilities?

Less than Significant Impact

Library

The Laguna Beach Library (LBL) is a branch of the Orange County Public Library system. LBL is located at 363 Glenneyre Street, approximately 2, 000 feet west of the project site. It has a collection of approximately 1.5 million items and circulates seven million items per year serving a population of three million people (OCPL, 2022, p. 6). Project development would not increase the number of residents and subsequently not increase the use of and demands for services provided by the LBL. Therefore, there would be no impact on public library facilities.

Hospitals

The nearest hospital to the project site is Providence Mission Hospital Laguna Beach, 6.5 miles southwest of the project site. Providence Mission Hospital Laguna Beach is a 159-bed acute care hospital that offers several specialties and programs, including the Mission Neuroscience Institute, Orthopedic Institute, Heart and Vascular Institute, Women's Wellness Center, and Mental Health and Wellness Institute. Project development is improving and modernizing, but not expanding an existing facility and is not expected to add residents to the City. Project development would not require the construction of new or expanded hospitals. Therefore, there would be no impact on hospitals.

4.16 Recreation

Would the project:	Potentially Significant Impact	Less than Significant Impact 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?

Less than Significant Impact

Demand for parks is generated by the population in the parks' service areas; there would be no increased population resulting from the Project. Therefore, project development would not generate additional demand for parks or other recreational facilities. The proposed aquatics center replacement would enhance the existing pool facility and various athletic facilities. Project impacts on parkland and park facilities would be less than significant.

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?

Less than Significant Impact

The project would redevelop and modernize an existing swimming pool, and build a pool deck, concrete bleachers, and a new two-story shower/locker and pump building, which would serve as, and augment City recreational facilities. However, as discussed throughout the document, there would be no adverse physical impacts from the project. There would be less than significant impact from development of the recreational facilities that constitute the project.

4.17 Transportation

Would the project:	Potentially Significant Impact	Less than Significant Impact 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) Would the project conflict or be inconsistent with CEQA Guidelines section 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**	

The following analysis is based on the Vehicle Miles Traveled (VMT) Screening Analysis for the proposed Laguna Beach High School Pool Modernization project conducted by Weston Pringle, P.E., dated November 15, 2024 (refer to **Appendix H**).

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

No Impact

The project consists of modernizing the existing pool facilities at Laguna Beach High School, part of the Laguna Beach Unified School District, located at 670 Park Avenue in the City of Laguna Beach. The use of the modernized pool is expected to remain relatively the same as that of the existing facility. The project is not expected to result in an increase in average daily traffic or vehicle miles traveled.

The Technical Advisory on Evaluating Transportation Impacts in California Environmental Quality Act (CEQA), dated December 2018, prepared by the State of California Governor's Office of Planning and Research (OPR), was used to assess project impacts. The OPR Technical Advisory indicates that projects generating less than 110 daily vehicle trips may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Typically, the trip generation for a school facility is based on the enrollment. Laguna Beach High School offers grades 9 through 12 and the current enrollment is 888 students. This enrollment is projected to decrease in the future. The proposed project will not cause the enrollment to increase (refer to **Appendix H**). Therefore, there would be no impact on a program plan, ordinance, or policy addressing circulation system.

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

Less than Significant Impact

CEQA Guidelines § 15064.3(b) pertains to the use of Vehicle Miles Traveled (VMT) as a method of determining the significance of transportation impacts. The City of Laguna Beach has consolidated the Vehicle Miles Traveled (VMT) Analysis Guidelines under the California Environmental Quality Act (CEQA) and the General Plan Traffic Study Guidelines required for Development Review into this single document. The City of Laguna Beach requires that both the VMT and the Level of Service (LOS) effects be reviewed for all projects subject to discretionary review. A screening process is used to determine the appropriate level of review needed to assess CEQA and non-CEQA related transportation impacts.

Screening criteria are a simplified way to determine whether a project would be expected to cause a less than significant impact on VMT without having to perform a detailed study. The screening criteria adopted by the City of Laguna Beach are based on OPR recommendations for setting screening thresholds for land use projects;

- Is the project 100% affordable housing?
- Is the project within one-half mile of qualifying transit?
- Is the project a local serving land use?
- Is the project in a low VMT area?
- Are the project's net daily trips less than 500 ADT?

The City of Laguna Beach recognizes that projects that generate less than 500 average daily traffic (ADT) would generally be assumed to cause less than significant transportation impact under CEQA. This is consistent with the general concept recommended by the OPR for the screening of small projects. However, OPR recommends that absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 ADT generally may be assumed to cause a less than significant transportation impact.

Since the typical daily operations of the modernized pool are expected to generally remain the same after the remodel, the project is not expected to generate more than 110 new daily trips. It should be noted that although the pool facility can be utilized to host local and regional swim meets, these conditions would be considered special events and would therefore not impact the number of average daily trips (see **Appendix H**). Since the project is expected to generate fewer than 110 new trips per day, it can be assumed that the project has a less than significant impact on VMT under CEQA.

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

Less than Significant Impact

The Laguna Beach High School Pool Modernization project is bounded to the south by Park Avenue, a two-lane roadway with sidewalks on both sides of the roadway and Laguna Beach High School on the south side of the roadway. The school is bounded to the west by Manzanita Dive, a two-lane

roadway with sidewalks on both sides, and a church located on the west side of the roadway. The project borders residential uses in the north and tennis courts in the east.

