2021-2029 Housing Element Implementation Project

Public Review Initial Study and Mitigated Negative Declaration

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1.0 INTRODUCTION

1.1 Statutory Authority and Requirements

The Housing Element is one of the State-mandated elements of the General Plan and must be updated every eight years to address existing and forecast housing needs across all segments of the community. The City of Villa Park City's 2021–2029 Housing Element was adopted by the City Council in June 2023 and was subsequently found to meet statutory requirements by the State of California Department of Housing and Community Development (HCD) on July 21, 2023. The 6th Cycle Housing Element provides policies, programs, and actions that support and create the framework for production, preservation, and maintenance of the City's housing stock for all income levels for the 2021 to 2029 planning period.

This Initial Study evaluates the potential environmental effects of the implementing actions associated with the adopted and certified 2021-2029 Housing Element for the 6th Cycle planning period. To fulfill its share of regional housing needs and facilitate the future development of housing on identified housing sites, the Project requires a General Plan Amendment and amendments to the Villa Park Municipal Code (VPMC) in order that the Housing Element be found to substantially comply with State Law pursuant to Government Code §65583, subdivision (c)(1)(A) and §65583.2, subdivision (c).

This Initial Study has been conducted in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.). Pursuant to State CEQA Guidelines §15063, this Initial Study has been conducted to determine if the proposed City of Villa Park 2021-2029 Housing Element Implementation Project ("Project" or "proposed Project") would have a significant effect on the environment.

State CEQA Guidelines §15063(b) states that if the Lead Agency determines that there is substantial evidence that any aspect of a project, either individually or cumulatively, may cause a significant effect on the environment, the Lead Agency shall prepare an Environmental Impact Report (EIR), use a previously prepared EIR, or determine, which of a project's effects were adequately examined by an earlier EIR or Negative Declaration (ND). Conversely, the Lead Agency shall prepare a ND if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.

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

- Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a ND;
- Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND;
- Assist in the preparation of an EIR, if one is required;
- Facilitate environmental assessment early in the design of a project;
- Provide documentation of the factual basis for the finding in a ND that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used with the project.

This Initial Study is intended to be used as a decision-making tool for the Lead Agency and responsible agencies in considering and acting on the proposed Project. Responsible agencies would comply with CEQA by considering this environmental analysis for discretionary actions associated with Project implementation, if any.

State CEQA Guidelines §15063(g) specifies that as soon as a Lead Agency has determined that an Initial Study will be required for a project, the Lead Agency shall consult informally with all Responsible Agencies and all Trustee Agencies responsible for resources affected by the project to obtain their recommendations as to whether an EIR, Mitigated Negative Declaration (MND), or ND should be prepared.

1.2 Summary of Findings

Pursuant to State CEQA Guidelines §15367, the City of Villa Park, as the Lead Agency, has the authority for environmental review and adoption of the environmental documentation, in accordance with CEQA. This Initial Study evaluated the environmental issues outlined in **Section 3.0: Environmental Factors Potentially Affected**. It provides decision-makers and the public with information concerning the Project's potential environmental effects and recommended mitigation measures.

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

- Biological Resources,
- Cultural Resources,
- Geology and Soils,
- Hazards and Hazardous Materials,
- Noise,
- Transportation,
- Tribal Cultural Resources, and
- Utilities and Service Systems.

As set forth in State CEQA Guidelines §15070, an Initial Study leading to a Mitigated Negative Declaration (ISMND) can be prepared when the Initial Study identifies potentially significant effects, but Project revisions would avoid or mitigate the effects to a point where clearly no significant effects would occur, and there is no substantial evidence, in light of the whole record before the agency, that the Project as revised may have a significant effect on the environment.

1.3 Initial Study Public Review Process

The Notice of Intent (NOI) to Adopt a MND has been provided to the County of Orange Clerk-Recorder and mailed to responsible and trustee agencies as well as interested parties who expressed interest in being notified. A 30-day public review period has been established in accordance with State CEQA Guidelines §15073. During the public review period, the Initial Study is available for review on the City's website: https://villapark.org/Departments/Planning?folderId=181&view=gridview&pageSize=10, and at the following location:

City of Villa Park
Planning Department
17855 Santiago Boulevard
Villa Park California 92861

In reviewing the Initial Study, affected public agencies, and interested members of the public should focus on the adequacy of the document in identifying and analyzing the potential environmental impacts and the ways in which the Project's potentially significant effects can be avoided or mitigated. Written comments on this ISMND may be sent to:

Raynald F. Pascua
Planning Manager
City of Villa Park
Planning Department
17855 Santiago Boulevard
Villa Park California 92861

Email: ray@villapark.org
Phone: (714) 998-1500

Comments sent via email should include the Project title ("2021-2029 Housing Element Implementation Project") in the subject line and a valid mailing address in the email.

Following receipt and evaluation of comments, the City will determine whether any new significant environmental issues have been raised. If so, further documentation may be required. If not or if the issues raised do not provide substantial evidence that the Project would have a significant effect on the environment, the IS/MMND and the Project will be considered for adoption and approval, respectively.

1.4 Report Organization

This document has been organized into the following sections:

Section 1.0: **Introduction** provides a Project introduction and overview, cites the CEQA Statute and Guidelines provisions to which the proposed Project is subject, and summarizes the Initial Study's conclusions.

Section 2.0: **Project Description** details the Project's location, environmental setting, background and history, characteristics, discretionary actions, construction program, phasing, agreements, and required permits and approvals. This Section also identifies the Initial Study's intended uses, including a list of anticipated permits and other approvals.

Section 3.0: **Environmental Checklist Form** provides the Project background and an overview of potential impacts that may or may not result from Project implementation.

Section 4.0: **Evaluation of Environmental Impacts** evaluates the potential impacts that may result from Project implementation.

Section 5.0: **References** identifies resources used to prepare the Initial Study.

2.0 PROJECT DESCRIPTION

This section describes the proposed Project (i.e., the 2021-2029 Housing Element Implementation Project) in a manner that is meaningful for review by the public, reviewing agencies, and decision-makers in accordance with the California Environmental Quality Act (CEQA), PRC §§21000 et seq., and the State CEQA Guidelines (14 CCR §§15000 et seq.). The Project, as defined and evaluated in this Initial Study, specifically addresses implementation of the 6th Cycle Housing Element policies, programs, and actions that support and create the framework for production, preservation, and maintenance of the City's housing stock for all income levels for the 2021 to 2029 planning period, as described below in **Section 2.4: Project Characteristics.**

2.1 Project Location

Villa Park is located within the north-central portion of the County of Orange (County), California, approximately 15 miles northeast of the Pacific Ocean, 85 miles north of the City of San Diego and 30 miles south of downtown Los Angeles; see **Exhibit 2-1: Regional Vicinity Map**. Except a southern portion of the City, which is adjacent to unincorporated County land containing the Santiago Recharge Basin, the City of Orange encircles the City of Villa Park; see **Exhibit 2-2: Local Vicinity Map**. The Project area includes the entire 2.1 square miles (or 1,344 acres) within the City limits.

Located near six major freeways that connect the City to other locations in Orange, Los Angeles, Riverside, and San Bernardino counties, the Villa Park is located near the cities of Anaheim, Santa Ana, Tustin, and Orange. The City has no direct freeway frontage but the Costa Mesa Freeway (State Route 55), located 0.5-mile to the west, provides interstate and regional access to the City. City connections to Los Angeles, San Diego, Riverside, and San Bernardino counties are provided by nearby freeways, including the Orange Freeway (State Route 57), Santa Ana Freeway (Interstate 5), Garden Grove Freeway (State Route 22), and Riverside Freeway (State Route 91). Roadways providing local access to the City include Villa Park Road, Cannon Street, Santiago Boulevard, and Meats Avenue.

2.2 Environmental Setting

2.2.1 Physical Setting

With an area of only 2.1 square miles, Villa Park is the County's smallest city. Villa Park was incorporated in 1962 after much of the City had been developed under County zoning regulations. The City is approximately 99 percent developed with single family residential uses, most constructed over 30 years ago. The City's few remaining vacant residential properties are suitable only for single family residential uses given their topography and emergency access issues. Except for the one neighborhood commercial center (i.e., the Villa Park Towne Centre (Towne Centre) and a few properties zoned for special purposes (e.g., open space or flood control), the City is zoned entirely for single family residential uses. The City is almost entirely built out, containing little vacant land, most of which is occupied by a portion of the Santiago Recharge Basin in the southern part of the City and utility easements throughout the City. Santiago Creek flows along the City's southeast border.

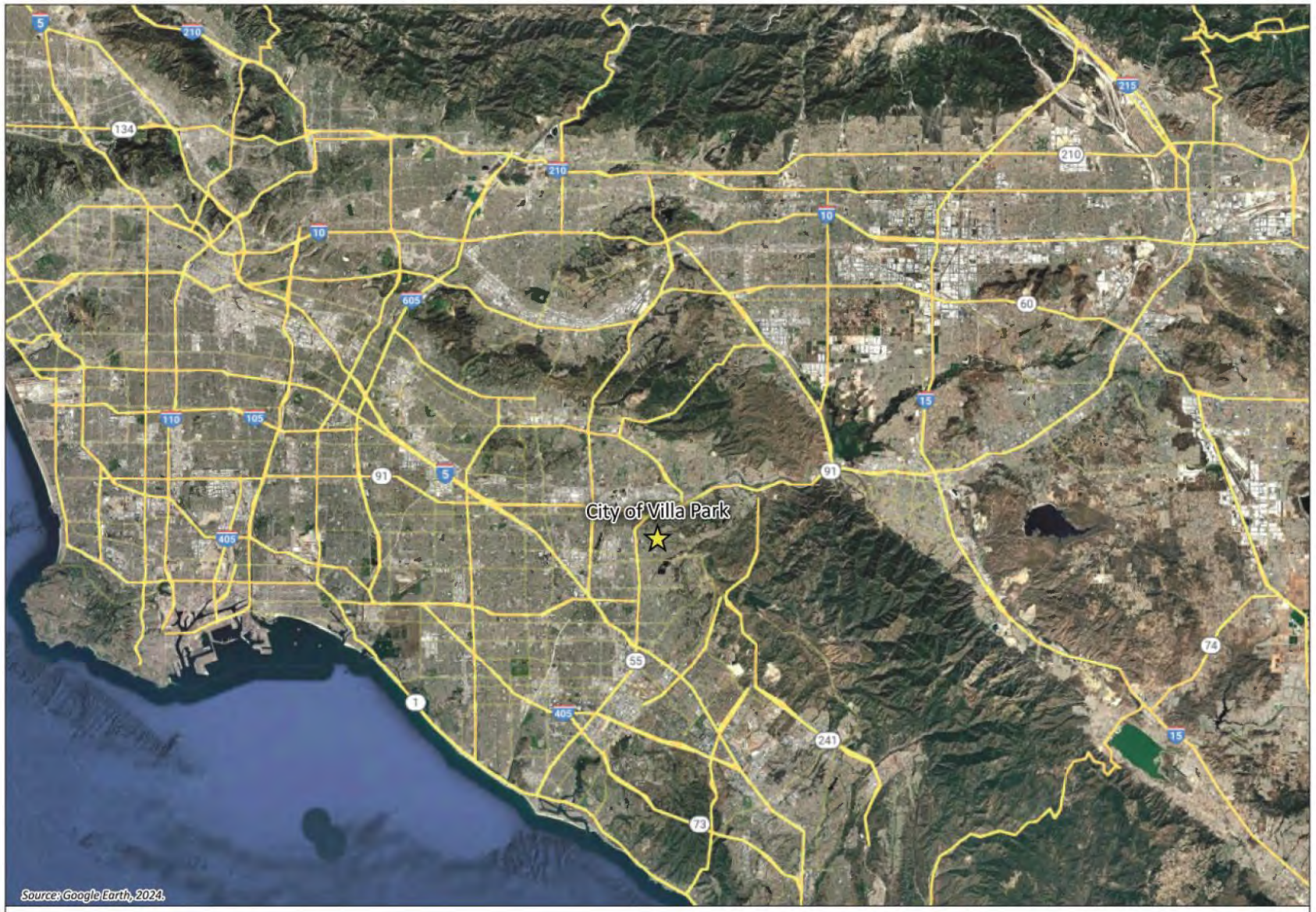


Exhibit 2-1: Regional Vicinity Map
City of Villa Park 2021-2029 Housing Element Implementation Project

Not to scale.

Kimley»Horn

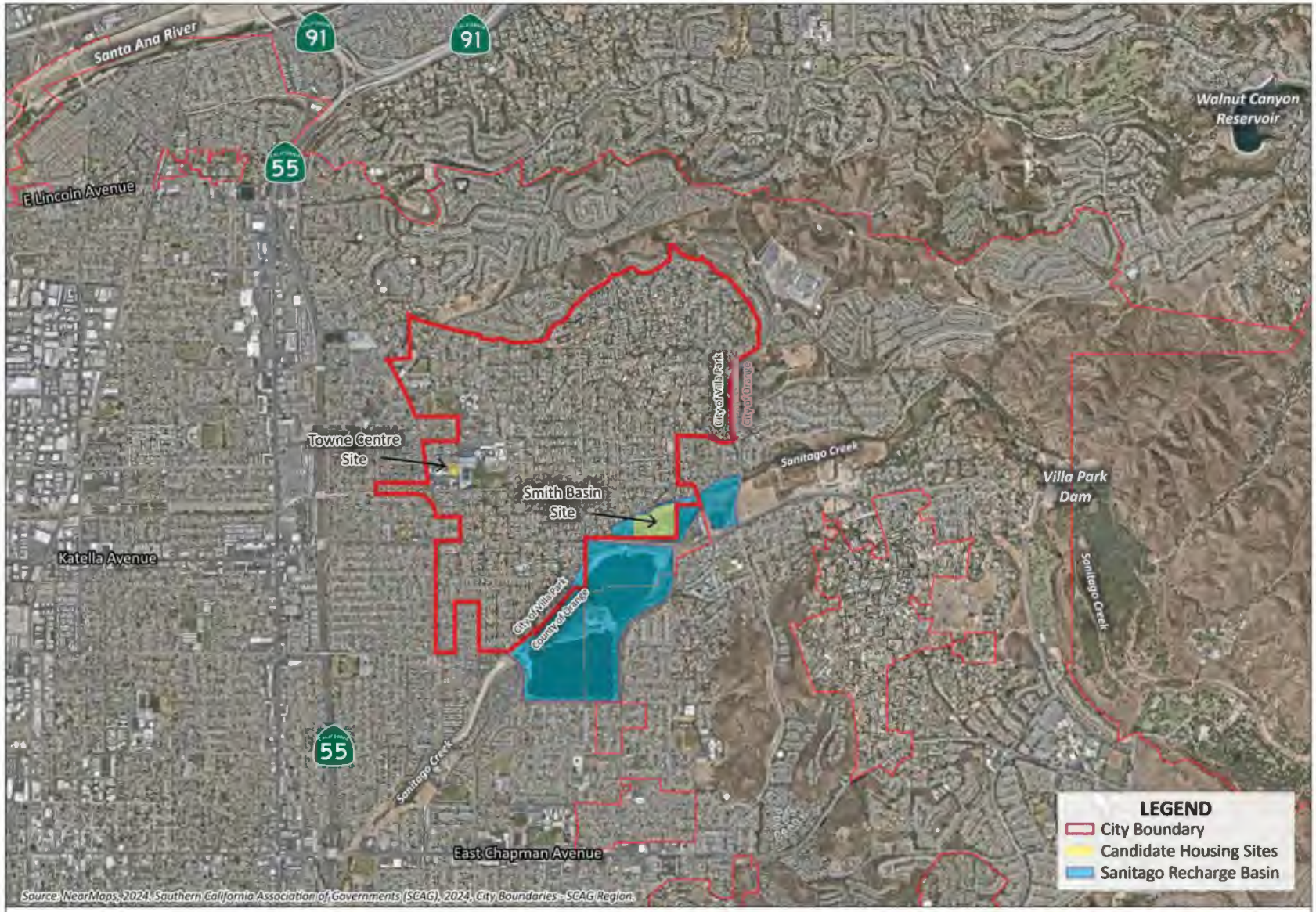


Exhibit 2-2: Local Vicinity Map
City of Villa Park 2021-2029 Housing Element Implementation Project

2.2.2 Population

Although the City of Villa Park 2021-2029 Housing Element (Housing Element) baseline year is 2020, this Initial Study analysis is based on the most current, available population data as of May 2024. With an estimated population of 5,705 persons as of May 1, 2024, Villa Park is the County's smallest city, representing less than one percent of the County's total 2024 population of 3,150,835 persons; see **Table 2.2-1: County and City** Population. As indicated in **Table 2.2-1**, the City's population decreased by approximately one percent from its estimated 2020 population of 5,859 persons. Comparatively, the City's population decline between 2020 and 2024 was slightly less than the County's population decline of approximately 2.6 percent for the same period.

Table 2.2-1: County and City Population

Jurisdiction	2020 Population	2024 Population	Number Change 2020:2024	Percent Change 2020:2024
County	3,186,989	3,150,835	-36,154	-1.1%
City	5,859	5,705	-154	-2.6%

Source: State of California, Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/. Accessed September 2024.

2.2.3 Housing

Although the Housing Element's baseline year is 2020, this Initial Study analysis is based on the most current, available housing and household data as of May 2024. Of the City's estimated 2,035 dwelling units (DUs) as of May 1, 2024, single family detached housing comprised approximately 98 percent (1,995 DUs) of all housing.[1] As indicated in **Table 2.2-2: County and City Households and Housing,** the City's total housing stock increased by less than one percent from the 2,020 DU estimated in 2020. Comparatively, the City's increase in DU was slightly less than the County's increase in DU of approximately two percent during the same period.

Households are defined as occupied housing units, which can be occupied by one person, a single family, or multiple families.[2] With a vacancy rate of approximately 3.8 percent (77 DUs), the City's households totaled 1,958 as of May 2024. The City's households increased by less than one percent from the 1,943 households estimated in 2020; see **Table 2.2-2**. With a vacancy rate of approximately 4.9 percent (57,156 DUs), the County's households totaled 1,100,269 in 2024. Comparatively, the City's increase in households was slightly less than the County's increase in households of 2 percent during the same period.

[1] State of California Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/. Accessed September 2024.

[2] SCAG. (2024). *Final Connect SoCal 2020, Supplementals – Glossary*. Retrieved from: https://scag.ca.gov/connect-socal. Accessed October 2024.

Table 2.2-2: County and City Households and Housing

Jurisdiction	Households				Housing (DUs)			
	2020	2024	Number Change 2020:2024	Percent Change 2020:2024	2020	2024	Number Change 2020:2024	Percent Change 2020:2024
County	1,074,105	1,100,269	+26,164	+2%	1,129,785	1,157,425	+27,640	+2%
City	1,943	1,958	+15	<+1%	2,020	2,035	+15	+ <1%

Source: State of California Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/. Accessed September 2024.

2.2.4 Existing General Plan Land Use Classifications

The General Plan Land Use Element describes the City's existing land use development patterns and classifications and establishes a plan for future development. The City's existing General Plan land use classifications are described in **Table 2.2-3: Existing General Plan Land Use Classifications** and depicted on the City of Villa Park Land Use Policy Map.[3]

[3] City of Villa Park. (2019). *City of Villa Park General Plan, Land Use Element, Exhibit II-1: Land Use Policy Map.* Retrieved from: https://villapark.org/Departments/Planning/General-Plan?folderId=181&view=gridview&pageSize=10. Accessed September 2024.

Table 2.2-3: Existing General Plan Land Use Classifications	
Land Use Classification	**Description**
Residential	
Single Family or Estate Low Density Residential	This classification allows 1.75 dwelling units per acre (DU/AC). This classification also includes land currently utilized by Orange Unified School District as school sites for educating students residing in the broader Orange, Anaheim, and Villa Park attendance zones.[1]
Single Family or Low Density Residential	This classification allows development of 2.5 DU/AC.[2]
Single Family or Low Medium Density Residential	This classification allows development of 3.0 DU/AC.[2]
Commercial	
Commercial	Villa Park's 11.55-acre community Towne Centre provides for retail, professional, and employment opportunities for its residents and visitors. Uses in the Villa Park Towne Centre include City Hall, the Villa Park branch of the Orange County Public Library, and a U.S. Post Office contract station. Multi-family and mixed-use development is also permitted on the two parcels zoned C-P in the northeastern portion of Towne Centre.[3]
Schools: Open Space and Recreational Uses	Eighty acres of "Small Estates: E-4-20,000 SF" zoned property are currently utilized by Orange Unified School District as school sites for educating students residing in the broader Orange, Anaheim, and the Villa Park attendance zones.
Open Space	
Open Space	This classification is for property within the Santiago Recharge Basin (i.e., Smith Basin) and public right-of-way (primarily utility easements) along Wanda Road, commonly known as the Wanda Greenbelt.[4]

Sources:
1. City of Villa Park. (2019). *City of Villa Park General Plan, Land Use Element page II-5.* Accessed September 2024.
2. Ibid, page II-2.
3. Ibid, page II-4.
4. City of Villa Park. (2010). *City of Villa Park General Plan Update Final ISMND (SCH No. 2010091035), page 14*.