The proposed project would not alter the surrounding roadways. Vehicular access to the project would not be altered and would not cause hazards due to a geometric design feature proposed by the project. The project's circulation system, including driveways and parking areas, would be designed to meet District standards and would not result in uses or design features that would create traffic hazards. Therefore, the impacts with respect to increases in hazards due to geometric design features or incompatible uses would be less than significant.

d) Would the project result in inadequate emergency access?

Less than Significant Impacts

Construction

Project construction could involve the temporary closure of a segment of a lane on a local roadway or an entire segment of the roadway. Any plans for construction activity on the right-of-way would require an encroachment permit from the City of Laguna Beach. The City of Laguna Beach would review any encroachment permit applications to ensure that such construction did not impede the emergency response to the project site or nearby properties and did not create traffic hazards. Compliance with any conditions outlined in an encroachment permit is mandatory for permit approval. Impacts would be less than significant after review and after project compliance with the conditions outlined in an approved encroachment permit.

Operation

The proposed project would be designed, approved and constructed according to the requirements of the Division of State Architects (DSA) and the California Building Code (CBC) 2022 for the construction of public school buildings. The DSA review of site plans and building plans for public school construction projects includes access to firefighting equipment. The site design includes access and fire lanes that would accommodate emergency ingress and egress by fire trucks, police units, and ambulance/paramedic vehicles. On-site access would comply with all applicable design requirements. The review process and compliance with applicable regulations and standards would ensure that adequate emergency access would be provided. Therefore, the project would not result in inadequate emergency access and there would be less than significant impacts.

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource that is 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 § 5020.1(k)?				**X**
b) Cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?		**X**		

Information from UltraSystems' Phase I Cultural Resources Inventory Report for the Laguna Beach High School Pool Modernization Project, dated October 31, 2024 (refer to **Appendix D**) is included in the analysis below.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is 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 § 5020.1(k)?

No Impact

A traditional cultural site within a 0.5-mile buffer of the project boundary is documented in the Native American Heritage Commission's (NAHC) Sacred Lands File (SLF) search. No resources as defined by Public Resources Code § 21074 have been identified (refer to Attachment C: "Native American Heritage Commission Records Search and Native American Contacts" in **Appendix D** to this IS/MND). Additionally, the project site has not been recommended for historic designation for prehistoric and tribal cultural resources (TCRs). No specific tribal resources have been identified by local tribes responding to inquiries for the Cultural Resources Inventory.

The result of the pedestrian survey was negative for both prehistoric and historic sites and isolates (see Section 4.3 in **Appendix D**).

A cultural resources records search was conducted at the South Central Coastal Information Center (SCCIC), the local California Historical Resources Information System facility, on March 27, 2024. It was determined that there are no prehistoric sites with the project APE. Seven prehistoric era sites are within the 0.5-mile radius of the Area of Potential Effect (APE). Three are habitation sites (CA-ORA-005, CA-ORA-285, and CA-ORA-775), two are cave sites with middens (CA-ORA-286, and CA-ORA-457), and two are shell middens with lithics present (CA-ORA-578, and ORA-790). The closest site to the project boundary APE is CA-ORA-790, which consisted of a shell midden with lithic flakes and a large stone bowl found during the construction of 650 homes to the north and up-slope of the

project site; the site was demolished by the construction of that development. (See Section 4.1 and Table 4.1-1 in **Appendix D**)

No tribal cultural resources onsite are 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 § 5020.1(k). Therefore, the project would have no impact in this regard.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?

Less than Significant Impact with Mitigation Incorporated

Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on TCRs, as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (CNRA, 2007).

As part of the AB 52 process, Native American tribes must submit a written request to the lead agency to be notified of projects within their traditionally and culturally affiliated area. The lead agency must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receiving this notification if it wants to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either (1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or (2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

The Laguna Beach Unified School District (the lead agency) has not yet initiated AB 52 outreach to local tribes for the Laguna Beach High School Pool Modernization project. The Lead Agency will prepare and send letters via certified mail and emails to the several tribes on the City's list for AB 52 contact, informing them of the project. The letters will convey that the recipient has 30 days from the receipt of the letter to request AB 52 consultation regarding the project. This section will be updated once the City has concluded the AB 52 consultation.

[The results of potential further consultation shall be placed in an updated IS/MND. This text will be updated once the AB 52 consultation has been concluded between the school district and the tribes.]

The past and present use of the project site and immediate area, for suburban development and school buildings in a hilly area resulting in extensive grading for all road and structure construction, suggests that ground on the project site has been heavily disturbed.

No human remains have been previously identified or recorded onsite. During the archaeological pedestrian survey, it was observed that the land in the area of the current pool facilities and surrounding parking lot had been heavily graded in the past to make it level for the high school campus construction in an area of steep topography. The cultural resources records search conducted by the SCCIC indicated there are no prehistoric sites recorded within the project APE, though seven have been recorded within the surrounding 0.5-mile buffer. Therefore, the potential for subsurface prehistoric cultural deposits is considered to be medium. Also, the high school campus

is in a region known to have been heavily used for habitation and natural resource gathering by the local Acjachemen and Tongva tribes (see Section 2.2.2.1 in **Appendix D**), which suggests the potential for the presence of cultural material.

The project proposes grading and excavation for a new swimming pool and associated facilities and parking. Grading activities associated with development of the project would involve new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the unlikely event of an unexpected discovery, implementation of mitigation measures **TCR-1** [to be determined], **TCR-2** concerning associated funerary objects, and **TCR-3** concerning human remains may be recommended to ensure that impacts related to the accidental discovery of human remains would be less than significant. These mitigation measures (**MM**s) may be revised and other potential **TCR MM**s may be added by the District and/or consulting tribes as a result of the AB 52 consultation process.

Mitigation Measures

MM TCR-1: [To Be Determined.] Mitigation measure TCR 1 is yet to be determined, and if needed will be added following AB 52 consultation.

MM TCR-2: Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact, and the construction contractor and/or qualified archeologist shall consult with the Xxxxxx tribe.

MM TCR-3: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the Orange County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code § 5097.98. The Coroner must determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.

Level of Significance After Mitigation

With implementation of **MM TCR-1**, potential project impacts on TCRs would be less than significant. With implementation of Mitigation Measures **MM TCR-2** and **MM TCR-3** above, the proposed project would result in less than significant impacts to human remains and associated funerary object.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant Impact 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) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact

The proposed project would use existing underground connections for the following utility lines and facilities: stormwater, domestic water, sanitary sewer, natural gas, electrical power, fire water and communications.

Wastewater Treatment and Conveyance – Laguna Beach Water Quality Department provides sewer service to North and Central Laguna Beach (City of Laguna Beach, 2024). The project would not increase the school enrollment at Laguna Beach High School and the development would use existing sewer connections on site, which connect to an existing sewer main. Therefore, no new wastewater treatment and conveyance facilities would be required, and the project would have a less than significant impact.

Domestic Water – The project site is within the Laguna Beach County Water District (LBCWD) service area. The proposed project would not increase school enrollment and result only in a nominal increase in water demand compared to existing conditions; therefore, the project would have a less than significant impact on domestic water supplies.

Fire-Water - The proposed project would connect to an existing firewater main on site. Furthermore, the project would not increase school enrollment; therefore, the development would not increase fire hazards onsite, so no increase in fire water demand would occur. Therefore, the project would have a less than significant impact on the fire water supply.

Water Treatment – Imported water purchased by LBCWD is treated at the Diemer Water Treatment Plant of Southern California Metropolitan Water District in Yorba Linda (LBCWD, 2021b, p. ES-5). The project would not increase school enrollment, and the development would have only a nominal effect on water demand at Centennial High School and would not require the construction of new or expanded water treatment facilities. Therefore, the impacts would be less than significant on water treatment.

Stormwater – Stormwater currently is not intentionally diverted and captured within the district service area for beneficial reuse.

Regarding pool water discharge, the City of Laguna Beach Municipal Code § 17.12.060 states

> "*Waters from swimming pools may be discharged into a private sewer lateral cleanout. If discharge to a private sewer lateral cleanout is not feasible, then water from swimming pools may be discharged into the public sewer; provided, however, that written permission therefore has been first obtained from the city engineer. The city engineer, in granting permission to drain any pool into the public sewer, may impose reasonable conditions, including the amount of water to be drained into the public sewer and the hours, therefore. If discharge of waters from swimming pools to the sewer is not possible, then pool water may be discharged into a storm drain sewer provided that the water is free of chemicals including but not limited to chlorine*."

The project would follow all established regulations concerning the discharge of pool water. Furthermore, the proposed project does not include storm drain improvements, except for the possible rerouting of a storm drain. The impact of the project on stormwater would be less than significant.

Electric Power: Electric power for central and northern Laguna Beach is provided by Southern California Edison (City of Laguna Beach, 2024). The proposed project is in a developed campus area and existing connections will be utilized. The proposed project does not include new electrical connections and the existing infrastructure for providing electrical power to the project is well established. The project would not increase school enrollment, would be constructed in accordance with applicable Title 24 regulations, and would not require the construction or relocation of electric power facilities. Therefore, a less than significant impact would occur.

Natural Gas: Natural gas for the City of Laguna Beach is provided by Southern California Gas (SoCalGas) (City of Laguna Beach, 2024). The proposed project is in a developed campus area and existing connections will be utilized. The heating of the water for the pool and lockers will be by natural gas. The project would not increase school enrollment and would be constructed in

accordance with applicable Title 24 regulations to avoid necessitating the construction or relocation of natural gas facilities. Therefore, a less than significant impact would occur.

Telecommunications Facilities: Telecommunication providers currently offer services on the school campus. Services are expected to continue to be provided to the project site through existing connections on site. The proposed project would not interfere with the operation of telecommunications facilities, and therefore a less significant impact would occur.

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

Less than Significant Impact

Water Supplies and Demands

Laguna Beach County Water District (LBCWD) has approximately 8,450 service connections, and most of its customers are residential water users. Annually, the LBCWD sells about 4,500 acre-feet of water, equivalent to 1.5 billion gallons delivered to consumers (LBCWD, 2021a).

To meet the water demands of the community, the district relies on a combination of local groundwater sources and imported water. This imported water comes from the Colorado River or Northern California. In its commitment to ensure a reliable water supply, LBCWD has resumed groundwater pumping in the Santa Ana River Basin (LBCWD, 2021a).

The proposed Laguna Beach High School pool (pool) would hold 377,500 gallons of water. The pool would require the water supply to initially fill and maintain adequate water levels. Pool pumps and equipment would recycle water, but some pool water would be lost daily due to evaporation. The amount of water used by the proposed project in the long term would result in a minor increase in the existing water use of Laguna Beach High School as a whole, including the existing swimming pool. The project would not increase school enrollment but would result in long-term use of water; however, it is considered a minor increase in the current water use of the school. The City of Laguna Beach provides for the water needs throughout the city to account for both residential and commercial growth, and the project is expected to have sufficient water supplies available and is not expected to significantly contribute to any water shortages during normal, dry, or multiple dry years as shown in **Table 4.19-1** on the following page. Therefore, a less than significant impact is anticipated.

c) Would the project result in a determination by the wastewater treatment provider that 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

As described under **Threshold 4.19a** above, the Laguna Beach Water Quality Department would have sufficient capacity to meet the wastewater treatment demands of the project. The project would not increase school enrollment, and existing wastewater treatment facilities could accommodate any additional wastewater estimated to be generated. Therefore, the project would have a less than significant impact.