2.2.5 Existing Zoning

Villa Park Municipal Code (VPMC) Chapter XXIII: Zoning was adopted to promote and protect the public health, safety, and welfare of the City's people, to safeguard and enhance the appearance and quality of the City's development. VPMC Chapter XXIII defines the City's allowed land uses and establishes development standards for each zone. VPMC Chapter XXIII regulates the orderly planned use of land resources and development of buildings, structures, and improvements to implement the General Plan's provisions and carry out its objectives. VPMC Chapter XXIII development standards govern the use of land, buildings, and structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre (DU/AC), standards of performance and other such standards that help maintain the City's General Plan vision for a property. The City's existing zones are described in **Table 2.2-4: Existing Zone** and depicted on the City of Villa Park Official Zoning Map.[4]

[4] City of Villa Park. (2015). *Zoning in City of Villa Park Map*. Retrieved from: https://villapark.co/wp-content/uploads/2018/07/villa_park_zoning_map.pdf. Accessed October 2024.

Table 2.2-4: Existing Zone	
Zone	**Description**
RESIDENTIAL ZONES[1]	
Single Family Residential Estate (E-4)	The E-4 zone is intended to provide for the development of medium-low density single family residential neighborhoods in which open spaces and deep setbacks predominate.
Single Family Residential (R-1)	The R-1 zone is intended to provide for the development of medium-density single family residential neighborhoods.
COMMERCIAL ZONES[2]	
Commercial Neighborhood (C-N)	The C-N zone is intended for the Towne Centre, shopping center which provides a balance of retail, entertainment, service, and office facilities for the convenience and providing the needs of the community. Only those facilities are permitted that are compatible with permitted uses in the surrounding neighborhood and which offer convenience goods and services needed to supply the immediate community.
Commercial Professional (C-P)	The C-P zone is intended for commercial professional office facilities that allow for providing professional services and commercial office space for the community and those serving the City, as well as multi-family residential and mixed-use development.
OTHER ZONES[3, 4]	
Planned Community (PC)	The PC zone is intended to provide for the classification and development of parcels of land as coordinated, innovative projects on irregularly-shaped parcels; to allow diversification of land uses as they relate to each other in a physical and environmental arrangement, while insuring substantial compliance with the provisions of this chapter; and to provide for a zone encompassing various types of land uses, such as single family residential developments, multiple housing developments, professional and administrative office areas, commercial centers, or any public or semi-public use or combination of uses through the adoption of a development plan and text materials which set forth land use relationships and development standards.
Open Space (OS)	The OS zone is intended to protect and preserve open space for the preservation of natural resources, for the preservation and managed production of resources for outdoor recreation and education, and for public health and safety. It is also the intent of this zone to provide open space in the City by limiting development in areas which are so located, so configured, or possessed of physical features that they may provide valuable and functional open space for the purposes of helping to shape urban form, to provide local or buffer greenbelts, and/or to serve as linkages between open space areas.
OVERLAY ZONE[5]	
Architectural Supervision (AC)	The AC Overlay zone is intended to allow the City architectural supervision and review of proposed development.

Sources:
1. City of Villa Park. *VPMC Chapter XXIII – Zoning, Article 23-6.*
2. Ibid, Article 23-7.
3. Ibid, Article 23-8.
4. Ibid, Article 23-10.
5. Ibid, Article 23-9.

2.2.6 Candidate Housing Sites

California Government Code (CGC) §65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development including vacant sites and sites having the potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these

sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (CGC §65583.2).

The Housing Element identifies two candidate housing sites: the Smith Basin site (APN 378-441-04) and a portion of the Towne Centre site (APNs 372-232-10 and -17), as described below and depicted on **Exhibit 2-3: Candidate Housing Sites**. In addition to the two identified candidate housing sites, it is important to note that future housing development could occur as accessory dwelling units (ADUs) on residential properties throughout the City.

Smith Basin Site. The Smith Basin site is an approximately 17.8-acre site (APN 378-441-04) located at the City's southeastern boundary, in the north-central portion of the Smith Basin; see **Exhibit 2-4: Smith Basin Site**. The Smith Basin site is an undeveloped site containing both native and non-native vegetation, as well as disturbed areas. The land uses surrounding the Smith Basin site are single family residential to the north, the Santiago Creek to the east and west, and the Blue Diamond Basin and Bond Basin to the south.

The Smith Basin site is classified Open Space,[5] which is for property within the Santiago Recharge Basin (i.e., Smith Basin) and public right-of-way (primarily utility easements) along Wanda Road, commonly known as the Wanda Greenbelt; see **Table 2.2-3.** The Smith Basin site is zoned Open Space (OS),[6] which is intended to protect and preserve open space for the preservation of natural resources, for the preservation and managed production of resources for outdoor recreation and education, and for public health and safety; see **Table 2.2-4**. The Housing Element identifies that approximately 10.2 acres of the 17.8-acre site may be developable as long as the core flood control function of the basin is preserved.

The Smith Basin, along with the Blue Diamond Basin and Bond Basin are collectively referred to as the Santiago Recharge Basin. The Blue Diamond Basin and Bond Basin are within unincorporated County lands, southwest of the Smith Basin. The Santiago Recharge Basin is a result of former sand and gravel mining operations in the 1940s along Santiago Creek between Bond Street and Cannon Street, which resulted in extensive pits, some as much as 500 feet in depth.[7] These pits were acquired in 1984 by the Orange County Water District (OCWD) for both water conservation and flood control use, and a draft Irrevocable Offer of Dedication was developed in 2003 for the proposed U.S. Army Corps of Engineers (USACE) Santa Ana River Mainstem Project (SARMP) between OCWD and the Orange County Flood District (OCFD) and includes a perpetual flowage easement within the basins to store flood waters between elevations 274 feet and 298 feet.[8] In the early 1990s after mining operations ceased, the OCWD converted these pits to serve flood control and water conservation uses and still owns and operates them.[9] Collectively, the Santiago Recharge Basin are part of the SARMP's Santiago Creek Component ("SARMP-SCC"), which is intended to provide flood risk reduction to areas susceptible to flooding within the counties of San Bernardino, Riverside, and Orange and to provide 100-year flood protection for residents

[5] City of Villa Park. (2019). *City of Villa Park General Plan Land Use Element, Exhibit II-1: Land Use Policy Map.* Retrieved from: https://villapark.org/Portals/0/Documents/Departments/Planning/General%20Plan/Land%20Use%20Element/II.%20Land%20Use%20Element.pdf?ver=TRoHLhoqGv2DYx4icCPMqg%3d%3d&timestamp=1732139816446. Accessed November 2024.

[6] City of Villa Park. (2015). *Zoning in City of Villa Park Map*. Retrieved from: https://villapark.co/wp-content/uploads/2018/07/villa_park_zoning_map.pdf. Accessed October 2024.

[7] USACE. (2023). *Santa Ana River Mainstem Santiago Creek Orange County, California Draft SEA/ISMND (SCH No. 2023090344), Appendix 5 - Hazardous, Toxic and Radioactive Waste (HTRW) Phase I Environmental Site Assessment page 49.*

[8] Ibid, page 10.

[9] Ibid.

in the Santiago Creek floodplain.[10] The SARMP-SCC has been channelized for agricultural irrigation and flood control since the early 1900s.[11]

According to the USACE, the Santiago Recharge Basin area is the Santa Ana River's largest tributary downstream of Prado Dam and captures discharges from Santiago Creek that flows along the City's southeast border. Santiago Creek extends through the Santa Ana Mountains and drains into Irvine Lake, where it flows through Irvine Regional Park. Two dams, Villa Park Dam (approximately 2.0 miles east of the Smith Basin) and Santiago Creek Dam (a part of Irvine Lake approximately 4.6 miles southeast of the Smith Basin), which are a component of the flood control reservoirs are owned and managed by OCWD to help protect the City and the nearby cities of Orange, Tustin, and Santa Ana against flood events. At the Villa Park Dam, Santiago Creek flows in a northwest direction for approximately 15 miles to Villa Park Road and the Santiago Recharge Basin, then flows southwest for about another 7 miles before joining the Santa Ana River in the City of Santa Ana. Groundwater recharge occurs along the soft bottom segments of Santiago Creek between the Santiago Recharge Basin and Hart Park in the City of Orange.

The Santiago Recharge Basin is OCWD's largest surface water storage reservoirs at over 13,000 acre-feet. When full, the Santiago Recharge Basin serve as a flow through feature of Santiago Creek. Surface water enters the Santiago Recharge Basin from:

- Upper Santiago Creek into Smith Basin;
- Bond Basin, which is pumped from Burris Basin and discharged into the Burris-Santiago Pipeline through a butterfly valve located east of Collins Street and north of Bond Street; and
- Numerous storm drain discharges.

Surface water leaves the Santiago Recharge Basin by:

- Spilling from Blue Diamond Basin when the elevation is above 285.3 feet mean sea level (msl) or
- Being pumped out of Bond Basin into the Burris-Santiago pipeline. Surface water flow from the Santiago Recharge Basin can also be pumped to Burris Basin, Riverview Basin, Fletcher Basin, and Lower Santiago Creek.

The primary sources of groundwater recharge for OCWD include water released from the Santiago Recharge Basin, Villa Park Dam, municipal wells, storm flow, and urban runoff. The primary purpose of lower Santiago Creek is flood control, with groundwater recharge being the secondary purpose.

Towne Centre Site. The Towne Centre site is approximately 1.5 acres comprised of two parcels (APNs 372-232-10 and -17) located at the northerly portion of the existing Villa Park Towne Centre, which is northeast of the Santiago Boulevard at North Wanda Road intersection, at 17855 Santiago Boulevard and 372-232-17/17871 Santiago Boulevard; see **Exhibit 2-5: Towne Centre Site**. **Table 2.2-5: Existing Land Uses - Towne Centre Site** summarizes the existing land uses occupying the Towne Centre site.

[10] Ibid, Section 3.4.9: Hydrology and Water Quality.
[11] Ibid, Appendix 5 - Hazardous, Toxic and Radioactive Waste (HTRW) Phase I Environmental Site Assessment page 49.

Table 2.2-5: Existing Land Uses - Towne Centre Site

Address	APN	APN Size (AC)[1]	Existing Land Uses[1]	Construction Date[2]	Building Size (SF)[1]	Building Height (Stories)[1]
17855 Santiago Boulevard	372-232-10	0.5	City Hall and the Orange County Public Library – Villa Park Branch	1974	5,523	1
17871 Santiago Boulevard	372-232-17	0.92	Offices	1970	13,254	2
	Total	**1.42**	--	--	**18,777**	--

SF = square feet

1. City of Villa Park. (2023). *City of Villa Park 2021-2029 Housing Element.* Retrieved from: https://villapark.org/Departments/Planning/Housing-Element. Accessed September 2024.
2. City of Villa Park. (2024). *Villa Park History.* Retrieved from: https://villapark.co/villa-park-history/. Accessed November 2024.

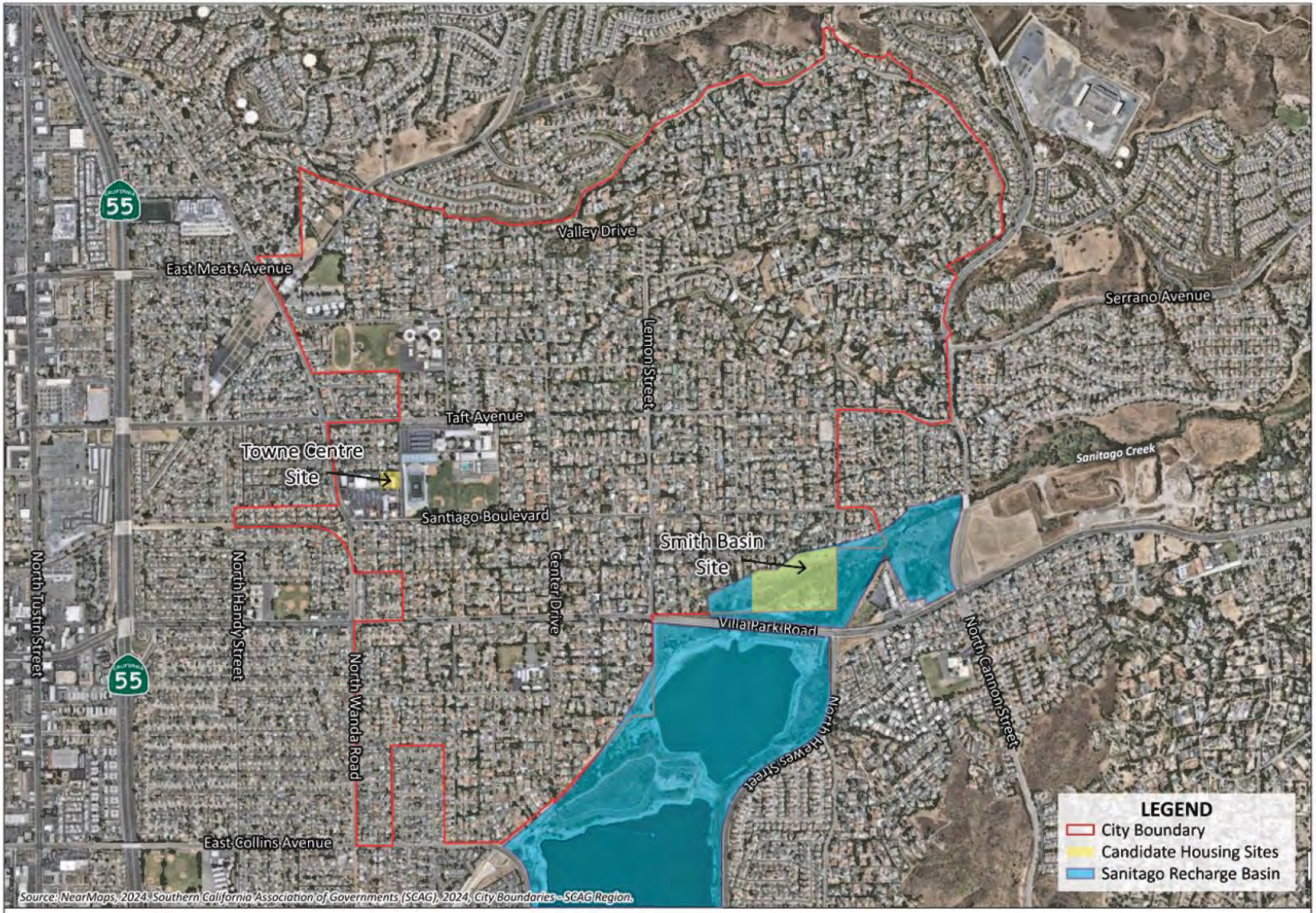


Exhibit 2-3: Candidate Housing Sites
City of Villa Park 2021-2029 Housing Element Implementation Project

Not to scale.

Kimley»Horn



Exhibit 2-4: Smith Basin Site
City of Villa Park 2021-2029 Housing Element Implementation Project

Not to scale.

Kimley»Horn



Exhibit 2-5: Towne Centre Site
City of Villa Park 2021-2029 Housing Element Implementation Project

As shown in **Table 2.2-5**, approximately 18,777 SF of commercial uses currently occupy the Towne Centre site. The land uses surrounding the Towne Centre site are single family residential to the north, commercial uses within the Towne Centre to the south and west, and Villa Park High School to the east. The Towne Centre site is classified Commercial,[12] which provides for multi-family and mixed-use development, among others; see **Table 2.2-3.** The Towne Centre site is zoned Commercial Professional (C-P),[13] which is intended for commercial professional office facilities that provide professional services and commercial office space for the community and those serving the City, as well as multi-family residential and mixed-use development; see **Table 2.2-4**. **Accessory Dwelling Units.** ADUs could occur on properties throughout the City classified Single family Residential (1.75 DU/AC, 2.5 DU/AC, and 3.0 DU/AC) and zoned E-4 or R-1; see **Table 2.2-3** and **Table 2.2-4**, respectively.

2.3 Project Background

California State law (CGC §65302 et seq.) requires each city and county to prepare and adopt a long-term General Plan to guide the physical development within its jurisdictional boundaries and any land outside its boundaries that bears relation to its planning. State law also requires that each general plan be comprised of the following eight mandatory elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice. While these eight elements are required, State law provides flexibility in how each local jurisdiction structures these elements within its respective general plan. In compliance with State law, the City's General Plan consists of the following elements: Land Use Element, Circulation Element, Housing Element, Open Space and Conservation Element, Seismic and Safety Element, Noise Element, and Growth Management Element. The General Plan is available for review on the City's website at the following address:

https://villapark.org/Departments/Planning?folderId=181&view=gridview&pageSize=10

Unlike the other mandated elements of the General Plan, CGC §65588 requires local governments to regularly review and revise their general plan housing elements, with each housing element update subject to detailed statutory requirements and a mandatory review by the State Department of Housing and Community Development (HCD). The specific timing for a jurisdiction to update its housing element is based on the schedule for federally designated metropolitan planning organizations (MPOs) to update their Regional Transportation Plans/Sustainable Communities Strategy (RTPs/SCS). MPOs are required to update their RTPs every four years, which puts each jurisdiction on an eight-year housing element cycle.

The Southern California Association of Governments (SCAG) is the MPO representing Orange, Los Angeles, Riverside, San Bernardino, Imperial, and Ventura counties, inclusive of the City. SCAG adopted the most current RTP/SCS (Connect SoCal 2024) on April 4, 2024, thereby requiring all SCAG member jurisdictions to have a 6th Cycle Housing Element planning period from 2021 to 2029 and to complete the 6th Cycle Housing Element Updates by October 15, 2021 (statutory deadline). Adoption of the City's Housing Element extended beyond the statutory deadline as well as the February 11, 2022, deadline.[14] As such, any rezoning to meet their housing need, including for lower-income households, pursuant to the City's Regional Housing Needs Allocation (RHNA), is required to be completed no later than one year from the

[12] City of Villa Park. (2019). *City of Villa Park General Plan Land Use Element, Exhibit II-1: Land Use Policy Map.* Retrieved from: https://villapark.org/Portals/0/Documents/Departments/Planning/General%20Plan/Land%20Use%20Element/II.%20Land%20Use%20Element.pdf?ver=TRoHLhogGv2DYx4icCPMqg%3d%3d&timestamp=1732139816446. Accessed November 2024.

[13] City of Villa Park. (2015). *Zoning in City of Villa Park Map.* Retrieved from: https://villapark.co/wp-content/uploads/2018/07/villa_park_zoning_map.pdf. Accessed October 2024.

[14] SB 375 permits a 120-day deadline, which ends February 11, 2022.

statutory deadline. Otherwise, the City's Housing Element would no longer comply with State Housing law, and HCD may revoke its finding of substantial compliance pursuant to CGC §65585, subdivision (i).

The 6th Cycle 2021-2029 Housing Element is an update of the City's previous Housing Element, which was last amended in 2017 as part of the 5th Cycle Housing Element for the 2013 to 2021 planning period. Multiple amendments have been made to Housing Element law since adoption of the City's 5th Cycle Housing Element. These new statutory provisions change the housing element's analysis, reporting, and policy requirements. For example, Senate Bill (SB) 6 establishes default densities which are deemed appropriate for low and very low-income housing and Assembly Bill (AB) 671 requires local jurisdictions to encourage affordable ADU rentals in their housing plans. The City's 6th Cycle Housing Element complies with these amendments to State housing law and all other federal, State, and local requirements.

2.3.1 Regional Housing Needs Assessment Allocation

SCAG also prepares a Regional Housing Needs Assessment (RHNA) to determine each city's and county's share of the affordable housing needs for the SCAG region. The RHNA is the City's share of housing needs by income category. Income categories are based on the most current Median Household Income (MHI). The State has identified the income categories listed below based on the Area (i.e., the County's) Median Income (AMI). Combined, the extremely low, very low, and low-income categories are referred to as "lower income."

- Extremely Low-income: households earning 30 percent or less of the AMI.
- Very Low-income: households earning between 31 and 50 percent of the AMI.
- Low-income: households earning between 51 and 80 percent of the AMI
- Moderate Income: households earning between 81 and 120 percent of the AMI.
- Above Moderate Income: households earning over 120 percent of the AMI.

The City's 2020 MHI of $164,476 was significantly higher than the County's 2020 MHI of $94,441.[15] About 11 percent of the City's households earn between $150,000 to $199,999 and approximately 43 percent earn $200,000 or more. As such, more than half of the City's households fall in the higher income categories. Villa Park has the highest MHI compared to the surrounding cities and unincorporated Orange County.[16]

The City's forecast regional housing need for the 6th Cycle RHNA planning period, as assigned by SCAG in accordance with State law, is 296 DUs. **Table 2.3-1: City 6th Cycle RHNA**, identifies the City's 6th RHNA by income category and indicates the City's forecast housing need for the 6th Cycle RHNA planning period is 296 DUs.

[15] City of Villa Park. (2023). *City of Villa Park 2021-2029 Housing Element*. Retrieved from: https://villapark.org/Departments/Planning/Housing-Element. Accessed September 2024.
[16] Ibid.

Table 2.3-1: City 6th Cycle RHNA				
Income Level	% of Median Family Income (MFI)[1]	Income Range		RHNA[2, 3] (DU)
		Min.	Max.	
Extremely Low Income	0-30%	$0	$28,332	47
Very Low Income	31-50%	$29,277	$47,221	46
Low Income	51-80%	$48,165	$75,553	60
Moderate Income	81-120%	$76,497	$113,329	61
Above Moderate Income	>120%	$113,329	> $113,329	82
			Total	**296**

[1] Income Range is based on the Fiscal Year 2020 HUD Median Family Income (MFI) for the County, which is $94,441. Retrieved from: https://www.huduser.gov/portal/datasets/il/il2021/2021MedCalc.odn. Accessed September 2024.
[2] RHNA = Regional Housing Needs Allocation.
[3] Source: SCAG. (2021). *SCAG 6th Cycle Final RHNA Allocation Plan.* Retrieved from: https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785. Accessed October 2024.

2.4 Project Characteristics

2.4.1 Project Overview

The Housing Element is a State-mandated policy document that is a component of the City's General Plan. The City's 6th Cycle Housing Element provides policies, programs, and actions that support and create the framework for production, preservation, and maintenance of the City's housing stock for all income levels for the 2021 to 2029 planning period. The City's Housing Element includes a Housing Plan to facilitate and encourage the provision of housing to meet the City's 6th Cycle RHNA requirement. The Housing Plan includes various programs that describe specific actions the City will carry out over the eight-year cycle to address the community's housing needs and State law requirements. Housing Plan Programs 1 and 2 propose to accommodate the RHNA through multi-family or mixed-use development in the Towne Centre's CP zone (i.e., the Towne Centre site), rezoning vacant land at the Smith Basin site, and through ADUs, as detailed below.

2.4.2 Housing Element Organization

As previously stated, the City's 2021-2029 Housing Element addresses those changes that have occurred since the adoption of City's 5th Cycle Housing Element. These changes include updates to demographic information, housing needs data, and the analysis of available housing sites. The Housing Element, which was been prepared in compliance with State Housing Element law, contains the following components:

Section I: Introduction contains the purpose of the Housing Element, statutory considerations, description of the Housing Element's relationship to other General Plan Elements, community overview, and summary of the citizen participation for the Housing Element;

Section II: Housing Needs Assessment contains an analysis of the City's population, employment, and household and housing stock characteristics, special housing needs, assisted housing at risk of conversion to market rate housing, and RHNA;

Section III: Housing Resources and Opportunities provides a summary of land resources to accommodate new housing needs, summarizes recent trends, and outlines opportunities for energy conservation;

Section IV: Constraints examines governmental and non-governmental constraints on production, maintenance, and affordability of housing; and

Section V: Housing Plan addresses the City's identified housing needs, including housing goals, policies, programs, and objectives.

Appendices provides various appendices with supplementary background resources including the following: Appendix A, Evaluation of the Prior Housing Element; Appendix B, Public Participation; and Appendix C, Quantified Objectives.

2.4.3 Goals, Policies, Programs, and Objectives

As required by State Housing Element law, the Housing Element includes a Housing Plan to facilitate and encourage the provision of housing to meet the City's RHNA requirement. The Housing Plan includes specific goals, policies, and programs intended to address the City's housing needs and meet the City's principal housing goal, which is to contribute to meeting the statewide goal of a decent home and suitable living environment for all people. The goals and programs are described throughout the Housing Plan with accompanying policies to achieve them. The goals, policies, and programs are provided in their entirety in Housing Element Section V.

As required by State law, the City must specify the number of DUs that can realistically be accommodated on each candidate housing site and identify whether the site is adequate to accommodate lower-income housing in accordance with existing regulations or if future implementation actions could accommodate these lower-income DUs by amending the land use classification and applicable zoning for selected sites. If adequate sites cannot be identified based on existing zoning, the City is required to identify various strategies to accommodate the lower-income RHNA units. The City is not required to build DUs to meet its RHNA but must identify potential sites and create the framework to allow the market the opportunity to develop these units.

Through completion of the Housing Element, it was determined it is unlikely that the City would be able to accommodate its RHNA for lower-income housing within existing residential neighborhoods based on the existing zoning. Therefore, to comply with State law, the City has developed a Housing Plan (6th Cycle Housing Element Chapter V) to accommodate the lower-income RHNA units. The Housing Plan includes various programs that describe specific actions the City will carry out over the 6th Cycle period to address the community's housing needs and State law requirements. Under Program 1, the City proposes to accommodate the RHNA through multi-family or mixed-use development in the Towne Centre's CP zone (i.e., Towne Centre site) and rezoning vacant land at the Smith Basin site. Under Program 2, the City proposes to accommodate the RHNA through ADUs. Housing Plan Programs 1 and 2 are summarized below; see Housing Element Chapter V for details.

Program 1: Adequate Sites to Accommodate Regional Housing Needs would implement the following actions to facilitate the production of housing commensurate with the RHNA during the planning period. Housing Plan Program 1 proposes the following:

Towne Centre Site

- Conduct affordable housing outreach;
- Coordinate potential development discussions with adjacent property owners;
- Release a request for proposal to affordable housing developers for redevelopment;

- Issue building permits for any redevelopment applications received;
- Clarify zoning to allow densities consistent with CGC §65583.2, subdivision (c)(3) and allow residential use by right (i.e., without discretionary review) for housing developments in which at least 20 percent of the units are affordable to lower income households;
- Review and amend the VPMC to adopt standards and requirements that reduce and/or eliminate constraints and further support residential development;
- Provide technical assistance and expedited permit review for an affordable housing development application;
- Offer incentives and concessions, including modified development standards, to enhance the financial feasibility of rental housing affordable to lower-income families, local employees, and special needs groups, including extremely-low-income persons where feasible;
- Support affordable housing developers in applying for State or Federal funding programs;
- Provide a fee waiver, deferral, or subsidy of development fees for affordable and special needs housing units; and
- Commit to removal of potential barriers, such as relocation on City-owned sites.

Smith Basin Site

- Process General Plan and zoning amendments to allow multi-family development pursuant to CGC §65583.2(h);
- Contact non-profit housing developers to solicit development interest, with the concurrence of OCWD;
- Provide technical assistance and expedited permit review for an affordable housing development application;
- Offer incentives and concessions, including modified development standards, to enhance the financial feasibility of rental housing affordable to lower-income families, local employees, and special needs groups, including extremely-low-income persons where feasible;
- Support affordable housing developers in applying for State or Federal funding programs;
- Provide a fee waiver or subsidy of development fees for affordable and special needs housing units; and
- Provide assistance and expedited permit review for an affordable or special needs housing development application which requires lot assembly or subdivision.

It is noted, although Program 1 also identifies single family rezones as an action to accommodate various housing options, the City does not currently propose single family rezones to meet the RHNA. Therefore, single family rezones are not an action considered in the scope of this environmental analysis. Any future such action would be subject to separate review under CEQA.

Program 2: Accessory Dwelling Units would process a zoning code amendment to facilitate the production of housing commensurate with the RHNA during the planning period. The Zoning Code amendment would incorporate recent changes in State ADU law (CGC §65852.2 and §65852.22) and additional provisions beyond those required under State law including the following:

- Allow ADUs of up to 1,500 square feet (SF) on lots of 1 acre or more;

- Offer incentives to encourage conversion of guest houses to ADUs;
- Offer incentives to encourage applicants for room additions to include a JADU in the added area;
- Waive planning fees;
- Seek planning grants to reimburse ADU building fees;
- Conduct a survey of homeowner interest in ADUs;
- Develop ADU promotional materials; and
- Offer pre-approved ADU building plans.

It is noted that General Plan and VPMC amendments are required pursuant to the Housing Element's Housing Plan for clarification and consistency purposes. Similarly, discretionary permits and future CEQA review would be required prior to approval of future housing development facilitated by the Housing Element, with the following exceptions:

- Residential use allowed by right for housing developments in which at least 20 percent of the units are affordable to lower income households within the C-P zone;
- ADUs, which are required to be considered and approved ministerially without discretionary review or a hearing, notwithstanding CGC §65901 or §65906, pursuant to CGC §65852.2(a)(3)(A) and are therefore exempt from CEQA, pursuant to State CEQA Guidelines §15268 (Ministerial Projects), §15301 (Existing Facilities), and §15303 (Small Structures); and
- Discretionary permits per PRC §1080(b)(1).

Under the Housing Element, these Programs are considered in addition to various other strategies to increase housing capacity and production of affordable DUs; see Housing Element Section V for additional details on the Housing Element's Housing Plan.

2.4.4 Candidate Housing Sites Development Capacity

To comply with AB 1397, the City must specify the number of DUs that can realistically be accommodated on each candidate housing site and identify whether the site is adequate to accommodate lower-income housing in accordance with existing regulations or if future implementation actions are needed.

Table 2.4-1: Summary of RHNA and Candidate Housing Sites Inventory shows the City's 6th Cycle RHNA need by income category and a summary of the candidate housing sites and programs identified to meet that need. As previously noted, the City identified two candidate housing sites (i.e., the Smith Basin and the Towne Centre), which are available to accommodate a portion of the City's 6th Cycle RHNA. Combined, the two candidate housing sites could accommodate 232 DUs. Additionally, future housing development could occur as ADUs on residential properties throughout the City, with 43 ADU permits already issued and 86 additional ADU anticipated. As indicated in **Table 2.4-1: Summary of RHNA and Candidate Housing Sites Inventory**, the candidate housing sites and ADU have a development capacity of approximately 361 DU, which would provide a 22 percent buffer (an additional 64 DUs) over the City's RHNA of 296 DU. This buffer recognizes that the candidate housing sites may not be developed to the greatest density and thus serves as a contingency that may be considered to address future "no net loss," if it becomes necessary to identify a replacement site during the 6th Cycle. The purpose of No Net Loss Law (CGC §65863) is to ensure development opportunities remain available throughout the planning period to accommodate a

jurisdiction's RHNA, especially for lower- and moderate-income households.[17] Therefore, the analysis shows that the City has the capacity to meet its 6th Cycle RHNA through various methods (i.e., Programs 1 and 2), as described above.

Table 2.4-1: Summary of RHNA and Candidate Housing Sites Inventory

	Income Levels					Total (DU)
	Extremely Low (DU)	Very Low (DU)	Low (DU)	Moderate (DU)	Above Moderate (DU)	
Smith Basin Site	0	52	31	41	80	**204**
Towne Centre Site	0	28	0	0	0	**28**
ADUs	13	8	37	26	2	**86**
Subtotal Sites Inventory	*13*	*88*	*68*	*67*	*82*	***318***
ADU Permits Issued in Projection Period (Beginning June 31, 2021)[1]	21.5	21.5	--	--	--	**43**
Sum of Sites Inventory	*34.5*	*109.5*	*68*	*67*	*82*	***361***
6th Cycle RHNA	**47**	**47**	**60**	**61**	**82**	**296**
Surplus/Remaining DU	-12.5	+62.5	+8	+6	0	**+64**
Percent Above/ Below RHNA	-27%	+133%	+13%	+10%	0%	**+22%**

Source: City of Villa Park. (2023). *City of Villa Park 2021-2029 Housing Element, Section III: Housing Resources and Opportunities*. Retrieved from: https://villapark.org/Departments/Planning/Housing-Element. Accessed September 2024.

Note:
[1] Similarly to RHNA DU allocations, this assumes 50 percent of permitted DU would be extremely low income and 50 percent would be very low income.

As shown in **Table 2.4-1**, the Housing Element accounts for 43 ADU permits, which were already issued. The Housing Plan would increase the City's housing development capacity by approximately 318 DUs, as follows:

- 204 DUs on the Smith Basin site;
- 28 DUs on the Towne Centre site; and
- 86 ADUs on sites throughout the City.

Therefore, this Initial Study analyzes future development of approximately 318 DUs, including 232 DU on the candidate housing sites and 86 ADUs on residential properties throughout the City.

2.4.5 General Plan Land Use Element Amendments

The Project proposes to amend the Smith Basin site's General Plan land use classification of Open Space to Commercial and to amend the Commercial land use classification description for consistency with the Housing Program's proposed C-P zoning amendments; see Zone Changes discussion below. Further, Land Use Element updates are required to ensure consistency between General Plan elements in compliance with State law.

[17] California Department of Housing and Community Development. (2019). *No Net Loss Law CGC § 65863 Memo*. Retrieved from: https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb-166-final.pdf. Accessed October 2024.

2.4.6 Zone Changes

The Project proposes the following zone changes: a zoning text amendment to rename the Commercial Professional (C-P) zone to Commercial – Mixed-Use (C-MU) zone and revise applicable sections of VPMC Article 23-7 – Commercial Zones concerning the C-MU zone's development standards; a Zoning Map amendment to rezone the Smith Basin site from Open Space (OS) to Commercial - Mixed-Use (C-MU). Amendments to the C-MU zone standards include the following:

- Amending the purpose of the C-MU zone to provide for a mix of compatible residential and nonresidential uses with densities up to 40 units per acre. The mix of uses can be integrated vertically (i.e., commercial on the ground floor with residential and/or office uses above) or horizontally (residential next to commercial and office uses).
- Modifying the minimum residential and non-residential floor area per HCD and CGC §65584.09 to:
    - Require mixed-use and commercial projects provide a minimum of 50 percent floor area; and
    - Remove minimum required SF of non-residential uses.
- Renaming the zone from Commercial Professional (C-P) to Commercial /Mixed-Use (C-MU).
- Allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.
- Modifying the VPMC to allow densities consistent with CGC §65583.2, subdivision (c)(3).
- Revising and amending multi-family residential standards and requirements to increase the maximum density from 24 DU/AC to 40 DU/AC;
- Modifying the building height maximums to:
    - Allow up to five stories (maximum of four habitable stories and ground floor commercial), and allow architectural projections (roof parapets, guard rails, staircases, elevators, architectural features) to extend up to 15 feet above height limit through the planning review process.
    - Require the ground story floor to floor height to be at most 15 to 30 feet tall;
    - Require the minimum residential story floor to floor height to be at most 9 feet tall; and
    - Require all other types of development to be a minimum of 40 feet tall.
- Requiring the following minimum DU sizes:
    - Studio: 550 SF
    - One-bedroom: 600 SF
    - Two-bedroom: 800 SF
    - Three-bedroom: 1,000 SF
- Requiring the following number of off-street parking spaces:
        - Studio: 1.2
        - One-bedroom: 1.5 spaces per DU

- Two-bedrooms: 2.0 spaces per DU
- Three-bedrooms or more: 2.4 spaces per DU
- Guest spaces: 1 space per 5 DU
- Live/work: 3 spaces per DU

- Include an incentives and concessions section which outlines modified development standards necessary to achieve the allowable project density of 20 to 24 DU/AC, or higher as part of a density bonus, ministerially.

2.5 Housing Element Implementation Program – CEQA Project

State CEQA Guidelines §15378(a) defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The 2021-2029 Housing Element does not propose new housing or other development; rather, it provides capacity for future development of approximately 318 DUs to meet the City's remaining unmet RHNA of 296 DUs, consistent with State law.

It is noted, while the candidate housing sites' and ADU development capacity totals 318 DUs, this includes a 64-DU buffer, which is intended to serve as a site's contingency. The precise distribution of DUs on the candidate housing sites is not known. Therefore, for analysis purposes, the CEQA Project analyzed in this Initial Study assumes construction of 318 additional DUs, comprised of the following:

- Smith Basin site: 204 DUs
- Towne Centre site: 28 DUs
- ADUs throughout the City: 86 DUs

These additional DUs are anticipated to result in a population growth of approximately 919 persons, assuming 100 percent occupancy and 2.89 persons per household; see Response 4.14a. The CEQA Project analyzed in this Initial Study also assumes removal of approximately 18,777 SF of existing land uses (i.e., the City Hall, Villa Park Branch of the Orange County Public Library, and a single-story office building) at the Towne Centre site.

2.6 Future Development

Future housing development in the City will be processed in accordance with the applicable zoning regulations in effect at the time a project proposal is submitted. A residential project determined to be consistent with their underlying zoning and other applicable VPMC provisions identified by the City would not require a public hearing or further environmental/CEQA review. Residential project proposals not consistent with the provisions of the underlying zone and other applicable VPMC provisions identified by the City may require discretionary and environmental reviews, including additional mitigation measures, as required by CEQA.

Future housing development consistent with the Housing Element's proposed land use and zoning of the Towne Centre site would be subject to ministerial Site Plan Review pursuant to VPMC Chapter XXIII, Article 23-23 and would be required to obtain a Building Permit unless they request a discretionary permit such as a variance, subdivision map, or other use permit. However, if future development projects provide at least 20 percent of the units as affordable to lower income households, that residential use would be allowed by right and would not require a public hearing or further environmental/CEQA review but would

still require ministerial Site Plan Review. Future housing development on the Smith Basin site would be subject to CEQA and discretionary review. Future ADU development would be subject to ministerial Site Plan Review and a building permit unless they request a discretionary permit such as a variance, subdivision map, or other use permit.

2.6.1 Subsequent Environmental Review

Any future discretionary actions, including among others use permits, to entitle future development would be subject to subsequent environmental review. Future discretionary actions must be examined in the light of this Initial Study to determine whether any subsequent environmental review is required. Future projects may tier from this program Initial Study/Mitigated Negative Declaration, or the City may make a finding that sufficient environmental clearance is provided by this program Initial Study, pursuant to State CEQA Guidelines §§15152, 15162 and 15168. The purpose of using a program-level ISMND is to comprehensively consider a series of related projects and to streamline subsequent review of development projects.

2.7 Project Phasing

The Housing Element is a policy level document that presents the City's proposed policies and programs to achieve the City's housing objectives within the 6th Cycle planning period. Growth assumptions included in the Housing Element represent a theoretical development capacity (based on the City's RHNA as determined by SCAG), which, consistent with the Housing Element planning period, is estimated to occur by 2029. The Housing Element does not propose development but rather is intended to accommodate and encourage housing development to accommodate forecast housing needs at all income levels within the City. The 318 DU development capacity, inclusive of the buffer needed to meet the remaining unmet RHNA of 296 DUs, and planning period are based on theoretical conditions used to conduct a thorough and conservative analysis of potential environmental impacts that would result from future development accommodated by the Housing Element and corresponding updates to the General Plan Land Use Element. The development capacity and planning period do not consider factors that influence the timing of development, such as economics and market forces, among others. Individual projects would occur incrementally over time, largely based on economic conditions, market demand, and other planning considerations.

The actual rate of housing development would be outside of the City's control and would be dictated by factors that influence development, as described above. Therefore, while the City's remaining unmet RHNA is 296 DUs, it is unknown whether the anticipated development would occur within the Housing Element's 2029 planning horizon. The Housing Element's intent is to provide the capacity (i.e., through modifications to existing land use classifications and zoning) for the housing market to adequately address housing needs for all income groups, rather than generating the full development capacity housing within the planning cycle. The Housing Element further directs the development capacity to occur where planned growth is best suited to occur. Therefore, to provide a conservative analysis of potential environmental impacts associated with the Housing Element implementation (i.e., a "worst-case" scenario environmentally) and corresponding updates to the General Plan Land Use Element, this analysis assumes buildout of all 318 DUs by 2029.

2.8 Discretionary Actions, Permits, and Other Project Approvals

This Initial Study analyzes and discloses the environmental impacts associated with the Housing Element Implementation Project (the Project) and all discretionary actions associated with the Project in compliance with CEQA. In accordance with State CEQA Guidelines §§15050 and 15367, the City is the designated Lead Agency for the Project and as such, has principal authority and jurisdiction for the CEQA actions and Project approval. Responsible agencies are agencies that have jurisdiction or some authority over one or more aspects of a project and/or identified mitigation measures. Trustee Agencies are State agencies that have jurisdiction over natural resources affected by a project.