Table 4.19-1
LAGUNA BEACH COUNTY WATER DISTRICT WATER SUPPLIES AND DEMANDS

	2025	2030	2035	2040	2045
Projected Supply					
Normal Year	5,015	6,015	6,015	6,015	6,015
Single Dry Year	3,953	4,010	3,981	3,964	3,938
Multiple Dry Years					
Year Two	3,767	3,804	3,779	3,761	3,742
Year Three	3,698	3,719	3,697	3,678	3,664
Year Four	3,709	3,714	3,694	3,673	3,664
Year Five	3,719	3,708	3,690	3,668	3,664
Projected Demand					
Normal Year	3,487	3,747	3,800	3,773	3,664
Single Dry Year	3,953	4,010	3,981	3,964	3,938
Multiple Dry Years					
Year Two	3,767	3,804	3,779	3,761	3,742
Year Three	3,698	3,719	3,697	3,678	3,664
Year Four	3,709	3,714	3,694	3,673	3,664
Year Five	3,719	3,708	3,690	3,668	3,664
Projected Surplus					
Normal Year	**1,528**	**2,268**	**2,215**	**2,242**	**2,351**
Single Dry Year	**0**	**0**	**0**	**0**	**0**
Multiple Dry Years (Year Two through Year Five)	**0**	**0**	**0**	**0**	**0**

Source: Laguna Beach County Water District 2020 Urban Water Management Plan (UWMP), pp. ES-7 and ES-8.
*Includes all sources of water supply including recycled water and any acquisitions, transfers, etc.

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

Less than Significant Impact

The City contracts with Waste Management of Orange County (WM) to collect and dispose of the city's solid waste. Solid waste collected by WM within the city is disposed of at the Prima Deshecha landfill located in San Juan Capistrano, approximately 18 miles southeast of the City of Laguna Beach. Prima Deshecha Landfill has a maximum daily capacity of 4,000 tons and a total remaining capacity of 128,800,000 cubic yards, as shown in **Table 4.19-2** (CalRecycle, 2024).

Table 4.19-2
LANDFILL SERVING THE CITY OF LAGUNA BEACH

Facility & Nearest City/Community	Remaining Capacity	Daily Permitted Disposal Capacity	Actual Daily Disposal*	Residual Daily Disposal Capacity	Estimated Closing Date
Prima Deshecha Landfill	128,800,000 cubic yards	4,000 tons	2,009 tons	1,991 tons	12/31/2102

*Daily disposal calculated based on annual disposal tonnage assuming 300 operating days per year (6 days/week, minus holidays)
Source: CalRecycle. 2024.

Construction

Materials generated during the construction of the project would include paper, cardboard, metal, plastics, glass, concrete, lumber scrap, and other materials. Title 24[25] requires that at least 65 percent of the nonhazardous construction and demolition waste be recycled or salvaged for reuse or meet a local construction and demolition waste management ordinance, whichever is more stringent. Therefore, the impact of the project during construction would be less than significant.

Operation

Project operations would not expand enrollment at Laguna Beach High School. The proposed pool modernization would be used for occasional swim meets that would be new uses, but such meets would only be occasional. Therefore, the proposed project would slightly increase the generation of solid waste; however, this increase would not be substantial and could be accommodated by the current landfill capacity. The project is located on a developed school campus and within the City's refuse collection area. The project would not increase school enrollment and 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. Therefore, the impact of the project during operation would be less than significant.

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

Less Than Significant Impact

The Orange County Waste & Recycling (OCWR) Department manages the Orange County solid waste disposal system in accordance with the California Integrated Waste Management Act of 1989 (AB 939). AB 939 required each of the cities and unincorporated portions of counties throughout the state to divert a minimum of 25 percent of solid waste landfilled by 1995 and 50 percent by the year 2000. SB 341 increased the diversion goal to 75 percent by 2020. The Solid Waste Disposal Measurement Act of 2008 (SB 1016) was established to make the goal measurement process (as established by AB 939) simpler, timelier, and more accurate. SB 1016 builds on AB 939 compliance requirements by implementing a simplified measure of the performance of jurisdictions. SB 1016 accomplishes this by changing to a disposal-based indicator—the per capita disposal rate—which uses only two factors: (1) a jurisdiction's population or in some cases employment; and (2) its disposal, as reported by disposal facilities.

The CalGreen Code requires all new developments to divert 65 percent of non-hazardous construction and demolition debris for all projects. Chapter 7.16 of the Laguna Beach Municipal Code requires the collection and recycling of solid waste in the City and provides regulations for the collection, handling, recycling, and disposal of solid waste.

The proposed project would comply with the requirements of the CalGreen Code for the diversion of construction and demolition debris and would comply with the mandates of AB 341 for the recycling service. In addition, as is currently the case with the existing school and pool facility on the project site, the project would participate in the City's recycling programs and comply with hazardous waste disposal regulations, as discussed above under Threshold 8b. The proposed project would comply with all applicable local, state, and federal laws and regulations on solid waste disposal and therefore the project would have a less than significant impact.

[25] 2022 California Code of Regulations, Title 24, Part 11

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 Impact 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**	

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

As shown in **Figure 4.20-1**, the project site is not located in a State Responsibility Area (SRA), i.e., where the State is responsible for the costs of wildfire prevention and suppression. As shown on **Figure 4.20-2**, the project site is in a Very High Fire Hazard Severity Zone (VHFHSZ) within a Local Responsibility Area (LRA), that is, where cities or counties are responsible for the costs of wildfire prevention and suppression. The District maintains an emergency evacuation plan for Laguna Beach High School (LBHS). The project Logistics Site Plan includes material access routes, pedestrian access routes, construction site entrances and flag person positions, and contractor parking areas. The District would coordinate with the project architect and the construction contractor to ensure that project construction would not interfere with either implementation of the evacuation plan for the school, or with the safety of routine vehicular, bicycle, and pedestrian circulation in and next to the school. Project development would not substantially impair the District's emergency evacuation plan for LBHS, and impacts would be less than significant.

Figure 4.20-1
FIRE HAZARD SEVERITY ZONE IN STATE RESPONSIBILITY AREA

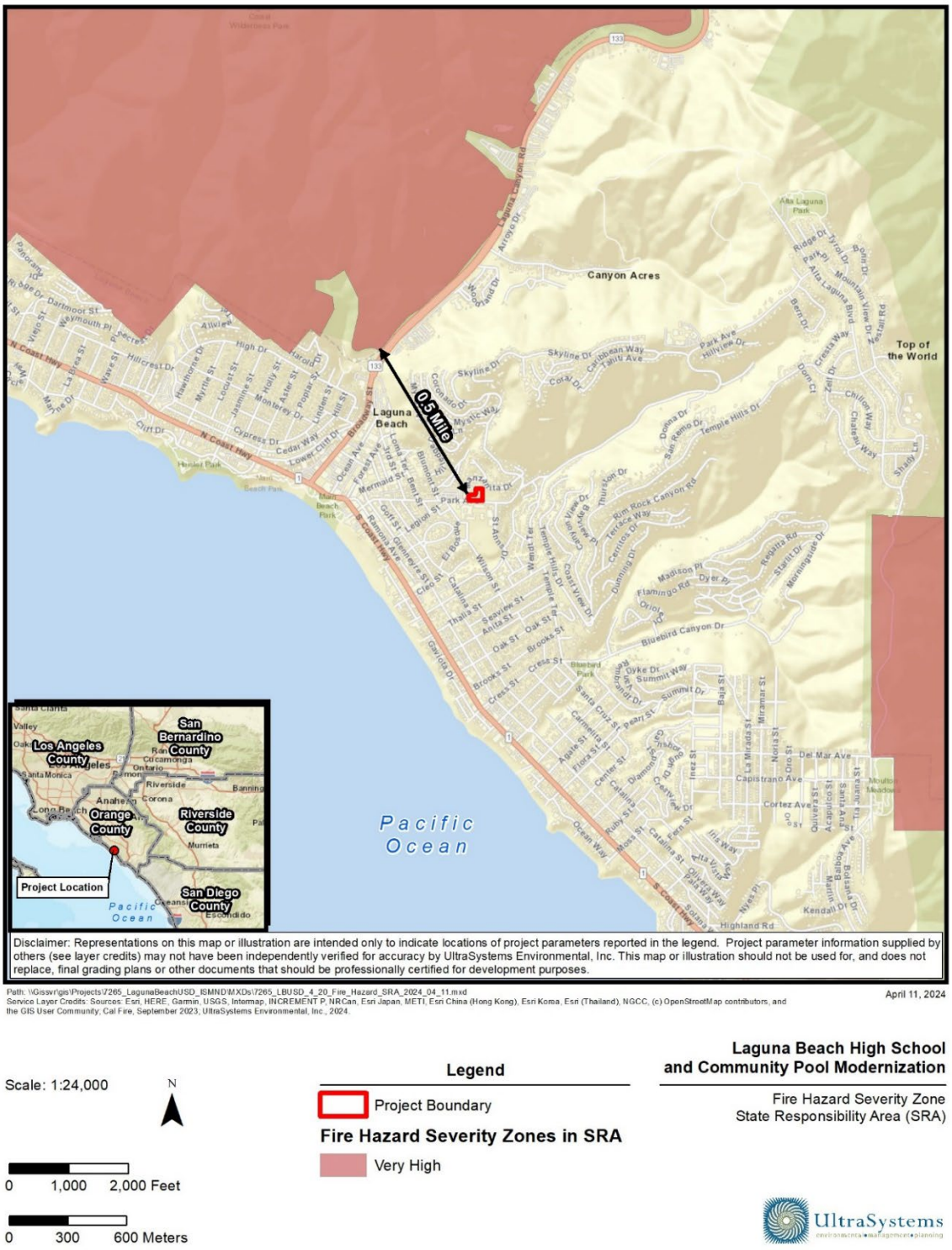
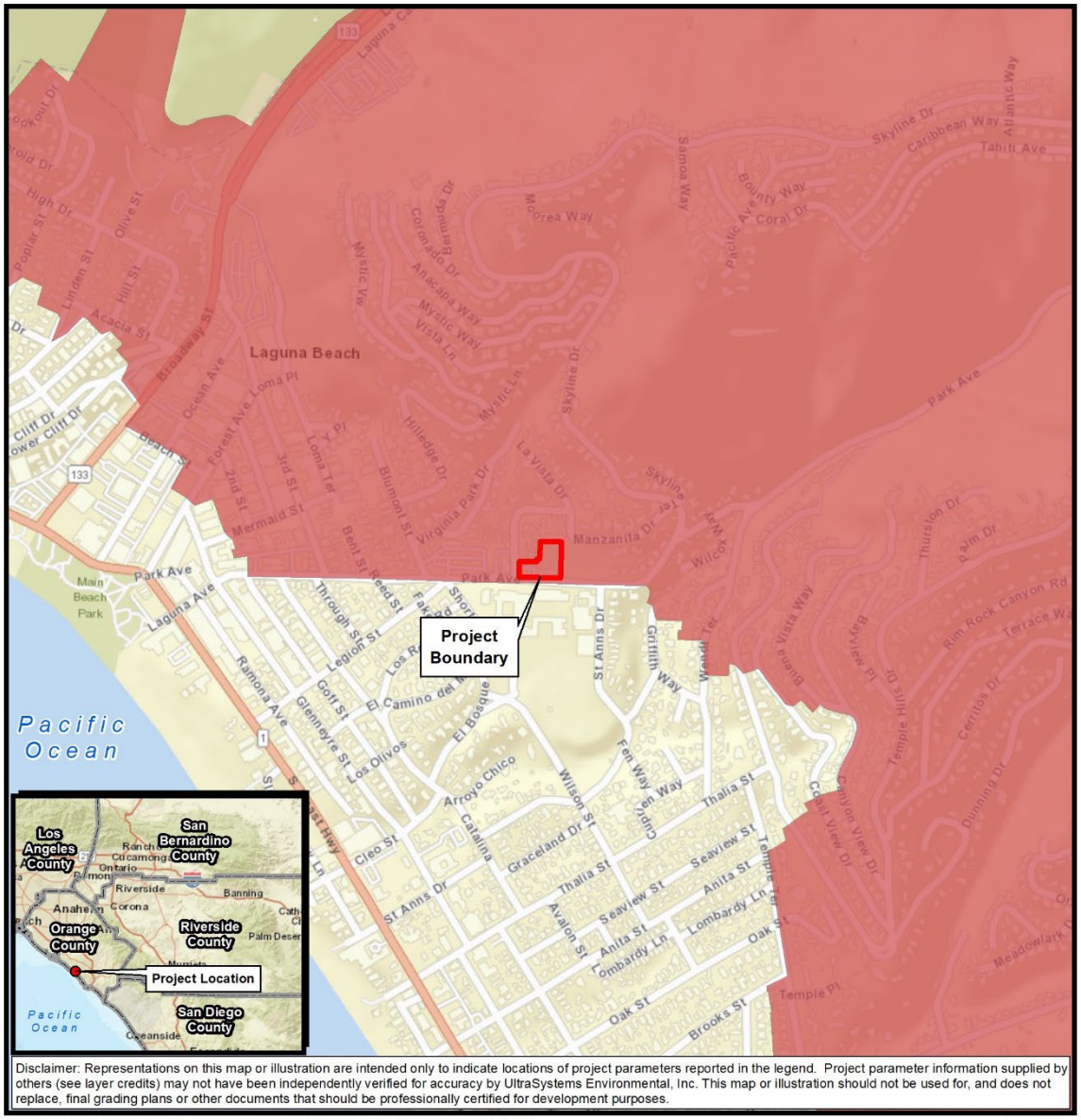