As the Lead Agency, the City has jurisdiction over the following legislative and discretionary actions associated with the Project:

1. **General Plan Amendment:** A General Plan Land Use Element amendment to reclassify the 17.8-acre Smith Basin site from Open Space to Commercial, and amend the Commercial land use classification description for consistency with the Housing Program's proposed C-P zoning amendments.
2. **Zoning Text Amendment:** A Zoning Text Amendment to rename the Commercial Professional (C-P) zone to C-Mixed-Use (C-MU) and revise applicable sections of VPMC Article 23-7 – Commercial Zones concerning the C-MU zone's development standards.
3. **Zoning Map Amendment:** A Zoning Map amendment to rezone the 17.8-acre Smith Basin site from Open Space (OS) zone to C-MU zone.

The California Department of Housing and Community Development has legislative authority over the following Housing Element components:

4. **Review and approve the City's 2021-2029 Housing Element Implementation Actions:** CGC §65585 requires that all California localities adopt housing elements, as part of their general plans, and submit draft and adopted elements to HCD for review of consistency with State law.

2.9 Incorporation by Reference

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

The references outlined below, which were used during preparation of the Initial Study, are available for review:

- On the City of Villa Park Website, at the following address:

  https://villapark.org/Departments/Planning?folderId=181&view=gridview&pageSize=10
- On the California Governor's Office of Land Use and Climate Change Innovation CEQAnet Web Portal, at the following address: https://ceqanet.opr.ca.gov/; and
- By request at the Planning Department – please see above contact information.

City of Villa Park 1991 General Plan. The City adopted the comprehensive City of Villa Park 1991 General Plan ("General Plan") in 1991. Since then, the General Plan was comprehensively updated in 2010, and other various elements and plans have been amended since that time as noted below. The General Plan

establishes a Community Vision supported by goals, policies, and action programs to guide the City for the next 10 to 20 years.

The General Plan has the following elements and plans:

- Chapter I: Introduction
- Chapter II: Land Use Element (updated in 2010 and 2019)
- Chapter III: Circulation Element (updated in 2010)
- Chapter IV: Housing Element (updated in 2010, 2017 and 2023)
- Chapter V: Open Space and Conservation Element (updated in 2010)
- Chapter VI: Safety Element (updated in 2019)
- Chapter VII: Noise (updated in 2010)
- Chapter VIII: Growth Management Element (updated in 2010)

The General Plan was used throughout this Initial Study as a source of baseline data and City policy.

City of Villa Park General Plan Update Final ISMND (RBF Consulting, October 2010) (SCH No. 2010091035). The City of Villa Park General Plan Update Final ISMND ("General Plan ISMND") analyzed the potential environmental impacts that would result from the General Plan Update. At the time of the General Plan ISMND's writing, the City was 99 percent built-out and approximately 35 acres of vacant land existed.[18] General Plan ISMND Table 2-4: General Plan Update Growth Assumptions presents the forecast capacity at the City's buildout in 2030 as 2,053 DU, with a resultant forecast population of 6,508 persons. Buildout was estimated to occur over 20 years. The General Plan ISMND concluded the General Plan would have no impact or a less than significant impact concerning all environmental issue areas, except concerning Air Quality and Greenhouse Gas Emissions, which the General Plan ISMND concluded would have less than significant impacts with mitigation incorporated.[19] The General Plan ISMND was used in this Initial Study as a source for data concerning environmental impacts at buildout.

City of Villa Park 2021-2029 Housing Element. The City of Villa Park's 2021-2029 Housing Element Update ("Housing Element") was adopted in September 2021.[20] The Housing Element analyzes the City's housing needs for all income levels and develops strategies to provide for those housing needs. It is a key part of the General Plan. This Housing Element is an eight-year program extending from 2021 through 2029. Its principal goal is to contribute to meeting the statewide goal of a decent home and suitable living environment for all people. The Housing Element was used in this Initial Study as a source for Project data.

The Villa Park Municipal Code, 1983. The Villa Park Municipal Code (VPMC) was established for the purpose of promoting and protecting the public health, safety, and welfare of residents, to safeguard and enhance the appearance and quality of development of the City, and to provide for the social, physical, and economic advantages resulting from comprehensive and orderly planned use of land resources. The VPMC establishes classifications of zones and regulations within those zones. Every project within the City

[18] City of Villa Park. (2010). *City of Villa Park General Plan Update Final ISMND (SCH No. 2010091035), Table 2-1: Existing Land Uses*.
[19] Ibid, page 18.
[20] City of Villa Park. (2021). *Resolution No. 2021-3526.*

must follow the specified regulations. The VPMC is referenced throughout this Initial Study to establish the Project's baseline requirements concerning the City's regulatory framework.

Santa Ana River Mainstem Project Santiago Creek Component (U.S. Army Corps of Engineers (USACE), September 2023). The Santa Ana River Mainstem Project (SARMP) Santiago Creek Component ("SARMP-SCC") includes design refinements for construction of the SARMP-SCC. The purpose of the SARMP-SCC is to provide flood risk reductions to areas susceptible to flooding within the counties of San Bernardino, Riverside, and Orange and provide 100-year flood protection for residents in the Santiago Creek floodplain. The SARMP-SCC was used in this Initial Study as a source of existing operational data for the Smith Basin site, one of the Housing Element's two candidate housing sites. As it applies to the Smith Basin site, the USACE project evaluated the stabilization of slopes within the basin; regrading of the basin to create a low-flow channel through the middle of the basin for Santiago Creek; and the rehabilitation of a maintenance road along the basin's north side.

Santa Ana River Mainstem Santiago Creek Orange County, California Draft Supplemental Environmental Assessment/ISMND (USACE, September 2023) (SCH No. 2023090344). The USACE Chicago District prepared the Santa Ana River Mainstem Santiago Creek Orange County, California Draft Supplemental Environmental Assessment (SEA)/ISMND ("SEA/ISMND") as a supplement to the SARMP's 1988 Final Supplemental Environmental Impact Statement ("Final SEIS"). The SEA/ISMND addresses design refinements to SARMP-SCC construction and discusses new information detailing the presence of two federally listed bird species within the SARMP-SCC footprint, which were not analyzed in the Final SEIS. The Santiago Recharge Basin are part of the SARMP-SCC and capture discharges from Santiago Creek, which flows along the City's southeast border. The SEA/ISMND was used in this Initial Study as a source of existing conditions data for the Smith Basin site, one of the two candidate housing sites.

3.0 INITIAL STUDY 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" as indicated by the checklist on the following pages. The analysis concludes that no Potentially Significant Impacts would occur.

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

DETERMINATION:

On the basis of this initial evaluation (check one):

☐ 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.

CERTIFICATION:



Raynald F. Pascua, City of Villa Park

January 24, 2025

Date

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4.0 ENVIRONMENTAL ANALYSIS

The following environmental analysis is patterned after State CEQA Guidelines Appendix G. An explanation is provided for all responses except "No Impact" responses, which are supported by the cited information sources. The responses consider the whole action involved with the proposed Project: onsite and off-site, Project- and cumulative-level, direct and indirect, and short-term construction and long-term operational. The explanation of each issue also identifies the significance criteria or threshold, if any, used to evaluate each question, and the mitigation identified, if any, to avoid or reduce the impact to less than significant. To each question, there are four possible responses:

- **No Impact.** The Project would not have any measurable environmental impact.
- **Less Than Significant Impact.** The Project would have the potential to impact the environment, although this impact would be below established thresholds that are considered to be significant.
- **Less Than Significant With Mitigation Incorporated.** The Project would have the potential to generate impacts, which may be considered a significant effect on the environment, although mitigation measures or changes to the Project's physical or operational characteristics could reduce these impacts to a less than significant level.
- **Potentially Significant Impact.** The Project could have impacts that may be considered significant and therefore additional analysis is required to identify mitigation. A determination that there is a potential for significant effects indicates the need to analyze the Project's impacts and identify mitigation more fully.

4.1 Aesthetics

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in PRC §21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State Scenic Highway?				X
c) If in a non-urbanized area, 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	

IMPACT ANALYSIS

4.1a Would the Project have a substantial adverse effect on a scenic vista?

No Impact. A substantial adverse effect to a scenic vista could result when a development project introduces physical features that are not characteristic of current development, obstruct an identified public scenic vista, or has a substantial change to the natural landscape. There are no designated scenic vistas in the City.[21] Therefore, future housing development facilitated by the Project would not have an adverse effect on a scenic vista. No impact would occur, and no mitigation is required.

4.1b 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. There are no designated or eligible State scenic highways in or adjacent to the City. Therefore, the future housing development facilitated by the Project would not damage scenic resources within a State scenic highway. No impact would occur, and no mitigation is required.

4.1c In nonurbanized 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,

[21] City of Villa Park. (2010). *City of Villa Park General Plan Update Final ISMND (SCH No. 2010091035), page 20.*

would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. Future housing development facilitated by the Project would be in an urbanized area, and as such, impacts would occur if the future housing development would conflict with applicable zoning and other regulations governing scenic quality.

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. The City is 99 percent built out, with only a limited amount of vacant land remaining. All new development facilitated by the Project would be required to comply with General Plan policies and VPMC standards that address scenic quality. Specifically, future housing development would be reviewed to determine compliance with General Plan Policy LU #1, which encourages new projects to preserve existing neighborhood settings.

Future housing development would occur on the Smith Basin and Towne Centre sites zoned C-MU (formerly C-P zone), and as ADUs on sites throughout the City zoned E-4 or R-1. The VPMC regulations pertaining to each zone are found in VPMC §23-7.8 et. seq. for the Smith Basin and Towne Centre sites zoned C-MU, and VPMC Article 23-22 for the ADU sites zoned E-4 or R-1. These regulations include standards affecting scenic quality. Future housing development facilitated by the Project would be subject to the City's Site Plan Review process pursuant to VPMC Article 23-23, Site Plan Review. During Site Plan Review, a project's appropriateness concerning height, size, materials, fences, and general architectural integrity of a predominant style of the subject neighborhood would be considered. Further, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any.

Following compliance with General Plan Policy LU #1 and VPMC standards, future housing development facilitated by the Project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be less than significant, and no mitigation is required.

4.1d 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. Existing outdoor lighting at and near the candidate housing sites is associated with residential lighting typical of urbanized areas. Future housing development would generate lighting from two primary sources: lighting from building interiors that would pass through windows, and lighting from exterior sources (e.g., street lighting, parking lot lighting, building illumination, security lighting, and landscape lighting). The introduction of new lighting could adversely affect nighttime views in the area. However, future housing development would be required to comply with all applicable City standards related to light and glare, including the California Energy Code.

The California Energy Code contains energy efficiency requirements for new construction and building additions. The California Energy Code requires energy efficiency measures concerning indoor and outdoor lighting performance. These energy requirements are intended to prevent excess lighting energy, minimizing potential for excess light and thereby spillover. Additionally, future housing development facilitated by the Project would be subject to Site Plan Review per VPMC Article 23-23, which requires the City to review individual project outdoor lighting fixtures and other potential sources of lighting, ensuring no spillage occurs. VPMC Chapter XI, Article 6-8, §6-8.3, (Standards for Residential and Nonresidential Property Maintenance) protects residential neighborhoods from excessive illumination by regulating outdoor lighting and preventing light spillage and glare.

Future housing development facilitated by the Project could also add new sources of glare. Glare is commonly associated with reflective surfaces such as glass, rooftop solar panels, windows, heat-reflective roofing materials, and other building elements. As discussed above, VPMC Article 23-23 requires future housing development to undergo Site Plan Review to identify and minimize potential glare impacts. Further, to minimize glare, future projects would be required to use glass with low reflectivity, in compliance with California Building Code Title 24 standards. Future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any. Following compliance with State and local regulations, future housing development facilitated by the Project would not create new sources of substantial light or glare. Therefore, impacts would be less than significant, and no mitigation is required.

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

4.2 Agriculture and Forestry Resources

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:				
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 PRC §12220(g)), timberland (as defined by PRC §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

IMPACT ANALYSIS

4.2a Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?

No Impact. There is no designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance within the City.[22] Therefore, Project implementation would not result in the conversion of farmland to non-agricultural use and no impact would occur.

4.2b Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract? or

No Impact. VPMC Article 23-2: Establishment of Zones, establishes the City's zones, and indicates there is no existing zoning for agricultural uses in the City. Additionally, there are no agricultural uses or

[22] California Department of Conservation. (2022). *California Important Farmland Finder.* Retrieved from: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed October 2024.

Williamson Act contracts present in the City.[23] Therefore, Project implementation would not conflict with existing zoning for agricultural use, or a Williamson Act contract and no impact would occur.

4.2c Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined by PRC §4526), or timberland zoned Timberland Production (as defined by Government Code §51104 (g))?

No Impact. According to VPMC Article 23-2, there is no zoning for forest land or timberland in the City. Therefore, Project implementation would not conflict with existing zoning for, or cause rezoning of, forest land or timberland and no impact would occur.

4.2d Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There are no forest lands present in the City.[24] Therefore, Project implementation would not result in the loss of forest land or conversion of forest land to non-forest use and no impact would occur.

4.2e 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 land?

No Impact. No farmland, agricultural uses, or forest lands exist within the City.[25] Therefore, Project implementation would not cause environmental changes that would result in the conversion of farmland to non-agricultural use or forest land to non-forest use and no impact would occur.

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

[23] City of Villa Park. (2010). *City of Villa Park General Plan Update Final ISMND (SCH No. 2010091035), page 23.*
[24] Ibid.
[25] Ibid.

4.3 Air Quality

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Air Quality Background

SCAQMD Thresholds

The South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook provides significance thresholds for volatile organic compounds (VOC) (also referred to as reactive organic gases [ROG]), nitrogen oxides (NO_X), carbon monoxide (CO), sulfur oxides (SO_X), particulate matter 10 microns or less in diameter (PM_{10}), and particulate matter 2.5 microns or less in diameter ($PM_{2.5}$). The thresholds apply to both project construction and operation within the SCAQMD jurisdictional boundaries. If the SCAQMD thresholds are exceeded, a potentially significant impact could result. However, ultimately the lead agency determines the thresholds of significance for impacts. If a project proposes development in excess of the established thresholds, as outlined in **Table 4.3-1: South Coast Air Quality Management District Significance Thresholds,** a significant air quality impact may occur and additional analysis is warranted to fully assess the significance of impacts**.**

Table 4.3-1: South Coast Air Quality Management District Significance Thresholds		
Pollutant	**Mass Daily Thresholds (pounds per day)**	
	Construction	**Operations**
Nitrogen Oxides (NO_X)	100	55
Volatile Organic Compounds (VOC)[1]	75	55
Particulate Matter up to 10 Microns (PM_{10})	150	150
Particulate Matter up to 2.5 Microns ($PM_{2.5}$)	55	55
Sulphur Oxides (SO_X)	150	150
Carbon Monoxide (CO)	550	550
Notes: 1. VOCs and reactive organic gases (ROGs) are subsets of organic gases that are emitted from the incomplete combustion of hydrocarbons or other carbon-based fuels. Although they represent slightly different subsets of organic gases, they are used interchangeably for the purposes of this analysis.		
Source: South Coast Air Quality Management District. (2023). *South Coast AQMD Air Quality Significance Thresholds*. Retrieved from: https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25. Accessed October 2024.		

IMPACT ANALYSIS

4.3a Would the project conflict with or obstruct implementation of the applicable air quality plan?

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

The Project is located within the South Coast Air Basin, which is under the jurisdiction of the SCAQMD. The SCAQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce emissions of criteria pollutants for which the South Coast Air Basin (SCAB) is in nonattainment. To reduce such emissions, the SCAQMD drafted the 2016 and 2022 Air Quality Management Plans (AQMPs). The AQMPs establish a program of rules and regulations directed at reducing air pollutant emissions and achieving California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). Preparation of AQMPs are a regional and multi-agency effort from various agencies including SCAQMD, CARB, SCAG, and the U.S. EPA. The pollutant control strategies in the AQMPs are based on the latest scientific and technical information and planning assumptions, including SCAG's Connect SoCal 2020-2045 Regional Transportation Plan Sustainable Communities Strategy (RTP/SCS),[26] updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth

[26] The latest RTP/SCS (Connect SoCal 2024) was approved by SCAG in April 2024. However, the current AQMP incorporates growth projections from the 2020-2024 RTP/SCS (Connect SoCal) and Connect SoCal 2024 is pending approval by the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA).

forecasts were defined in consultation with local governments and with reference to local general plans. The Project is subject to the AQMPs.

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

- Consistency Criterion No. 1: The Project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMPs.
- Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMPs, or increments based on the years of the Project build-out phase.

According to the SCAQMD's CEQA Air Quality Handbook, the purpose of the consistency finding is to determine if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and thus if it would interfere with the region's ability to comply with CAAQS and NAAQS.[27] The violations to which Consistency Criterion No. 1 refers are CAAQS and NAAQS.

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. A total potential residential development capacity of 318 DUs is assumed (232 from the two candidate housing sites and 86 ADUs). The Project proposes a General Plan Land Use Element amendment to reclassify the Smith Basin site from Open Space to Commercial to allow development of 204 DU. The Towne Centre site is classified Commercial, which provides for commercial, multi-family and mixed-use development; no Land Use Element amendment is required to allow development of 28 DU.

Concerning Consistency Criterion No. 1, operations associated with future housing development facilitated by the Project would generate criteria air pollutant emissions from area, energy, and mobile sources; see Responses 4.3b and 4.3c below. However, future housing development would be required to comply with SCAQMD Rules 402, 403, and 1113 (see Standard Condition (**SC**) **AQ-1** and **SC AQ-2** below), which are SCAQMD construction regulations that control and minimize emissions of non-attainment criteria pollutants. Given the nature and scale of the anticipated housing development, it is not anticipated that SCAQMD thresholds would be exceeded. Additionally, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which are anticipated would be reduced to less than significant. Therefore, the Project would not conflict with Consistency Criterion No. 1.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest regional growth forecasts, which are based on consultation with local governments and with references to local general plans. The 2022 AQMP was prepared to accommodate growth, reduce pollutant levels within the areas under SCAQMD jurisdiction, return clean air to the region, and minimize the impact economic impacts. Projects that are considered consistent with the AQMP would not interfere with attainment as any growth associated with those project's would have been included in the AQMP's projections.

Consistent with State housing element law, the Housing Element's purpose is to facilitate adequate housing development to meet the City's housing needs pursuant to the most recent SCAG regional growth forecasts. As such, the Housing Element does not encourage growth beyond regional growth forecasts.

[27] SCAQMD. (1993). *CEQA Air Quality Handbook, Section 12.1 Overview of Consistency with Regional Plans, page 12-1.* Retrieved from: https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993). Accessed November 2024.

The Project would facilitate housing development to meet housing needs associated with the most recent SCAG regional growth forecasts. SCAG forecasts that Villa Park requires 296 DUs to accommodate growth through 2029; see **Table 2.3-1**. While the Project would reclassify the Smith Basin site from Open Space to Commercial, as well as modify development standards to increase residential capacity City-wide, this additional residential development is required to meet the City's RHNA and for compliance with State law. Additionally, it is unknown whether the anticipated residential development would occur within the Housing Element's 2029 planning horizon. Therefore, although the Project would generate an increase of 318 DU, with resultant population growth of approximately 919 persons, this growth would not conflict with SCAG regional growth forecasts and the Project would not conflict with the AQMP's growth assumptions. Therefore, the Project would not conflict with Consistency Criterion No. 2. Impacts would be less than significant.

4.3b 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?

The SCAB has been designated as a federal nonattainment area for O_3 and $PM_{2.5}$ and State nonattainment area for O_3, PM $_{10}$, and $PM_{2.5}$. PM_{10} and $PM_{2.5}$ emissions associated with construction generally result in nearfield impacts. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SCAB.

Construction: Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development would be subject to Site Plan Review and would occur as market conditions allow and at the discretion of the individual property owners. Future housing development on candidate housing sites and ADU sites would result in temporary short-term pollutants from construction-related soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. Emissions resulting from construction would be temporary and construction activities and associated emissions would cease following completion of the housing development. Further, construction emissions can vary substantially from day to day depending on activity level, the specific operation type, and, for dust, prevailing weather conditions.

The SCAQMD's approach to assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the FCAA and CCAA. The AQMP is designed to assist the region in attaining the applicable State and national ambient air quality standards and is intended to bring the SCAB into attainment for all criteria pollutants.

Future housing development facilitated by the Project would be subject the City's Site Plan Review process and required to comply with federal, State, and local regulations in effect at the time of development, including SCAQMD Rules 402, 403, and 1113 (see **SC AQ-1** and **SC AQ-2**) and VPMC standards. Compliance with these rules would be required to minimize those potential negative air quality effects. **SC AQ-1** requires compliance with Rules 402 and 403 to minimize construction emissions of dust and particulates. Rule 402 requires that air pollutant emissions not be a nuisance off-site. Rule 403 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible beyond the property line of the emission source. **SC AQ-2**, which requires compliance with Rule 1113, would require contractors to use low-VOC architectural coatings to minimize emissions. Given the scale and nature of the anticipated housing developments on the Towne Centre site and ADUs (i.e., at most 28 DU on approximately 1.5 acres), and since construction emissions would be temporary

and would cease following completion of each housing development, exceedances of CAAQS and NAAQS are not anticipated. Given the scale and nature of the anticipated housing development on the Smith Basin site (i.e., 204 DU on approximately 18 acres), exceedances of CAAQS and NAAQS could occur. Notwithstanding, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which are anticipated would be reduced to less than significant.