FIGURE 4.20-2
FIRE HAZARD SEVERITY ZONE LOCAL RESPONSIBILITY AREA



b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact

The project site is in a VHFHSZ. Assessment of wildfire risk is based on five major factors: fuel, topography, weather, resources exposed to wildfire, and wildfire effects on those resources. The project site consists of a swimming pool, buildings, hardscape, and minor amounts of landscaping, and is surrounded by single-family residential uses to the north and west; by a church opposite Manzanita Drive to the west; and by other parts of the Laguna Beach High School campus to the east and to the south across Park Avenue. While buildings and ornamental vegetation are present both on and surrounding the LBHS campus, no wildland vegetation is present on or next to the campus, and the nearest such vegetation is about 700 feet to the northeast. The project site and surroundings have a slight southwest slope (approx.. seven percent grade). Typical weather in the coastal portions of the city of Laguna Beach is moderate. The City of Laguna Beach, like much of Southern California, is subject to hot, dry Santa Ana winds which can contribute to wildfire risk. Resources on and next to the site exposed to wildfire would include people, buildings, cultural resources, and ornamental vegetation. The proposed project would replace the existing pool, buildings, hardscape, and vegetation with new components of the same types. Project development would not add wildfire fuel to the site; would not change the site topography. Project development would not expose project occupants to uncontrolled spread of wildfire or to pollutant concentrations from a wildfire, and impacts would be less than significant.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact

The project site is in a VHFHSZ but does not involve installation of offsite infrastructure that may exacerbate wildfire risk. Utilities are present onsite, and access is available from Park Ave. The site is in an area where electric distribution lines are undergrounded, so any change to electric distribution lines would not exacerbate wildfire risk. Therefore, the proposed project would have no impact.

d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant Impact

The project site is located within a VHFHSZ and situated in a built-out urban area with a slight southwest slope and contains storm drainage facilities. Project development would not substantially increase wildfire risk onsite (see threshold b) above). Therefore, development would not expose people or structures to substantial risks due to wildfire, such as downstream or downslope flooding or landslides. Impacts would be less than significant.