Operations: Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and on ADU sites. Future housing development facilitated by the Project would generate long-term operational emissions. Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities. Stationary area source emissions would be generated by space and water heating devices, consumer products and the operation of landscape maintenance equipment. Energy emissions are associated with building electricity and natural gas. Mobile emissions would be generated by the vehicles traveling to and from potential development and destination sites within the City. Because the SCAB is in nonattainment for O_3, PM_{10} and $PM_{2.5}$, future housing development facilitated by the Project could contribute to existing nonattainment status for these pollutants. However, future housing development facilitated by the Project, at a minimum, would be required to meet CALGreen and the Energy Code (Title 24, CCR §6) mandatory energy requirements in effect at the time of the development application, and would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilation, and air conditioning (HVAC), water heating systems, and lighting. Given the nature and scale of the anticipated development on the Towne Centre site and ADUs, it is not anticipated that SCAQMD thresholds would be exceeded. Additionally, given the nature and scale of the anticipated development on the Smith Basin site, it is not anticipated that SCAQMD thresholds would be exceeded with mitigation incorporated. Future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which are anticipated would be reduced to less than significant. Given future housing development would comply with the established regulatory requirements, the Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the SCAB is in nonattainment under an applicable CAAQS or NAAQS. Therefore, the Project would result in a less than significant impact and no mitigation is required.

4.3c Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites, which are in urbanized areas and their development would be consistent with State Housing laws. Future housing development facilitated by the Project would undergo Site Plan Review pursuant to VPMC Article 23-23, Site Plan Review on a project-by-project basis. Future housing development facilitated by the Project is evaluated in this Initial Study at a programmatic level. As a result, no air modeling was conducted for this analysis.

Toxic Air Contaminants (TACs). Future housing development facilitated by the Project could include emissions of pollutants identified by the State and federal governments as TACs or hazardous air pollutants. State law has established the framework for the State's TAC identification and control program, which is generally more stringent than the federal program and aimed at TACs that are a problem in the State. The greatest potential for TAC emissions during construction would be diesel

particulate emissions from heavy equipment operations and heavy-duty trucks and the associated health impacts to sensitive receptors. The following measures are required by State law to reduce DPM emissions:

- Fleet owners of mobile construction equipment are subject to the CARB Regulation for in-use off-road diesel vehicles (Title 13, CCR §2449), the purpose of which is to reduce DPM and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.
- All commercial diesel vehicles are subject to Title 13, CCR §2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* recommends against siting sensitive receptors within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. The primary concern with respect to heavy-traffic roadway adjacency is the long-term effect of toxic air contaminants (TACs), such as diesel exhaust particulates, on sensitive receptors. The primary source of diesel exhaust particulates is heavy-duty trucks on freeways and high-volume arterial roadways. The Project would not result in direct housing development but would facilitate future development on candidate housing sites and ADU sites. The General Plan Circulation Element identifies City roadways and existing and forecasted 2030 daily roadway vehicle counts. Currently, no roadway within the City facilitates or will facilitate 100,000 vehicles per day. Therefore, it can be assumed that future housing development facilitated by the Project would not result in TAC direct impacts based on CARB's recommended siting criteria.

Carbon Monoxide Hot Spots. Mobile-source impacts, including those related to CO, occur essentially on two scales. Regionally, construction travel associated with future housing development would add to regional trip generation and increase vehicle miles traveled (VMT) within the local airshed and the SCAB. Locally, construction traffic would be added to the roadway system in the vicinity of the future housing development sites. Although the SCAB is currently an attainment area for CO, there is a potential for the formation of microscale CO "hotspots" to occur immediately around points of congested traffic. Hotspots can form if traffic occurs during periods of poor atmospheric ventilation that is composed of many vehicles cold-started and operating at pollution-inefficient speeds, and/or is operating on roadways already congested with existing traffic.

Typically, high CO concentrations are associated with congested roadways. Traffic associated with future housing development on the Towne Centre site and ADUs is not anticipated to contribute to traffic impacts that could result in the formation of CO hotspots given their nature and scale. Because of continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth/congestion, the potential for CO hotspots in the SCAB is steadily decreasing. Future housing development on the Smith Basin site would require further evaluation under this criterion upon submittal of permit and entitlement applications to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant. Future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which are anticipated to be less than significant. Therefore, impacts related to carbon monoxide hotspots would be less than significant.

As previously discussed, construction activities associated with future housing development would be subject to SCAQMD Rules 402 and 403: Fugitive Dust Control, which require actions to restrict visible

emissions of fugitive dust beyond the property line. Compliance with Rules 402 and 403 would limit fugitive dust (i.e., PM_{10} and $PM_{2.5}$) that may be generated during grading and construction activities. Additionally, future housing development would also be subject to SCAQMD Rule 1113: Architectural Coatings, which requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings.

Therefore, given compliance with the established regulatory framework, future housing development facilitated by the Project would not expose sensitive receptors to substantial pollutant concentrations. A less than significant impact would occur, and no mitigation is required.

4.3d Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project could result in odors generated from vehicles and/or equipment exhaust emissions during construction. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors would be temporary and generally would occur at magnitudes that would not affect substantial numbers of people.

Land uses and industrial operations associated with odor complaints associated with operations typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project Would facilitate future housing development, which is not a land use typically associated with generation of odors. Therefore, future housing development facilitated by the Project would not expose a substantial number of people to odors. Impacts would be less than significant, and no mitigation is required.

MITIGATION PROGRAM

Standard Conditions

SC AQ-1 **Construction Emissions (SCAQMD Rules 402 and 403).** During construction, construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) Rules 402 and 403 to minimize construction emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible beyond the property line of the emission source. This rule is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 lists the Best Available Control Measures that are applicable to all construction projects. The measures include, but are not limited to, the following:

a. Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.

b. All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.

c. All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

d. The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.

e. Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.

SC AQ-2 **Architectural Coatings (SCAQMD Rule 1113).** South Coast Air Quality Management District (SCAQMD) Rule 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories. Architectural coatings shall be selected so that the volatile organic compound (VOC) content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on contractor specifications.

Mitigation Measures

No mitigation measures are applicable to the proposed Project.

4.4 Biological Resources

This section is in part based on the Draft Fish and Wildlife Coordination Act Report conducted as part of the SEA/ISMND, which included the Smith Basin site.

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

IMPACT ANALYSIS

4.4a 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. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) may list species as threatened or endangered under

the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA), respectively. The USFWS can designate critical habitat that identifies specific areas that are essential to the conservation of a listed species.

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. The City is 99 percent built out and the Towne Centre site is fully improved, and therefore devoid of native vegetation and habitat. However, the Smith Basin site is undeveloped. **Exhibit 4.4-1: Vegetation Communities within the Project Area – Smith Basin Site** depicts the vegetation communities present on the Smith Basin site, which could be essential habitats to conservation of a listed species that are present.

As shown in **Exhibit 4.4-2: 2022 LBVI and Coastal CAGN Territories – Smith Basin Site** and listed in **Table 4.4-1: Potential Listed Species – Smith Basin Site,** four special status wildlife species and two sensitive plant species potentially occur on the Smith Basin site. Therefore, future housing development on the Smith Basin site could adversely affect, either directly or through habitat modifications, species identified as a candidate, sensitive, or special status species.

Table 4.4-1: Potential Listed Species – Smith Basin Site

Name	Listing Status	Potential Presence
Wildlife Species		
Least Bell's Vireo (*Vireo belii pusillus*)	Federal and State	Present
Coastal California Gnatcatcher (*Polioptila californica*)	Federal	Present
Burrowing Owl (*Athene cunicularia*)	State	Moderate
Crotch's Bumble Bee (*Bombus crotchii*)	State	High
Plant Species		
Southern California black walnut (*Juglans californica*)	State	Present
Southern tarplant (*Centromadia parryi ssp. Australis*)	State	Moderate

Sources:
1. USACE. (2023). *Santa Ana River Mainstem Santiago Creek Orange County, California Draft SEA/ISMND (SCH No. 2023090344), Biological Resources Technical Report Santiago Creek Project, Figure 17: 2022 LBVI and Coastal CAGN Territories within Smith Basin.*
2. Ibid, Table 3: Special Species Addressed.
3. Ibid, Section 5.2: Special Status Wildlife.
4. Ibid, Section 5.1: Special Status Plants.



Exhibit 4.4-1: Vegetation Communities Within the Project Area - Smith Basin Site
City of Villa Park 2021-2029 Housing Element Implementation Project

Not to scale.

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Exhibit 4.4-2: 2022 LBVI and Coastal CAGN Territories - Smith Basin Site
City of Villa Park 2021-2029 Housing Element Implementation Project

Not to scale.

Future housing development facilitated by the Project on the Smith Basin site may result in direct and indirect impacts to the above listed sensitive species through habitat modification/loss and harassment (vehicle noise, vibrations, and human presence). Further, future housing development on the Smith Basin site could result in indirect impacts to these species due to noise, vibration, and light from typical residential activity. Future proposed development on the Smith Basin site would be required to meet mandatory federal, State, and local biological resources requirements in effect at the time of development to protect sensitive species. To confirm the presence of and determine potential impacts to sensitive species on the Smith Basin site, future housing development on the Smith Basin site would be required to incorporate **MM BIO-1**, which requires that a biologist be retained to perform a biological survey on the Smith Basin site, identify appropriate mitigation in consultation with applicable regulatory agencies, and implement measures to the satisfaction of these agencies. Future housing development on sites with sensitive biological resources may require permits from regulatory agencies including the CDFW and USFWS.

Compliance with the existing regulatory framework and **MM BIO-1** would reduce potential impacts to sensitive plant and wildlife species on the Smith Basin site to less than significant. Further, future housing development on the Smith Basin would undergo separate project-level CEQA review and specify any additional mitigation to address potentially significant impacts, if any. Therefore, the Project's potential impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS would be less than significant with mitigation incorporated.

4.4b 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 Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing on the candidate housing sites and ADU sites. The City is 99 percent built-out and the Towne Centre site is fully developed. Additionally, ADUs would occur on developed sites that are surrounded by urban development. As such, the Towne Centre and ADU sites are considered to be previously disturbed and devoid of riparian habitat or other sensitive natural community.

The Smith Basin site is undeveloped and contains both riparian habitat and a sensitive natural community. **Table 4.4-2: Existing Sensitive Communities – Smith Basin Site** identifies riparian habitat as a sensitive natural community present on the Smith Basin site. Therefore, future housing development facilitated by the Project on the Smith Basin site could have a substantial adverse effect on riparian habitat and existing sensitive communities.

Table 4.4-2: Existing Sensitive Communities – Smith Basin Site	
Name	**Sensitivity**
Goodding's Willow - Red Willow Riparian Woodland and Forest	S3, State designated sensitive natural community, riparian
Mulefat Thickets	S4, not sensitive, riparian
California Sagebrush – Black Sage Scrub	S4, not sensitive
Fountain Grass Swards	SNA, not sensitive

Sources:
1. USACE. (2023). *Santa Ana River Mainstem Santiago Creek Orange County, California Draft SEA/ISMND (SCH No. 2023090344), Biological Resources Technical Report Santiago Creek Project, Figure 15: Vegetation Communities Within the Project Area (Smith Basin).*
2. Ibid, Section 4.1: Vegetation and Cover Types.

Future housing development on the Smith Basin site would be subject to compliance with the California Fish and Game Code and CESA, which require CDFW approval prior to disturbing any riparian or sensitive communities to minimize potential impacts and **MM BIO-1**, which requires that a biological study be conducted to determine whether future housing development proposed on the Smith Basin site would impact riparian habitat or other sensitive vegetation communities through consultation with the appropriate agencies, and then incorporating design to mitigate effects. Therefore, following compliance with the established regulatory framework, and with **MM BIO-1** incorporated, future housing development on the Smith Basin site would not have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by CDFW or USFWS. Further, future housing development on the Smith Basin would undergo separate project-level CEQA review and specify any additional mitigation to address potentially significant impacts, if any. Impacts would be less than significant with mitigation incorporated.

4.4c 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?

Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. The City is 99 percent built out and the Towne Centre site is fully developed. Additionally, ADU sites would occur on developed sites in an urban setting. As such, the Towne Centre and ADU sites are considered previously disturbed and devoid of wetlands.

The Smith Basin site is undeveloped and contains water features. **Exhibit 4.4-3: Aquatic Resources Delineation Map – Smith Basin Site** depicts the Smith Basin site's water features and indicates there are both state and federal jurisdictional wetlands are present. Therefore, future housing development facilitated by the Project could have a substantial adverse effect on a State or federally protected wetlands. CDFW considers most drainage features to be "streambeds" unless it can be demonstrated otherwise. Any alteration to a stream or its banks that would impact it or associated riparian vegetation would require a LSAA. As the CDFW and CNPS list many riparian communities (e.g., southern riparian scrub, southern willow scrub, and southern cottonwood) as "rare," CDFW extends additional protection to some riparian communities under State CEQA Guidelines §15380. These guidelines independently define "endangered" species of plants or animals as those whose survival and reproduction in the wild are in immediate jeopardy and "rare" species as those who are in such low numbers that they could

become endangered if their environment worsens. Therefore, a project normally will have a potentially significant effect on the environment if it will substantially affect a rare or endangered species of animal or plant or the habitat of the species. The significance of impacts to a species under State CEQA Guidelines must be based on analyzing actual rarity and threat of extinction despite legal status or lack thereof.

While there are no federal regulations that specifically mandate the protection of riparian vegetation, federal regulations set forth in Clean Water Act (CWA) Section 404 address areas that potentially contain riparian type vegetation, such as wetlands. CWA Section 404 jurisdiction is generally less than that of the Section 1600 LSAA, covering the active channel itself extending only to the ordinary high-water mark.

Wetlands are areas that are periodically or permanently inundated or saturated with water and support a prevalence of vegetation typically adapted for life in saturated soils. Development proposed on or adjacent to wetland areas is required to comply with federal and State laws and regulations that protect wetland resources. For example, pursuant to CWA Section 404, the USACE is authorized to regulate any activity that would result in the discharge of dredged or fill material into "waters of the U.S." (including wetlands), which includes those waters listed in CFR Title 33 Section 328.3, as amended. The USACE, with oversight from the U.S. EPA, has the principal authority to issue CWA Section 404 permits. The USACE would require a Standard Individual Permit for more than minimal impacts to "waters of the U.S." as determined by the USACE. Projects with minimal individual and cumulative adverse effects on the environment may meet the conditions of an existing approved Nationwide Permit. Further, under CWA Section 401, an activity requiring an USACE Section 404 permit must obtain a State Water Quality Certification (or waiver thereof) to ensure that the activity will not violate established State water quality standards. The State Water Resources Control Board (SWRCB), in conjunction with the nine California RWQCBs, is responsible for administering the CWA Section 401 Water Quality Certification Program. The RWQCB is required to provide "certification that there is reasonable assurance that an activity that may result in the discharge to 'waters of the U.S.' will not violate water quality standards." Water Quality Certification must be based on the finding that a proposed discharge will comply with applicable water quality standards.

Future housing development on the Smith Basin site would require regulatory agency approvals from the USACE, RWQCB, and CDFW prior to disturbing any wetlands, non-wetland waters or associated riparian vegetation to minimize potential impacts. Any proposed housing development on the Smith Basin site would be required to implement **MM BIO-1**, which requires that the Applicant conduct a biological study to determine potential impacts on wetlands through consultation with the appropriate agencies, and then incorporating design modifications to mitigate effects. Further, future housing development on the Smith Basin would undergo separate project-level CEQA review and specify any additional mitigation to address potentially significant impacts, if any. Therefore, given compliance with the established regulatory framework and with **MM BIO-1** would be required, the Project's potential adverse effects on state or federally protected wetlands would be mitigated to less than significant.

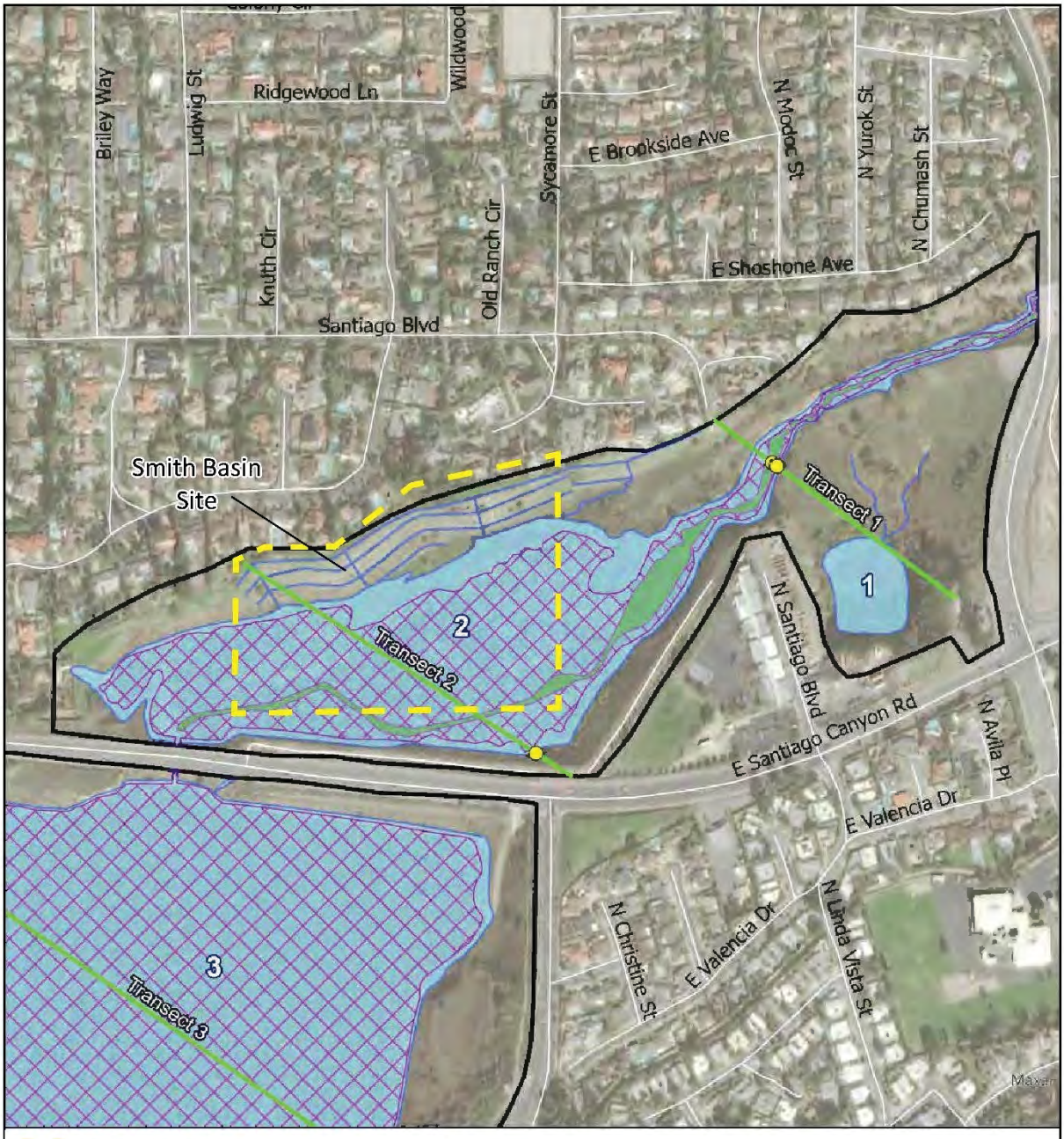


Figure 4.4-3: Aquatic Resources Delineation Map - Smith Basin Site

City of Villa Park 2021-2029 Housing Element Implementation Project

Not to scale.

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4.4d 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 With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. The City is 99 percent built out and the Towne Centre site is fully developed. Additionally, ADU would occur on already developed sites that are surrounded by urban development. No native wildlife nursery site is present within the candidate sites or ADU sites. Santiago Creek, which traverses a portion of the Smith Basin site, is the only wildlife movement corridor that exists within the City. Santiago Creek is a key movement corridor for a number of wildlife species to connect to other areas within the watershed and/or within the Santa Ana River Recharge Basins.[28] Therefore, future housing development on the Smith Basin site facilitated by the Project could interfere with the movement of wildlife species. As no Site Plan is available, it is unknown to what degree future housing development on the Smith Basin site could restrict the movement of native wildlife. Future housing development on the Smith Basin site would be subject to compliance with State and federal regulations and would incorporate **MM BIO-1**, which requires a biological report to identify potential biological impacts, including to wildlife corridors. Future housing development on the Smith Basin would undergo separate project-level CEQA review and specify any additional mitigation to address potentially significant impacts, if any. Further, the City may require further environmental analysis under CEQA if the future housing development may impact listed species, requiring further mitigation to reduce potential impacts to wildlife corridors to a less than significant level.

Construction activities associated with future housing development facilitated by the Project could also impact nesting birds. Future housing development facilitated by the Project would be subject to compliance with the Migratory Birds Treaty Act (which prohibits the injury, killing, or trapping of any migratory bird or any part, nest, or eggs of any such bird), California Fish and Game Code §§3503, 3503.5, 3513 (which protects birds of prey including their nest and eggs from injury, killing, and trapping), and VPMC §7.9-2 (which prohibits disturbance of any wild birds within the City). Any future proposed housing development would be subject to compliance with **MM BIO-2,** which would prevent construction activities during bird nesting season, if possible and appropriate mitigation if construction could not be avoided. Therefore, given compliance with the established regulatory framework and with **MM BIO-1** and **MM BIO-2** incorporated, potential impacts to wildlife movement and nesting migratory birds from future housing development facilitated by the Project would be less than significant with mitigation incorporated.

4.4e Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Per VPMC §7.9-2, the City prohibits disturbing any wild birds. As discussed above, future housing development facilitated by the Project would be subject to the Migratory Birds Treaty Act and the California Fish and Game Code, which prohibit harassment or injury of wild birds. Future housing development would also be subject to **MM BIO-1** and **MM BIO-2**, which would prevent potential wild bird injury during future proposed construction. Therefore, given compliance with the existing regulatory

[28] USACE. (2023). *Santa Ana River Mainstem Santiago Creek Orange County, California Draft SEA/ISMND (SCH No. 2023090344), Biological Resources Technical Report Santiago Creek Project, page 61.*

framework, and with **MM BIO-1** and **MM BIO-2** incorporated, future housing development facilitated by the Project would not conflict with VPMC §7.9-2. Impacts would be less than significant with mitigation incorporated.

4.4f Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. The City is within the Orange County Central/Coastal Subregional Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP), specifically covered under the County of Orange Central and Coastal Subregion for which a permit was issued in 1996. Although located within the boundaries of the Orange County Central/Coastal Subregional NCCP/HCP, the City (including the Smith Basin site) is depicted as having a low conservation value and is not included in the proposed NCCP Reserve boundaries. Therefore, future housing development facilitated by the Project would not conflict with the provisions of the Orange County Central/Coastal Subregional NCCP/HCP.

The Santiago Recharge Basins are within the Orange County Water District's (OCWD's) Habitat Management Plan (HMP), which was prepared to identify restoration activities that provide compensatory mitigation for ongoing routine maintenance impacts to federal and state jurisdictional waters associated with OCWD groundwater management operations.[29] OCWD's maintenance and groundwater management operations are conducted under USACE Regional Permit 90 (RGP 90) which was first initiated in 2012 and recently renewed in 2022. The HMP mitigation requirements are currently incorporated as a condition of the USACE RGP 90 permit and are required by the FWS as a condition of their concurrence per Section 7 Consultation for USACE's initial issuance and renewal of RGP 90. Additionally, issuance of the 2013 Water Quality Certification by the RWQCB and the LSAA by CDFW are contingent upon the implementation of the mitigation sites as identified in OCWD's HMP.

The HMP requires that OCWD preserve and manage a total of 107.29 acres of native habitats within 7 basins, including 29.5 acres of native riparian and upland vegetation and freshwater marsh to be created and restored. OCWD estimates that their operation and maintenance activities for the recharge basins between 2013 to 2027 will permanently impact 3.19 acres of wetland waters of the U.S. and State, and temporarily impact 1,018.74 acres of non-wetland waters of the U.S. and State. To compensate for these impacts, the mitigation plan in the HMP requires OCWD to create a total of 8.6 acres of native vegetation, restore 21.04 acres of native vegetation, and preserve and manage 77.99 acres of existing native vegetation. OCWD is required to create/restore native vegetation at a rate of two acres per year. In the HMP, the Santiago Recharge Basins (i.e., Smith Basin, Blue Diamond Basin, and Bond Basins) are identified as two of the seven recharge basins where native habitat restoration and preservation will occur. Under the HMP, OCWD is required to preserve and manage a total of 31.80 acres in Smith Basin and 48.08 acres in Blue Diamond and Bond basins. Of the 31.80 acres to be preserved in Smith Basin, 27.47 acres is existing native vegetation (includes 8.6 acres of open water habitat), and 4.33 acres is non-native vegetation that OCWD is required to restore. Of the 48.08 acres to be preserved in the Blue Diamond and Bond basins, 34.44 acres is existing native vegetation, and 13.64 acres is non-native vegetation that is to be restored

[29] USACE. (2023). *Santa Ana River Mainstem Santiago Creek Orange County, California Draft SEA/ISMND (SCH No. 2023090344), page 78.*

by OCWD. As of September 2023, OCWD has restored 6.47 acres of native vegetation in Blue Diamond and Bond basins, and no restoration has yet occurred in Smith Basin.

It is not known which portions of the Smith Basin have been identified as mitigation sites in OCWD's HMP. Thus, this analysis conservatively assumes that housing development facilitated by the Project on the Smith Basin site could be located within OCWD's HMP identified mitigation site within the Smith Basin and would conflict with the provisions of OCWD's adopted HMP. Therefore, future housing development facilitated by the Project on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any. Therefore, future housing development facilitated by the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan, and a less than significant impact would occur.

MITIGATION PROGRAM

Standard Conditions and Requirements

No standard conditions are applicable for the proposed Project.

Mitigation Measures

MM BIO-1 **Biological Resources.** Applications for future housing development facilitated by the Project, on a site where the City has determined potential impacts to special-status wildlife/plants species, shall be required to comply with the following mitigation framework:

Prior to issuance of any permit for future development facilitated by the Project, a site-specific general biological resources survey shall be conducted on sites that contain the presence of any sensitive biological resources. A biological resources report prepared by a qualified biologist shall be submitted to the City to document the results of the biological resources survey. The report shall include (1) the methods used to determine the presence of sensitive biological resources; (2) vegetation mapping of all vegetation communities and/or land cover types; (3) the locations of any sensitive plant or wildlife species; (4) an evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and (5) an evaluation of the significance of any potential direct or indirect impacts from the proposed project. If potentially significant impacts to sensitive biological resources are identified, future project-level grading and site plans shall incorporate project design features to minimize direct impacts on sensitive biological resources to the extent feasible, and the report shall also recommend appropriate mitigation to be implemented to reduce the impacts to below a level of significance.

MM BIO-2: **Migratory Birds.** Future Housing development facilitated by the Project shall avoid the bird breeding season (typically January through July for raptors and February through August for other avian species), if feasible. If breeding season avoidance is not feasible, the applicant shall be responsible for a qualified biologist to conduct a pre-construction nesting bird survey prior to the commencement of any ground disturbing activities to determine the presence/absence, location, and status of any active nests on or adjacent to the survey area. The extent of the survey buffer area surrounding each site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided.

4.5 Cultural Resources

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

IMPACT ANALYSIS

4.5a Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?

Less Than Significant with Mitigation Incorporated. Based on National Register of Historical Places (NRHP) guidelines, generally, structures 50 years of age or older have the potential to be a historic resource. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. There are two properties in the City (10551 Center Drive [Villa Park School] and 18992 Santiago Boulevard [Smith and Clark Brothers Ranch House and Grounds]) that contain structures on the California Register of Historic Places and the National Register of Historic Places. Neither of the candidate housing sites are on these properties. The Smith Basin site is vacant and ADUs would either be constructed as a new structure or convert an existing structure such as a garage, which is not anticipated to be historically significant. Therefore, future housing development on the Smith Basin site and ADU sites would not cause an adverse change in the significance of a historical resource.

The Towne Centre site has two unlisted buildings that were constructed over 50 years ago (circa 1972). As both buildings are 50 years of age or older, future housing development on the Towne Centre site could cause an adverse change in the significance of a historical resource if these buildings were determined to be a resource. If the structures are not determined to be historically significant, a less than significant impact would occur. Therefore, Future housing development on the Towne Centre site would be required to incorporate **MM CUL-1,** which requires historical evaluations of buildings and structures 50 years of age or older to determine eligibility and appropriate mitigation measures, if required.

4.5b Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. As discussed above, the City is 99 percent built out, leaving little undeveloped area. The likelihood of encountering archeological resources is greatest on undeveloped sites given these have been minimally

disturbed in the past (e.g., undeveloped parcels, vacant lots, and lots containing undeveloped areas). Alternately, developed sites are generally considered previously disturbed, thus, have a lower potential for archeological resources since previous construction activities may have already removed or disturbed soil that may have contained resources. It is noted that both candidate housing sites and all ADU sites are considered previously disturbed. The City Hall, Library, and office uses occupy the Towne Centre site. The Smith Basin site was formerly occupied by a gravel and sand mining operation. The ADU sites would only include sites where a residential use is already established. Notwithstanding, ground disturbances associated with future housing development could encounter previously undiscovered archaeological resources. Therefore, future housing development facilitated by the Project could result in an adverse change in the significance of an archaeological resource. However, future housing development facilitated by the Project would incorporate **MM CUL-2** through **MM CUL-4**, which would require retaining an archaeologist to perform cultural awareness training to construction workers prior to ground disturbing activities and outlines proper treatment of any discovered potential archaeological resources during construction. Additionally, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any. With **MM CUL-2** and **MM CUL-4** incorporated, future housing development would not cause a substantial adverse change in the significance of an archaeological resource. A less than significant impact would occur with mitigation incorporated.

4.5c Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. The City is comprised of parcels that have been subject to extensive disruption and may contain artificial fill materials.[30] Further, there is no evidence to suggest human remains are potentially present in the City. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Also, both candidate housing sites and all ADU sites are considered previously disturbed. Notwithstanding, construction activities associated with future housing development facilitated by the Project could disturb previously undiscovered human remains. However, future housing development facilitated by the Project would be subject to compliance with State of California Health and Safety Code (HSC) §§7050.5-7055 and PRC §5097.98 and §5097.99. HSC §§7050.5-7055 describe the general provisions for treatment of human remains. Specifically, HSC §7050.5 prescribes the requirements for the treatment of any human remains that are accidentally discovered during excavation of a site. HSC §7050.5 also requires that all activities cease immediately, and a qualified archaeologist and Native American monitor be contacted immediately. As required by State law, the procedures set forth in PRC §5087.98 would be implemented, including evaluation by the County Coroner and notification of the NAHC. The NAHC would designate the "Most Likely Descendent" of the unearthed human remains. If human remains are found during excavation, excavation would be halted near the find and any area that is reasonably suspected to overlay adjacent remains shall remain undisturbed until the County Coroner has investigated, and appropriate recommendations have been made for treatment and disposition of the remains. Therefore, following compliance with the established regulatory framework, future housing development facilitated by the Project would result in a less than significant impact concerning potential disturbances to human remains.

[30] City of Villa Park. (2010). *City of Villa Park General Plan Update Final ISMND (SCH No. 2010091035), page 31.*

MITIGATION PROGRAM

Standard Conditions and Requirements

No standard conditions are applicable to the proposed Project.

Mitigation Measures

MM CUL-1 **Historical Resources.** For any building/structure 50 years of age or older on the Towne Centre site, the Applicant shall retain a qualified professional historian to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in State CEQA Guidelines §15064.5. The Applicant shall submit a historical resources report to the City and shall include the methods used to determine the presence or absence of historical resources, evaluate the significance of any historical resources identified and potential impacts from the proposed project, and identify mitigation measures to avoid or lessen impacts. If the resource is not considered historically significant, no further action is required.

MM CUL-2 **Archaeological Resources - Archaeologist.** Prior to issuance of any permits involving ground-disturbing activities on housing development sites facilitated by the Project, the Applicant shall retain a Qualified Archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Standards for professional archaeology. The Applicant shall provide the contact information for this Qualified Archaeologist to the City of Villa Park Planning Department prior to any construction activities. Further, the Qualified Archaeologist shall be responsible for ensuring employee training provisions are implemented during implementation of the Project.

MM CUL-3 **Archaeological Resources – Awareness Training.** Prior to any ground –disturbing activities on housing development sites facilitated by the Project, the Qualified Archaeologist, or their qualified designee, shall provide worker cultural resources awareness training to construction personnel for the protection of cultural (prehistoric and historic) resources. As part of this training, the Qualified Archaeologist shall brief construction personnel on proper procedures to follow should unanticipated cultural resources be made during construction. New construction personnel shall also receive the worker environmental awareness protection training.

MM CUL-4 **Archaeological Resources – Unanticipated Discovery.** In the event that unanticipated cultural resources are encountered during any phase of construction on housing development sites facilitated by the Project, all construction work within 50 feet of the find shall cease and the Qualified Archaeologist and designated Native American representative, as defined in **Mitigation Measure TCR-1**, shall record, and evaluate the find for significance. Construction activities may continue in other areas outside of the 50-foot buffer. The Qualified Archaeologist shall draft and submit a recommendation of eligibility for listing of the resource in the CRHR and local Register, as well as its potential significance as a historical resource and unique archaeological resource, to the City. This document shall also include a section prepared in conjunction with the Native American representative regarding the resource's potential as a Tribal Cultural Resource. If a find is determined to be significant by the City, the following measures shall be implemented:

1. The resource shall be avoided or treated via preservation in place and an Environmentally Sensitive Area (ESA) fence be constructed around the resource to ensure avoidance throughout the remainder of project implementation;
2. If preservation in place is not feasible, the Qualified Archaeologist shall prepare a Data Recovery Plan and submit it to the City and the Gabrieleno/Tongva San Gabriel Band of Mission Indians (consulting Tribe) for review. Upon City approval, the Qualified Archaeologist, in the presence of the designated Native American representative from the consulting Tribe, shall implement data recovery (i.e., excavation) efforts outlined within the Data Recovery Plan. Once excavation concludes, the Qualified Archaeologist shall draft a Data Recovery Report and submit it to the City for review and approval, as well as to the consulting Tribe for their records.
    a. The preferred method of treatment for excavated materials shall be reburial on site in an area that may be protected in perpetuity. If reburial is not feasible, the landowner shall relinquish all legal rights of ownership of the materials and they shall be donated at the landowner's expense to a Museum or repository within the County that meets California Guidelines for the Curation of Archaeological Collections, with priority going to a repository that maintains accreditation from the American Alliance of Museums. Any material that may be subject to repatriation under NAGPRA/CalNAGPRA, as identified by the consulting Tribe and Qualified Archaeologist, shall be offered for donation to the consulting Tribe on a first refusal basis. The donated collection shall also include copies of all site records and reports associated with the resource for the repository's records.
3. Proof of treatment shall be provided to the City in writing. Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: (1) is not eligible for the CRHR and local Register, and does not meet the definition of a historical resource, unique archaeological resource, or Tribal Cultural Resource; or (2) that the treatment measures have been completed to their satisfaction.

If the discovery is determined to not be significant by the City, the material shall be offered for donation to the consulting Tribe on a first refusal basis, who will be provided the opportunity to collect the material within 48 hours of discovery. If the Tribe declines the donation, work will be permitted to continue in the area immediately. If the Tribe elects to collect the material, the landowner shall relinquish all legal rights of ownership of the materials and donate the materials to the consulting Tribe. Once collection is complete, work will be permitted to continue in the area.

4.6 Energy

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
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	

IMPACT ANALYSIS

4.6a Would the project result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Southern California Gas (SoCal Gas) and Southern California Edison provide natural gas and electricity to the City.

Construction: Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Energy use from future construction activities would primarily result from the use of diesel fuel (e.g., mobile construction equipment), fuel use by vehicles and construction equipment and vehicle trips associated with workers commuting to and from construction sites, and electricity (e.g., power tools). Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements which specify that equipment not in use for more than five minutes must be turned off. Project construction equipment would also be required to comply with the latest U.S. EPA and CARB engine emissions standards, which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Due to increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction.

There are no aspects of the Project that would foreseeably result in the inefficient, wasteful, or unnecessary consumption of energy during construction activities associated with future housing development facilitated by the Project, as the Project would meet the City's varied housing needs. There are no unusual characteristics within the City that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State. Future housing development facilitated by the Project would be required to comply with applicable State, regional, and VPMC requirements. Therefore, given compliance with the established regulatory framework, construction activities associated with future housing development would not result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction, and impacts would be less than significant. No mitigation measures are required.

Operations: Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project would consume energy during operations through building electricity, water, and natural gas usage, as well as fuel usage from on-road vehicles. Future housing development facilitated by the Project would also consume energy for interior and exterior lighting, HVAC, refrigeration, electronics systems, appliances, and security systems, among other things. There are no aspects of the Project that would foreseeably result in the inefficient, wasteful, or unnecessary consumption of energy during operations with future housing development facilitated by the Project, and the Project would meet the City's varied housing needs. There are no unusual characteristics within the City that would necessitate the use of equipment that would be less energy efficient than at comparable developments in the region or State. Any future proposed development would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water, and space heating, and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards would significantly reduce energy usage. Further, the electricity provider, SCE, is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 60 percent of total procurement by 2030. The National Highway Traffic and Safety Administration (NTSA) is responsible for establishing additional vehicle standards and for revising existing standards including passenger vehicle fleet fuel economy standards. Future housing development operations would not result in any usual characteristics that would result in excessive operational fuel consumption from associated on-road vehicles. Fuel consumption associated with individual project-related vehicle trips would not be considered inefficient, wasteful, or unnecessary in comparison to other similar residential developments in the region. Further, as discussed in **Section 4.17: Transportation**, both the Towne Centre site and ADU sites would result in less than significant transportation impact concerning VMT, and thus would not be anticipated to result in inefficient fuel consumption associated with individual project-related vehicle trips. Therefore, given compliance with the established regulatory framework, future housing development facilitated by the Project would not result in inefficient, wasteful, or unnecessary consumption of energy during operations. Therefore, impacts would be less than significant, and no mitigation is required.

4.6b Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. As previously noted, the Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project would be subject to compliance with State Building Energy Efficiency Standards, appliance efficiency regulations, and CALGreen standards, which dictate energy efficiency for building construction, appliances, and fixtures, and as encouraged by the SCAQMD 2022 AQMP. Therefore, given compliance with the established regulatory framework, future housing development would not conflict with or obstruct plans for renewable energy or energy efficiency. Impacts would be less than significant level and no mitigation is required.

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

4.7 Geology and Soils

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
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 wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

IMPACT ANALYSIS

4.7a.i Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the 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?

No Impact. The Alquist-Priolo Act requires the State Geologist to establish regulatory zones around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy (e.g., housing) cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). The California Geologic Survey (CGS) Maps indicate no Alquist-Priolo Earthquake fault zones traverse the City.[31] Given no Alquist-Priolo fault zones traverse the City, the Project would not cause potential adverse effects involving rupture of a known earthquake fault. No impact would occur.

4.7a.ii Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less Than Significant Impact. The California Seismic Hazards Mapping Act addresses earthquake hazards from non-surface fault rupture, including liquefaction, landslides, strong ground shaking, and other earthquake and geologic hazards. The Seismic Hazards Mapping Act also specifies that the lead agency for a project may withhold project permits until geologic or soils investigations are conducted for specific areas and mitigation measures are incorporated into plans to reduce hazards associated with seismicity and unstable soils. Several earthquake faults are located in or near the City's boundaries. The El Modano Fault runs though the City on an east-west trajectory, the Peralta Hills Fault runs along the northern City's boundaries, and the Elsinore Fault is approximately 20 miles north of the City.[32] The El Modena and Peralta Hills Faults traverse the northern portion of the City. [33] Both are smaller north-northwest trending reverse faults located in the west flank of the Santa Ana Mountains. The El Modena Fault runs straight through the City's northern portion and the Peralta Hills Fault runs along the City's northern boundary. [34] With no recent record of activity, prevailing scientific thought is that neither fault is anticipated to be capable of generating significant earthquakes.[35]

As previously noted, the Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Given the seismically active nature of Southern California, future housing development facilitated by the Project could result in adverse effects involving strong seismic ground shaking. However, future housing development facilitated by the Project would undergo the City's Site Plan Review process, which would ensure the development complies 2022 California Building Code (CBC) requirements, which is adopted by the City in VPMC Chapter IX: California Codes, and the City's Grading and Excavation Ordinance (VPMC Chapter X), which requires a soil engineering geology report that would include project-specific recommendations. Additionally, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any. Therefore, given compliance with the established regulatory framework, future housing development facilitated by the Project would not

[31] California Geological Survey. (2024). *Earthquake Zones of Required Investigation.* Retrieved from: https://maps.conservation.ca.gov/cgs/DataViewer/. Accessed December 2024.
[32] City of Villa Park. (2021). *City of Villa Park Local Hazard Mitigation Plan, page 24.*
[33] Ibid.
[34] California Department of Conservation. (2015). *Fault Activity Map of California.* Retrieved from: https://maps.conservation.ca.gov/cgs/fam/. Accessed December 2024.
[35] City of Villa Park. (2019). *City of Villa Park General Plan Safety Element, page VI-2.*

cause potential substantial adverse effects involving strong seismic ground shaking. Impacts would be less than significant, and no mitigation is required.