4.21 Mandatory Findings of Significance

Would the project have:	Potentially Significant Impact	Less than Significant Impact 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 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**	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**		

a) Would 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

The project site is located in an urban area surrounded by single family detached homes and provides low-value habitat for special status plants and wildlife species. The project site itself has a relatively flat topography; elevations on the project site range from 170 feet to 200 feet above mean sea level (amsl). The Biological Study Area (BSA) contains existing Laguna Beach High School facilities including the community pool, pool facility, tennis courts and a paved parking lot, and additional school facilities, as well as residential development, paved roadways, associated infrastructure, and associated landscaped areas containing ornamental species. The BSA does not provide suitable

habitat for any of the plant species evaluated in **Section 4.4** of this Initial Study, therefore, the project would have no impact on endangered plants.

As noted above, the BSA is developed and is surrounded by developed areas, which significantly limits the availability of foraging habitats for wildlife species within the BSA. In addition, the high level of traffic and traffic noise may render the area uninhabitable for many special-status species. However, project construction could result in dust, noise, and vibration which may cause indirect impacts on the nesting and foraging behavior of birds protected under the Migratory Bird Treaty Act. The BSA contains large Mexican fan palm trees and other vegetation that could potentially provide foraging, nesting, and cover habitats that could support various bird species. Mitigation measure **BIO-1**, requiring a Pre-Construction Breeding Bird Survey would minimize or avoid potential project impacts to breeding birds to be less than significant.

Impacts on archaeological resources that may be buried in site soils were determined to be potentially significant without mitigation. Such impacts would be less than significant after the implementation of mitigation measure **CUL-1**. Impacts on human remains that may be buried in site soils were determined to be potentially significant without mitigation. Implementation of mitigation measure **CUL-2** would reduce that impact to less than significant.

b) Would 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

In the short term, there would be a potential for cumulative effects on traffic, air quality, and noise if other development projects were implemented concurrently with the project. There are projects listed on the City of Laguna Beach –Projects in Progress/Review, July 23, 2024, that would be within 0.5 miles of the project site (City of Laguna Beach, 2024).

In accordance with CEQA Guidelines §15183, an environmental analysis was conducted to determine if any project-specific effects are unique to the project or its site. No project-specific significant effects peculiar to the project or its site were identified that could not be mitigated to a less than significant level. The project would not be growth-inducing and would not generate an increase in population levels or traffic volumes. Mitigation measures incorporated herein, however, mitigate any potential contribution to cumulative impacts associated with related environmental issues. Cumulative projects would be required to prepare the appropriate CEQA environmental documentation. Therefore, the proposed project does not have impacts that are individually limited, but cumulatively considerable.

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

Less than Significant Impact with Mitigation Incorporated

Archaeological resources may be buried in site soils and could be damaged by project-related ground-disturbing activities. This impact would be significant without mitigation. Implementation of mitigation measure **CUL-1** would reduce this impact to less than significant. Impacts on human

remains that may be buried in site soils were determined to be significant without mitigation. Implementation of mitigation measure **CUL-2** would reduce that impact to less than significant**.**

Tribal cultural resources could be buried in site soils. Project site grading and project construction could damage such resources. Implementation of mitigation measures **TCR-1** through **TCR-3** would reduce these impacts to less than significant.

As analyzed in **Section 4.7**, project site preparation, grading, and construction could damage fossils hidden in the soils. Mitigation measure **GEO-1** is recommended to reduce potential impacts from its preparation, grading, and construction would ensure that paleontological resources that may directly or indirectly cause a adverse effects on human beings are not significantly affected and would have a less than significant impact.

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7.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with § 21081.6 of the Public Resources Code and § 15097 of the CEQA Guidelines, which requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon an MND or an EIR. The MMRP ensures the implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified through the use of monitoring and reporting. Monitoring is generally an ongoing or periodic process of project oversight; reporting generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

It is the intent of the MMRP to: (1) provide a framework for document implementation of the required mitigation; (2) identify monitoring/reporting responsibility; (3) provide a record of the monitoring/reporting; and (4) ensure compliance with those MM that are within the responsibility of the City and/or Applicant to implement.

The following table lists impacts, mitigation measures adopted by the City of Laguna Beach in connection with approval of the proposed project, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented.

Only those environmental topics for which mitigation is required are listed in this Mitigation Monitoring and Reporting Program.

Table 7.0-1
MITIGATION MONITORING AND REPORTING PROGRAM

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.4 Biological Resources				
Threshold 4.4 a): Would the projects 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 Wildlife or U.S. Fish and Wildlife Service?	**MM BIO-1: Pre-Construction Breeding Bird Survey** To maintain compliance with the MBTA and Fish and Game Code, and to avoid impacts to or take of migratory non-game breeding birds, their nests, young, and eggs, the following measures will be implemented. The measures below will minimize or avoid direct and indirect construction-related impacts to migratory non-game breeding birds to less than significant levels. a) Project activities that will remove or disturb potential nest sites (e.g., open ground, trees, shrubs, grasses, or burrows) during the breeding season (typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions) will be scheduled outside the breeding bird season to avoid potential direct impacts to breeding birds protected by the MBTA and Fish and Game Code. Necessary removal of trees, shrubs, etc. that could potentially serve as nest sites will prevent birds from nesting within the project site during the breeding season and during construction activities. b) If project activities cannot be avoided from February 15 through September 15, a qualified biologist will conduct a pre-construction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance. The survey will be conducted at least seven days prior to the onset of scheduled activities, such as mobilization and staging. It will end no more than three days prior to vegetation, substrate, and structure removal and/or disturbance. c) If special-status bird species are observed within the project site during the pre-construction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and determine if additional surveys or focused protocol surveys are necessary. Project	Project Applicant Qualified Biologist	Field Verification	1. City of Laguna Beach Planning Department 2. City of Laguna Beach Planning Department 3. Prior to construction activities