4.7a.iii Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the loss of strength where loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. As discussed above, the California Seismic Hazards Mapping Act addresses potential liquefaction hazards by allowing the lead agency to withhold permits until necessary geologic or soils investigations are conducted for specific areas and mitigation measures are incorporated into plans to reduce associated. CGS Maps identify the southeastern portion of the City along the Santa Ana River as within a liquefaction zone, including the Smith Basin site and potentially ADU sites.[36] The Towne Centre site is not identified as within a liquefaction zone.

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Given the presence of liquefaction zones in the City, future housing development facilitated by the Project could cause substantial adverse effects involving seismic-related ground failure including liquefaction. However, future housing development facilitated by the Project would be subject to compliance with the City's Site Plan Review process and all local, State, and federal requirements, including the 2022 CBC (VPMC Chapter IX) and the City's Grading and Excavation Ordinance (VPMC Chapter X), which requires a soil engineering geology report for grading projects. The soil engineering geology report would confirm site-specific soil composition and assign an expansion index (EI) rating, and would include conclusions and recommendations addressing grading procedures, soil stabilization, and foundation design. Additionally, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any. Therefore, given compliance with the established regulatory framework, future housing development facilitated by the Project would not cause potential substantial adverse effects involving liquefaction or unstable soils. Impacts would be less than significant, and no mitigation is required.

4.7a.iv Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Less Than Significant Impact. Landslides can occur if areas of steep slopes consisting of unstable soils are disturbed by ground shaking and/or heavy rainfall. As discussed above, the California Seismic Hazards Mapping Act addresses potential landslide hazards by allowing the lead agency to withhold permits until necessary geologic or soils investigations are conducted for specific areas and mitigation measures are incorporated into plans to reduce associated landslide hazards. Since the City's topography consists of generally flat to gently sloping terrain, the potential for hazards from landslides is isolated to two small areas within the northeastern portion of the City, where ADU could be located, and the Smith Basin site.[37]

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Given the potential for landslide hazards, future development on the Smith Basin site and ADU sites could be subject to landslides. Future housing

[36] California Geological Survey. (2024). *Earthquake Zones of Required Investigation.* Retrieved from: https://maps.conservation.ca.gov/cgs/EQZApp/App/. Accessed October 2024.
[37] Ibid.

development facilitated by the project would be subject to compliance with CBC Chapter 18, Soils and Foundations, and Appendix J, Grading, which regulate all grading and design criteria per VPMC Chapter X. This includes design criteria for development on slopes and at the toe of slopes. The CBC requires soils reports to include slope stability studies that discuss grading procedures, soil design criteria for structures and embankments, and site geology. Additionally, future housing development facilitated by the Project would be subject to compliance with the City's Site Plan Review process and required to adhere to all local, State, and federal requirements for avoiding and minimizing seismic-related impacts (i.e., ground failure including landslides). Additionally, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any. Therefore, given compliance with the established regulatory framework, future housing development would not cause potential substantial adverse effects involving landslides. A less than significant impact would occur, and no mitigation is required.

4.7b Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Erosion on graded slopes could cause downstream sedimentation impacts. Other related impacts resulting from substantial short-term erosion or loss of topsoil include topography changes and the creation of impervious surfaces. Future housing development facilitated by the Project would involve grading activities that would disrupt soil profiles/soil composition. Therefore, future housing development could result in substantial soil erosion or the loss of topsoil. However, future housing development facilitated by the Project would be subject to the City's Site Plan Review process and compliance with the City's building regulations (VPMC, Chapter X), which establishes minimum requirements for grading, excavating and land filling, and permit issuance as contained in the CBC. Prior to any ground-disturbing activities, future housing development facilitated by the Project would be required to demonstrate compliance with VPMC Chapter X including requirements pertaining to erosion control. Short-term construction-related erosion would be addressed through compliance with the National Pollutant Discharge Elimination System (NPDES) program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP), and best management practices (BMPs) intended to reduce soil erosion. Therefore, given compliance with the established regulatory framework, future housing development facilitated by the Project would not result in substantial soil erosion or loss of topsoil. Impacts would be less than significant, and no mitigation is required.

4.7c 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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. Slope stability is affected by the degree of the slope, the slope's geologic structure, and existing surface and subsurface water. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content.

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Moderate slopes occur in the northeastern portion of the City. Additionally, according to the U.S. Geological Survey (USGS), the City experiences land subsidence due to multiple natural and human-induced causes including groundwater extraction and

tectonic movement.[38] Future housing development facilitated by the Project would not include further groundwater extraction or oil drilling, which would contribute to regional land subsidence. Therefore, future housing development facilitated by the Project could be on a geologic unit or soil that is unstable. However, future housing development facilitated by the Project would be subject to the City's Site Plan Review process and applicable local, State, and federal requirements for avoiding and minimizing impacts concerning land failure and unstable soils (including VPMC Chapter X). Additionally, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any. Given compliance with the established regulatory framework would be required, future housing development facilitated by the Project would result in a less than significant impact concerning being located on a geologic unit or soil that is unstable. A less than significant impact would occur, and no mitigation is required.

4.7d 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 have a significant amount of clay or silt content that give up water (shrink) or take on water (swell). Soil volume change exerts stress on buildings and other loads placed on these soils.

The Project would not result in direct housing development but would facilitate future housing on the candidate housing sites and ADU sites. Settlement due to structural loading within areas underlain by compressible materials, such as thick topsoil, alluvium, and/or terrace deposits is a potential problem within the City's lower elevations. According to the General Plan Safety Element, the potential exists for expansive soil conditions to be present in the City; the Smith Basin site is one such area. Therefore, future housing development facilitated by the Project could be located on expansive soil, creating substantial risks to life or property. However, future housing development facilitated by the Project would be subject to the City's Site Plan Review process, and compliance with all local, State, and federal requirements for avoiding and minimizing impacts expansive soils, including the City's Building and Grading Regulations, which require geotechnical/soil engineering and engineering geology reports for grading projects. The soil engineering report would confirm site-specific soil composition and include conclusions and recommendations addressing grading procedures, soil stabilization, and foundation design. Additionally, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any. Given compliance with the established regulatory framework, future housing development facilitated by the Project would not create substantial risks to life or property associated with expansive soils. Impacts would be less than significant, and no mitigation is required.

4.7e Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. Future housing development facilitated by the Project would be in areas served by the City's sanitary sewer system and would not use septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur.

[38] U.S. Geological Survey. (2024). *Areas of Land Subsidence in California*. Retrieved from: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html. Accessed October 2024.

4.7f Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. The City is almost entirely built out, leaving little undeveloped areas. The likelihood of encountering paleontological resources is greatest on undeveloped sites given these have been minimally disturbed in the past. Alternately, developed sites are generally considered previously disturbed, thus, have a lower potential for paleontological resources. As previously noted, both candidate housing sites and all ADU sites are considered previously disturbed. Notwithstanding, ground disturbances associated with future housing development could encounter previously undiscovered paleontological resources and destroy a unique paleontological resource. Therefore, implementation of **MM GEO-1**, which requires that a qualified paleontologist evaluate any potential finds during construction, would be required. Additionally, future housing development facilitated by the Project would be subject to permits and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts to paleontological resources. With implementation of **MM GEO-1**, the Project's potential impacts from future housing development concerning the destruction of a unique paleontological resource or unique geologic feature would be less than significant with mitigation incorporated. Additionally, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify additional mitigation to address potentially significant impacts, if any. Through compliance with established regulatory framework, future housing development facilitated by the Project would not cause a significant impact concerning the potential destruction of a paleontological resource. A less than significant impact would occur with mitigation incorporated.

MITIGATION PROGRAM

Standard Conditions

No standard conditions are applicable to the proposed Project.

Mitigation Measures

MM GEO-1 **Paleontological Resources.** Should paleontological resources (i.e., fossil remains) be identified at a particular site during construction, the construction foreman shall cease construction within 100 feet of the find until a qualified professional can provide an evaluation. Mitigation of resource impacts shall be implemented and funded by the project-level applicant and shall be conducted as follows:

1) Identify and evaluate paleontological resources by intense field survey where impacts are considered high.

2) Assess effects on identified sites.

3) Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted.

4) Obtain comments from the researchers.

5) Comply with researchers' recommendations to address any significant adverse effects where determined by the City to be feasible.

In considering any suggested mitigation proposed by the consulting paleontologist, City staff shall determine whether avoidance is necessary and feasible considering factors such as the nature of the find, project design, costs, applicable policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

4.8 Greenhouse Gas Emissions

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

BACKGROUND

The "greenhouse effect" is the natural process that retains heat in the troposphere, the bottom layer of the atmosphere. Without the greenhouse effect, thermal energy would "leak" into space resulting in a much colder and inhospitable planet. With the greenhouse effect, the global average temperature is approximately 61˚F (16˚C). Greenhouse gases (GHGs) are the components of the atmosphere responsible for the greenhouse effect. The amount of heat that is retained is proportional to the concentration of GHGs in the atmosphere. As more GHGs are released into the atmosphere, GHG concentrations increase and the atmosphere retains more heat, increasing the effects of climate change. Six gases were identified by the Kyoto Protocol for emission reduction targets: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF_6). When accounting for GHGs, all types of GHG emissions are expressed in terms of CO_2 equivalents (CO_2e) and are typically quantified in metric tons (MT) or million metric tons (MMT).

Approximately 80 percent of the total heat stored in the atmosphere is caused by CO_2, CH_4, and N_2O. These three gases are emitted by human activities as well as natural sources. Each of the GHGs affects climate change at different rates and persist in the atmosphere for varying lengths of time. The relative measure of the potential for a GHG to trap heat in the atmosphere is called global warming potential (GWP). The GWP was developed to allow comparisons of the global warming impacts of different gases. Specifically, it is a measure of how much energy the emissions of one ton of a gas will absorb over a given period, relative to the emissions of one ton of CO_2. The larger the GWP, the more that a given gas warms the Earth compared to CO_2 over that period. GWPs provide a common unit of measure, which allows analysts to add up emissions estimates of different gases (e.g., to compile a national GHG inventory), and allows policymakers to compare emissions reduction opportunities across sectors and gases.

Greenhouse gases, primarily CO_2, CH_4, and N_2O, are directly emitted because of stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Included in GHG quantification is electric power

which is used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills.[39]

IMPACT ANALYSIS

4.8a Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and on ADU sites. As noted in **Section 4.14: Population and Housing**, future housing development facilitated by the Project would result in a population growth of approximately 919 persons.

Construction: Less Than Significant Impact. Future housing development facilitated by the Project would increase GHG emissions, which could contribute to global climate change patterns and the adverse global environmental effects thereof. Therefore, future housing development facilitated by the Project could generate GHG emissions that directly or indirectly that may have a significant impact on the environment.

Construction-related GHG emissions are typically site-specific and depend upon multiple variables. Future housing development facilitated by the Project would occur over time based upon numerous factors, including market demand, and economic and planning considerations. Quantifying individual future development's GHG emissions from short-term, temporary construction-related activities is not possible due to project-level variability and uncertainties concerning locations, detailed site plans, construction schedules/duration, equipment requirements, etc., among other factors, which are presently unknown. Since these parameters can vary so widely (and individual project-related construction activities would occur over time dependent upon numerous factors), quantifying precise construction-related GHG emissions and impacts would be speculative and impractical.

The SCAQMD has prepared protocols related to the preparations of such analyses. These protocols do not yet recommend a specific significance threshold, but they do recommend that such emissions be amortized over a 30-year period and added to the total operational emissions of a project to ensure that GHG reduction strategies address construction emissions as part of overall operation. Construction would also comply with the California Green Building Standards Code (CCR Title 24, Part 11) (CALGreen) which applies green building standards for new development. These green building standards are energy efficiency standards that encourage sustainable construction practices concerning design, energy and water efficiency, and material conservation. Compliance with Title 24 would result in lower emissions from the City overall and would support GHG reduction efforts since technology for reductions would be prioritized by developers. Notwithstanding, given the nature and scale of the anticipated development on the Towne Centre site and ADUs, it is not anticipated that construction-related GHG emissions would exceed SCAQMD thresholds of significance. Additionally, given the nature and scale of the anticipated development on the Smith Basin site, it is not anticipated that SCAQMD thresholds would be exceeded with mitigation incorporated. Future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any, which are anticipated would be reduced to less than significant. Therefore, given compliance with the established regulatory framework, future housing construction activities would not generate GHG

[39] California Air Resources Board. (2022). *Climate Change Scoping Plan.* Retrieved from: https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents. Accessed November 2024.

emissions, either directly or indirectly, that would have a significant impact on the environment. Impacts would be less than significant, and no mitigation is required.

Operations: Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project would generate long-term operational emissions which may either directly or indirectly have a significant impact on the environment. The total daily operations emissions that could potentially be generated over the life of the Project include emissions from natural gas combustion, landscaping equipment, consumer products, and architectural coatings. Indirect sources include emissions from energy consumption and water conveyance. Mobile sources include emission from passenger vehicles and delivery trucks. Typically, mobile sources are the primary contributor of GHG emissions.

Future housing development facilitated by the Project would be subject to compliance with mandatory energy requirements of CALGreen and the Energy Code (CCR Title 24, Part 6) in effect at the time of construction. These regulations require that new development incorporate design features to capture energy efficiencies associated with building HVAC mechanical systems, water heating systems, and lighting. Future housing development facilitated by the Project would also be required to adhere to General Plan policies targeted toward GHG emissions reductions such as Policies H #2 and #3, which encourage intensifying existing residential uses and constructing infill development sites. Infill development would provide future housing opportunities in already established and developed areas and would be built closer to existing public transit stops, increasing public transit opportunities for future residents. Compliance with CALGreen and the California Energy Code in effect at the time of construction and General Plan Policies H #2 and #3 which encourage intensifying existing residential development and constructing infill development (which would reduce VMT and vehicle emissions in the City), would reduce GHG emissions in the City. Given the nature and scale of the anticipated development on the Towne Centre site and ADUs, it is not anticipated that SCAQMD thresholds would be exceeded. Additionally, given the nature and scale of the anticipated development on the Smith Basine site, it is not anticipated that SCAQMD thresholds would be exceeded with mitigation incorporated. Future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which are anticipated would be reduced to less than significant. Therefore, given compliance with the established regulatory framework, future housing development facilitated by the Project would not generate GHG, either directly or indirectly, that may have a significant impact on the environment. Therefore, impacts would be less than significant, and no mitigation is required.

4.8b Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. As discussed above, future housing development facilitated by the Project would be subject to compliance with CALGreen and the California Energy Code in effect at the time of construction. These regulations require that new development incorporate design features to capture energy efficiencies associated with energy efficient building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. In addition, future housing development that would be subject to Site Plan Review would be required to adhere to the goals and policies outlined in State plans such as the 2022 AQMP as discussed

above in **Section 4.3: Air Quality** and regional plans such as both Connect SoCal 2020 and 2024 (analyzed below in **Section 4.11: Land Use and Planning**).

As addressed in **Section 4.11**, the Project would comply with both goals and policies outlined in the General Plan's Open Space and Conservation Element (Chapter V). Furthermore, future housing development would be required to comply with mandatory energy requirements of CALGreen and the Energy Code in effect at the time of development. Compliance with these regulations would further incorporate design features to capture energy efficiencies associated with building heating, ventilation, and air conditioning mechanical systems, water heating systems, and lighting, which ultimately would reduce GHG emissions. Therefore, future development facilitated by the Project, would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Impacts would be less than significant, and no mitigation is required.

Impacts related to GHG emissions are the result of cumulative global emissions and no single project on its own can cause climate change as a single project is not large enough to change the global atmosphere. As such, the geographic scope for cumulative GHG emissions impacts is global and past, present, and reasonably foreseeable future projects in the region, State, nation, and world, have and would continue to contribute to GHG emissions. While federal, State, and local regulations have been put in place to address targets for emissions reductions, changes from past, present, and reasonably foreseeable future projects have contributed to a cumulatively significant impact on GHG emissions.

Cumulative impacts related to consistency with GHG plans, policies, and regulations would be less than significant, as development facilitated by the Project would be consistent with applicable plans and policies. Further, future housing development facilitated by the Project would be individually required to demonstrate compliance with these plans and policies. Therefore, future housing development would not cause a cumulatively considerable impact to global climate change.

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

4.9 Hazards and Hazardous Materials

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §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	

BACKGROUND

This section is based in part on the *Hazardous, Toxic and Radioactive Waste (HTRW) Phase I Environmental Site Assessment (ESA)* conducted as part of the Santa Ana River Mainstem Santiago Creek Orange County, California Draft Supplemental Environmental Assessment/ISMND (USACE, September 2023) (SCH No. 2023090344***)*** (SEA/ISMND), which included the Smith Basin site. As addressed in **Section 2.2.6: Candidate Housing Sites**, the Santiago Recharge Basin inclusive of the Smith Basin site, originated as sand and gravel mining operations in the 1940s, which resulted in extensive pits. These pits were acquired in 1984 by the Orange County Water District (OCWD) and in the early 1990s after mining operations ceased, the OCWD converted these pits to serve flood control and water conservation uses (i.e., the Santiago

Recharge Basin). Collectively, the Santiago Recharge Basins are part of the SARMP's Santiago Creek Component ("SARMP-SCC"), which is intended to provide flood risk reduction to areas susceptible to flooding within the counties of San Bernardino, Riverside, and Orange and to provide 100-year flood protection for residents in the Santiago Creek floodplain.[40]

As it applies to the Smith Basin site, the USACE project evaluated the stabilization of slopes within the basin; regrading of the basin to create a low-flow channel through the middle of the basin for Santiago Creek; and the rehabilitation of a maintenance road along the basin's north portion. A summary of the HTRW Phase I ESA's findings is included below.

SEA/ISMND HTRW Phase I ESA. The Santa Ana River Mainstem Project (SARMP) Santiago Creek Component ("SARMP-SCC") HTRW Phase I ESA determined the SARMP-SCC footprint is not listed in a database for the storage, use, disposal, or release of hazardous substances or petroleum products and no RECs or HTRW sites were identified within the SARMP-SCC footprint. However, the following potential non-HTRW issues were identified for the Santiago Channel and Santiago Recharge Basin, which includes the Smith Basin:

- Potential for buried channel bank debris following emergency bank stabilization measures (cars provided bank stabilization post-1969 flood event); and
- Potential construction, demolition, or washout debris (broken concrete, metal rebar and culverts, and spoil piles observed in Smith Basin and buried in the Bond and Blue Diamond Basin (located in unincorporated Orange County, southwest of the Smith Basin) from bridge washout following the 1982 or 1983 flood).

The SARMP-SCC's HTRW Phase I ESA recommended that unsuitable demolition debris, solid waste, and excess material excavated during construction would require proper disposal in coordination with regulatory agencies: Orange County Health Care Agency as the Solid Waste Local Enforcement Agency (LEA) and the Santa Ana RWQCB.

The SARMP-SCC's HTRW Phase I ESA also identified the following offsite RECs:

- Reeves Pit (site of the Oakridge Private School), located adjacent to the Smith Basin at the northeast corner of Villa Park Road/East Santiago Canyon Road and North Hewes Street in the City Orange,[41] and Villa Park Landfill, located 0.25 mile from the Smith Basin at 5545 East Santiago Canyon Road on the northeast corner of Santiago Canyon Road and Cannon Street in the City of Orange.[42] These solid waste facilities closed prior to current solid waste regulations and are continuously monitored and maintained for groundwater and vapor impacts. Groundwater monitoring in 2021 at Reeve's Pit near the Smith Basin detected TCE, PCE, toluene at trace, background levels not associated with a release from the disposal site.

The SARMP-SCC's HTRW Phase I ESA concluded that these offsite RECs did not represent a significant risk for the SARMP-SCC given the following factors:

- The solid waste facilities will be avoided and not encroached upon during construction;

[40] USACE. (2023). *Santa Ana River Mainstem Santiago Creek Orange County, California Draft SEA/ISMND (SCH No. 2023090344), Section 3.4.9: Hydrology and Water Quality*.

[41] County of Orange Waste and Recycling. *Closed Landfill Sites, Reeve Pit Landfill.* Retrieved from: https://oclandfills.com/landfills/closed-landfill-sites/reeve-pit. Accessed November 2024.