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	activities may begin within the area once concurrence is received from the appropriate resource agency. d) If a breeding bird territory or an active bird nest is located during the pre-construction survey and would be impacted by project activities, the site(s) will be mapped on engineering drawings and a no-activity buffer zone will be marked (fencing, stakes, flagging, orange snow fencing, etc.) a minimum of 100 feet in all directions for passerines and 500 feet in all directions for raptors. The biologist will determine the appropriate buffer size based on the type of activities planned near the nest and the species of bird that created the nest. This no-activity buffer zone will not be disturbed until a qualified biologist has determined that the nest is inactive, the young are no longer being fed by the parents, the young have fledged, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting cycle is complete. Once the nesting cycle has finished, project activities may begin within the buffer zone(s). e) Birds or their nests will not be disturbed, captured, handled, or moved. Active nests cannot be removed or disturbed. Inactive nests can be removed or disturbed by a qualified biologist if the nest is determined to be inactive. f) If no breeding birds or active nests are observed during the pre-construction surveys, or they are observed but will not be impacted, project activities may begin and no further mitigation will be required.			
Threshold 4.4 d): Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or	**MM BIO-2: General Avoidance and Minimization** The following general avoidance and minimization measures should be implemented to reduce potential impacts to wildlife (and vegetation), to the extent practical: a) To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all non-emergency work be conducted during daylight hours. All unnecessary lights would be turned off at night to avoid attracting wildlife such as insects, migratory	Project Applicant Project Contractor	Field Verification	1. City of Laguna Beach Planning Department 2. City of Laguna Beach Planning Department 3. During construction activities

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	birds, and bats. Nighttime work (and use of artificial lighting) would not be permitted unless specifically authorized. b) Equipment maintenance, lighting, and staging will occur only in designated areas, and will not block or impede movement through wildlife corridors. c) Contractors, subcontractors, employees, and site visitors would be prohibited from feeding or leaving trash onsite that might attract wildlife. d) All steep-walled pitfalls (trenches, holes, bores, and other excavations) greater than two feet deep used during the project would be completely covered at all times except when being actively used, to prevent wildlife entrapment (i.e., reptiles and small mammals). If trenches cannot be covered, escape ramps (maximum slope of 2:1) will be provided to allow trapped animals to escape exclusion or fencing shall be installed around the trench or excavation. Trenches shall be inspected immediately before backfilling and wildlife removed. e) All onsite project workers shall look under their vehicles and equipment before movement. If wildlife is observed, no vehicles or equipment shall be moved until the animal has left the area voluntarily or can be legally relocated. f) Equipment maintenance, lighting, and staging will occur only in designated areas, and will not block or impede movement through wildlife corridors.			
4.5 Cultural Resources				
Threshold 4.5 b): Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.	**MM CUL 1** If archaeological resources are discovered during construction activities, the contractor will halt construction activities in the immediate area and notify the District. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend	Qualified Archaeologist Project Contractor	Field Verification	1. City of Laguna Beach Planning Department 2. City of Laguna Beach Planning Department

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A L) form and filed with the Eastern Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.			3. During construction activities
Threshold 4.5 c): Would the project disturb any human remains, including those interred outside of formal cemeteries.	**MM CUL 2** If human remains are encountered during excavations associated with this project, all work will stop within a 30 foot radius of the discovery and the Orange County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).	Project Contractor Orange County Coroner	Field Verification	1. City of Laguna Beach Planning Department 2. City of Laguna Beach Planning Department 3. During project construction activities
4.7 Geology and Soils				
Threshold 4.7 f): Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM GEO-1** Prior to the issuance of building/grading permit, the project applicant shall retain a qualified paleontologist, to remain on-call during project ground-disturbing activities. If paleontological resources are uncovered during project construction, the contractor shall halt construction activities within 50 feet of the find and notify the District. The on-call paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). The paleontologist shall curate the find(s) at an accredited repository for paleontological resources such as Western Science Center. Subsequently, the monitor shall remain onsite for the duration of the ground disturbance to	Project Applicant Qualified Paleontologist Project Contractor	Monitoring Assessment Recovery Curation	1. City of Laguna Beach 2. City of Laguna Beach 3. During project construction activities

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	ensure the protection of any other resources that are found during construction on the project site.			
4.18 Tribal Cultural Resources				
Threshold 4.18 b): Cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?	**MM TCR-1** [To Be Determined.] Mitigation measure TCR 1 is yet to be determined, and if needed will be added following AB 52 consultation.	Project Applicant	Field Verification	1. City of Laguna Beach 2. City of Laguna Beach 3. Prior to construction activities
	MM TCR 2 Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact, and the construction contractor and/or qualified archeologist shall consult with the Xxxxxx tribe.	Project Contractor Qualified Archeologist	Field Verification	1. City of Laguna Beach 2. City of Laguna Beach 3. During construction activities
	MM TCR 3 As specified by California Health and Safety Code § 7050.5, if human remains are found on the project site during construction or during archaeological work, the Orange County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code § 5097.98. The Coroner must determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.	Project Contractor Orange County Coroner	Field Verification	1. City of Laguna Beach 2. City of Laguna Beach 3. During construction activities