[42] County of Orange Waste and Recycling. *Closed Landfill Sites, Villa Park Landfill.* Retrieved from: https://oclandfills.com/landfills/closed-landfill-sites/villa-park. Accessed November 2024.

- Groundwater monitoring indicates only trace concentrations near the SARMP-SCC;
- No impacts on groundwater recharge or the SARMP-SCC have occurred since monitoring and groundwater recharge operations began in the early 1990s; and
- No HTRW response actions are expected or required prior to SARMP-SCC implementation.

Further, the SARMP-SCC's HTRW Phase I ESA concluded that there would be a low potential that SARMP-SCC construction and continued operation would release or expose persons to hazardous, toxic, or radioactive waste.

The SARMP-SCC's HTRW Phase I ESA also identified that soils and sediments, surface water, and groundwater likely contain de minimis concentrations of organic compounds and metals due to urban stormwater runoff and proximity to developed areas and historic solid waste sites in the area, but concluded that background or de minimis concentrations of anthropogenic contaminants do not represent a REC.

Villa Park Local Hazard Mitigation Plan (LHMP). The Disaster Mitigation Act of 2000 requires all local governments to create such a disaster plan to qualify for hazard mitigation funding. On June 22, 2021, the City adopted its LHMP.[43] The LHMP is intended to assist the City in reducing its risk from natural hazards by identifying resources and strategies for risk reduction.

IMPACT ANALYSIS

4.9a Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Environmental exposure to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel); and/or emergencies, such as explosions or fires. The severity of these potential effects varies by type of activity, concentration and/or type of hazardous materials or wastes, and proximity to sensitive receptors.

Construction: Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Project construction activities on the candidate housing sites and ADU sites would involve the transport, use, and disposal of hazardous materials including fuels, paints, mechanical fluids, and solvents. Transport, use, and disposal of hazardous materials during construction would not be present in such a quantity or used in a manner that would pose a significant hazard to the public and are governed by existing regulations. Transport, use, and disposal of these potentially hazardous materials would be temporary and cease upon completion of construction. Therefore, following compliance with the established regulatory framework, future housing development on the candidate housing sites and ADU sites would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a less than significant impact would occur.

Operations: Less Than Significant Impact. Future housing development facilitated by the Project would not involve ongoing or routine use of substantial quantities of hazardous materials during operations. Only small quantities of hazardous materials typical of residential uses would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. With proper

[43] City of Villa Park. (2021). *City of Villa Park Local Hazard Mitigation Plan.*

use and disposal, which is governed by existing regulations, household maintenance chemicals would not be expected to create a significant hazard to the public or environment. Therefore, following compliance with the established regulatory framework, and given the small quantities of hazards materials typical with residential uses and routine transport, use, or disposal of substantial quantities of hazardous materials would not occur, future housing development facilitated by the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a less than significant impact would occur.

4.9b Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Human exposure to hazardous substance could occur through accidental release. Incidents that result in an accidental release of hazardous substance into the environment can cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. If not cleaned up immediately and completely, the hazardous substances can migrate into the soil or enter a local stream or channel causing contamination of soil and water. Human exposure of contaminated soil or water can have potential health effects on a variety of factors, including the nature of the contaminant and the degree of exposure. Site-specific surveys to determine the presence or absence of hazardous materials on the housing sites have not been conducted for this program level analysis.

Construction: Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. As outlined in **Table 4.9-1: SWRCB and DTSC Listed Sites**, review of regulatory databases (i.e., State Water Resources Control Board [SWRCB] GeoTracker and DTSC Envirostor) identified eight listed sites in the City. All cases are completed, and none would represent a significant hazard to the public or the environment. Also, the SEA/ISMND HTRW Phase I ESA concluded no RECs or HTRW sites were identified within the SARMP-SCC footprint, but potential non-HTRW issues were present. Further, the contamination status of properties can change. Therefore, future development facilitated by the Project would be required to comply with **MM HAZ-1**, which requires preparation of a Phase I ESA prior to the issuance of grading permits. Further, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which are anticipated would be reduced to less than significant. Given that future development would undergo project-by-project review, be regulated by the existing regulatory framework, and would comply with **MM HAZ-1**, potential impacts involving development on a contaminated site would be less than significant.

Table 4.9-1: SWRCB and DTSC Listed Sites

Site Name	Address	Type of Site	Status of Site	Envirostor Listed[1]	Geotracker Listed[2]
Villa Park Citrus Packing	10121 Santiago Boulevard	LUST Cleanup Site	Completed – Case Closed	X	X
Tosco -76 #6218	17771 Santiago Boulevard	LUST Cleanup Site	Completed – Case Closed	X	X
Villa Park High School	18042 Taft Avenue	LUST Cleanup Site	Completed – Case Closed	X	X
Continental Mouldings (Wickes)	Taft Avenue	Cleanup Program Site	Completed – Case Closed	X	X
Private Residence	Private Residence	LUST Cleanup Site	Completed – Case Closed	X	X
Private Residence	Private Residence	LUST Cleanup Site	Completed – Case Closed	X	X
Irvine Lake Boat and Tackle	4621 Santiago Canyon Road	LUST Cleanup Site	Completed – Case Closed	X	X
Orange County Fire Station #23	5020 Santiago Canyon Road	LUST Cleanup Site	Completed – Case Closed	X	X

Sources:
1. Department of Toxic Substances Control. (2024). *Envirostor Database*. Retrieved from: https://www.envirostor.dtsc.ca.gov. Accessed November 2024.
2. State Water Resources Control Board. (2024). *Geotracker Database.* Retrieved from: https://geotracker.waterboards.ca.gov. Accessed November 2024.

Construction activities associated with future development facilitated by the Project would include the use of materials such as fuels, lubricants, and greases in construction equipment and coatings used in construction. As concluded in Response 4.9a, transport, use, and disposal of these hazardous materials during construction would be temporary and would not be present in such a quantity or used in a manner that would pose a significant hazard to the public. Project construction workers would also be trained in safe handling and use of hazardous materials. The use, storage, transport, and disposal of construction-related hazardous materials and waste would be required to conform to existing laws and regulations. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would address all potentially hazardous materials such that they are used and handled in an appropriate manner and would minimize the potential for upset and accident conditions involving the release of hazardous materials into the environment to occur.

Potential development of the Towne Centre site would require demolition and removal of approximately 18,777 SF of existing structures (i.e., the City Hall, Villa Park Branch of the Orange County Public Library, and a single-story office building), and ADU construction could either result in new construction without demolition or alteration to the existing structure. Demolition of existing structures could result in the accidental release of asbestos containing materials (ACM), lead-based paints (LBP), and other hazardous materials into the environment. Exposure to hazardous materials during construction activities could occur through direct contact with hazardous materials, incidental ingestion of hazardous materials, and inhalation of airborne dust release from hazardous materials, all of which could create a significant health hazard. Project construction would be required to comply with SCAQMD Rules and Regulations pertaining to asbestos abatement (including Rule 1403), included as **SC HAZ-1**, which establishes requirements for limiting asbestos emissions during building demolition and requires implementation of measures for the

safe dismantling and removal of building components and debris to protect workers and the public from potential exposure to ACM during demolition, and State and federal law which establishes procedures for proper inspection, risk assessment, removal or containment, and clearance testing of lead-based paint. Further, future development facilitated by the Project would be required to comply with **MM HAZ-1**, which requires preparation of a Phase I ESA prior to the issuance of grading permits. Through compliance with the established regulatory framework, which includes **SC HAZ-1**, and **MM HAZ-1**, future demolition, and removal of existing buildings on the Towne Centre site and ADUs throughout the City would not 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, and a less than significant impact would occur.

The Smith Basin candidate housing site is an undeveloped site in the north-central portion of the Smith Basin. As discussed in **Section 2.2.6: Candidate Housing Sites**, the Smith Basin, along with the Blue Diamond Basin and Bond Basin comprise the Santiago Recharge Basin. The SARMP-SCC's HTRW Phase I ESA concluded no RECs or HTRW issues within the SARMP-SCC footprint. The Phase I ESA noted the potential presence in the Smith Basin for (a) buried channel bank debris following emergency bank stabilization measures (cars provided bank stabilization post-1969 flood event); and (b) construction, demolition, or washout debris (broken concrete, metal rebar and culverts, and spoil piles from bridge washout following a 1982 or 1983 flood). Because the precise location of said debris, solid waste, and excess materials is unknown, potential grading and excavation at the Smith Basin site could encounter these materials. As needed, disposal of unsuitable demolition debris, solid waste, and excess materials excavated during construction would be coordinated with regulatory agencies: Orange County Health Care Agency as the Solid Waste LEA and the Santa Ana RWQCB to prevent a significant hazard to the public or the environment.

Future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which are anticipated would be reduced to less than significant. Therefore, through compliance with the established regulatory framework, including CEQA review and Site Plan Review, and compliance with **MM HAZ-1**, future grading and excavation at the Smith Basin site would not 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. A less than significant impact would occur with mitigation incorporated.

The SARMP-SCC's HTRW Phase I ESA also identified the SARMP-SCC's proximity to the Reeves Pit and Villa Park Landfill closed solid waste facilities as an offsite REC but concluded proximity to these facilities did not represent a significant risk for the SARMP-SCC. No impacts have occurred since monitoring and groundwater recharge operations began in the early 1990s. Reeves Pit is located approximately 250 feet southwest of the Smith Basin site and the Villa Park Landfill is located approximately 0.30-mile east of the Smith Basin site. As discussed in, General Plan Housing Element Chapter III.A, it is assumed that future housing development would not encroach into the Reeves Pit or Villa Park Landfill. Future development would be subject to the City's Site Review process and **MM HAZ-1**, which requires a site-specific Phase I ESA.

Future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which are anticipated would be reduced to less than significant. Also, as a part of site-specific Phase I ESA associated with potential

housing development at the Smith Basin site, the potential presence for mine waste would be discussed, evaluated, and addressed.[44] Twenty mineral processing wastes qualify for the exclusion from federal hazardous waste regulation (i.e., RCRA), and the remainder of mineral processing wastes are regulated under RCRA and subject to applicable regulations. Given the Smith Basin site has been used for mining activities which could have processed minerals which are not excluded from RCRA regulation, future construction of the Smith Basin site would be required to be evaluated for mining waste as a part of site-specific Phase I ESA.

In summary, through compliance with established regulatory framework, **MM HAZ-1** and **SC HAZ-1**, and review pursuant to CEQA on the Smith Basin site, Project implementation would not 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. A less than significant impact would occur with mitigation incorporated.

Operations: Less Than Significant Impact. Operation of the future housing development facilitated by the Project would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes, such as paints, household cleaners, fertilizers, and pesticides. No manufacturing, industrial, or other uses using substantial amounts of hazardous materials would occur as a result of the proposed Project. With proper use and disposal, household maintenance chemicals would not be expected to create a significant hazard to the public or environment. Therefore, given the small quantities of hazards materials typical with residential uses and routine transport, use, or disposal of substantial quantities of hazardous materials would not occur, future housing development facilitated by the Project would not 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, and a less than significant impact would occur.

4.9c 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?

Construction: Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and citywide ADU sites. The Towne Centre site is adjacent to Villa Park High School and is located approximately 0.25-mile south of Cerro Villa Middle School. The Smith Basin site is located approximately 250 feet southwest of Oakridge Private School. ADUs could be proposed throughout the City and could potentially be located within 0.25-mile of an existing or proposed school. However, as concluded in Response 4.9b, through compliance with the established regulatory framework, which includes **MM HAZ-1** and **SC HAZ-1**, construction activities associated future housing development on the candidate housing sites and ADU sites would not 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. Further, as concluded in **Section 4.3: Air Quality**, through compliance with established regulatory framework, construction activities associated future housing development would not expose sensitive receptors to substantial pollutant concentrations or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Therefore, although construction activities associated with future housing development could occur within 0.25-mile of an existing or proposed school, through compliance with the established regulatory framework, which includes **MM HAZ-1** and **SC HAZ-1**, any potential handling of hazardous or acutely hazardous materials, substances,

[44] U.S. EPA. (2024). *Special Wastes*. Retrieved from: https://www.epa.gov/hw/special-wastes#mining. Accessed November 2024.

or waste construction activities would not create a significant hazard to the public or the environment. A less than significant impact would occur with mitigation incorporated.

Operations: Less Than Significant Impact. Operations of future housing development facilitated by the Project would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes, such as paints, household cleaners, fertilizers, and pesticides. No manufacturing, industrial, or other uses using substantial amounts of hazardous materials would occur as a result of the Project. With proper use and disposal, household maintenance chemicals would not be expected to create a significant hazard to the public or environment. Additionally, residential uses do not generate hazardous emissions or involve the handling of hazardous materials, substances, or waste in significant quantities that would have an impact to surrounding schools. Therefore, operations associated with future housing development facilitated by the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and a less than significant impact would occur.

4.9d Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would create a significant hazard to the public or the environment?

No Impact. Government Code §65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services lists of contaminated drinking water wells, sites listed by the SWRCB as having underground storage tank leaks and having had a discharge of hazardous wastes or materials into the water or groundwater and lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material. As concluded in Response 4.9b, review of regulatory databases (i.e., SWRCB GeoTracker and DTSC Envirostor) identified eight listed sites within the City and adjacent to the Towne Centre and Smith Basin sites. However, all cases are completed and closed and would not represent a significant hazard to the public or the environment. Further, the Towne Centre and Smith Basin sites are not included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. Therefore, future housing development facilitated by the Project would not create a significant hazard to the public or the environment in this regard.

4.9e 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. Villa Park is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip (General Plan ISMND, page 48). The facility located nearest Villa Park is John Wayne Airport, which is located approximately nine miles to the south. Therefore, given the City is not 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, future housing development facilitated by the Project would not result in a safety hazard or excessive noise associated with airport operations; no impact would occur**.**

4.9f Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project would be constructed in urbanized areas, and development on the Towne Centre site and ADU sites would occur on currently developed sites. As concluded in **Section 4.14: Population and Housing**, the Project would increase housing density in certain areas of the City and is

anticipated to increase the City's existing 2024 population by approximately 16 percent (919 additional persons). The Project would not result in changes to the City's existing circulation network. No land uses are proposed that would impair the implementation of, or physically conflict with, the City's LHMP. As a result, the Project would not conflict with any local plan aimed at preserving and maintaining adopted emergency response or emergency evacuation plans.

4.9g Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. As concluded in **Section 4.20: Wildfire**, the City's northern portion is within a very high fire hazard severity zone (VHFHSZ). Therefore, ADU sites in the City's northern portion could be within or near a VHFHSZ. While the Towne Centre site is not within or near a VHFHSZ, the Smith Basin site is within a moderate FHSZ. Therefore, future housing development on the Smith Basin site and ADU sites in the City's northern portion could expose people or structures to a significant risk of loss, injury or death involving wildland fires. Future housing development facilitated by the Project within the City's very high or moderate FHSZ would be required to comply with the 2022 CBC Chapter 7A and VPMC Chapter X, which include measures to minimize slope instability during construction, runoff, post-fire instability or drainage changes, on a site-by-site basis through implementation of structural or non-structural BMPs. Additionally, the City's LHMP identifies mitigation, included herein as **SC HAZ-2**, which requires the OCFA to clear brush and trees at least 25 feet from homes annually to minimize potential wildfire impacts in the City. Therefore, following compliance with **SC HAZ-2** and the established regulatory framework, future housing development facilitated by the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and a less than significant impact would occur.

MITIGATION PROGRAM

Standard Conditions

SC HAZ-1 **Asbestos Containing Materials (SCAQMD Rule 1403)**. Prior to issuance of any grading or demolition permits for housing development facilitated by the Project, the Applicant shall provide the City Building and Safety Division evidence of compliance with the South Coast Air Quality Management District (SCAQMD) Rule 1403, which limits asbestos emissions during building demolition. The Project applicant/proponent shall comply by notifying the SCAQMD no later than 10 working days before any demolition, sampling identified suspect ACMs to confirm presence or absence of ACM and developing and implementing ACM removal procedures as required by SCAQMD Rule 1403.

SC HAZ-2 **Wildland Fires (LHMP).** Requires OCFA to clear brush and trees at least 25 feet from homes annually.

Mitigation Measures

MM HAZ-1 **Phase I Environmental Site Assessment.** Applications for future housing development facilitated by the Project, on a site where the City has determined potential for risk of upset and accident conditions involving the release of hazardous materials into the environment, and prior to the issuance of grading permits, the project applicant shall:

1) Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment, which shall be submitted to the City for review. If contamination is found the report shall characterize the

site according to the nature and extent of contamination that is present before development activities precede at that site.

2) If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soil's conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.

3) If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits.

4) Closure reports or other reports acceptable to the County of Orange Environmental Health Division that document the successful completion of required remediation activities, if any, for contaminated soils, shall be submitted and approved by the County of Orange Environmental Health Division prior to the issuance of grading permits for any site development. No construction shall occur in the affected area until reports have been accepted by the city.

4.10 Hydrology and Water Quality

This section based in part on the Draft Fish and Wildlife Coordination Act Report and HTRW Phase I ESA conducted as part of the SEA/ISMND, which included the Smith Basin site. A summary of the HTRW Phase I ESA's findings is provided in **Section 4.9: Hazards and Hazardous Materials**.

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the projects 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 off-site.			X	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			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	

BACKGROUND

Hydrology and Drainage. As part of CWA Section 402, the U.S. EPA has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES

program regulates all pollutant discharges, which include those from construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City is within the jurisdiction of the Santa Ana RWQCB.

The primary sources of water for groundwater recharge in the OCWD are water released from the Santiago Recharge Basin, Villa Park Dam, municipal wells, storm flow, and urban runoff. These depths represent the highest recorded levels during most years. It is important to note that the primary purpose of lower Santiago Creek is flood control, with groundwater recharge being the secondary purpose.

IMPACT ANALYSIS

4.10a Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Construction: Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. It is anticipated that construction activities for future housing development facilitated by the Project would include excavation, grading, and trenching, which would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. However, construction activities would be required to comply with the NPDES program's Construction General Permit. Future housing developments that involve land disturbance equal to or greater than 1.0 acre would be subject to the Construction General Permit. Both candidate housing sites are anticipated to disturb 1.0 acre or more, thus, would be subject to the Construction General Permit. To obtain coverage under the Construction General Permit, dischargers would be required to file compliance-related documents with the SWRCB. The Construction General Permit requires development and implementation of a SWPPP and monitoring plan, which must include erosion-control and sediment-control BMPs to control potential construction-related pollutants. Future housing developments that involve land disturbance less than 1.0 acre would be subject to VPMC Article 10-13: Erosion Control, which requires projects under building permits to prepare and maintain erosion control plans to control potential construction-related pollutants. Compliance with applicable laws and regulations would prevent violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction of future housing developments facilitated by the Project. Impacts would be less than significant, and no mitigation is required.

Operations: Less Than Significant Impact. The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer systems (MS4). The RWQCBs have issued NPDES storm water permits for all municipalities. The SARWQCB issued the permit governing public storm drain system discharges in northern Orange County from the storm drain systems owned and operated by Orange County cities and the County of Orange (collectively "the Co-permittees"). Among other requirements, the NPDES permit specifies requirements for managing runoff water quality from new development and significant redevelopment projects, including specific sizing criteria for treatment BMPs. To implement the NPDES permit requirements, the Co-permittees have developed the Orange County Drainage Area Management Plan (DAMP), which includes a New Development/Significant Redevelopment Program. The New Development/Significant Redevelopment Program provides a framework and a process for following the NPDES permit requirements and incorporates watershed protection/storm water quality management principles into the Co-Permittees' General Plan process, environmental review process, and development permit approval process. The City has adopted a Local Implementation Plan (LIP) based upon the County's DAMP, which includes a Model Water Quality Management Plan (WQMP).

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Housing development facilitated by the Project could result in increased pollutant discharges from certain uses including but not limited to housing developments, parking lots, and new streets, among others. Future housing development operations would generate materials (i.e., from vehicles, landscaping, general debris, pet waste, etc.) that would potentially contribute to pollutants and sediment in stormwater runoff which could violate water quality standards or otherwise degrade water quality. However, future housing development facilitated by the Project would be subject to compliance with VPMC Chapter XX: Water Quality, which requires all new development and significant redevelopment within the City to be consistent with the DAMP and the City's LIP. Pursuant to VPMC Chapter XX, prior to issuance of any grading permit, future development would be required to prepare a WQMP, which includes BMPs designed in accordance with the Municipal NPDES Permit, DAMP, and LIP to reduce or eliminate pollutants in stormwater runoff.

Through the Site Plan Review process, future housing development facilitated by the Project would undergo review on a project-by-project basis, to address potential impacts involving violations of waste discharge requirements or water quality standards such that they are mitigated to the maximum extent practicable. Future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which are anticipated would be reduced to less than significant. Given that future housing development facilitated by the Project would undergo project-by-project review, be regulated by the Municipal NPDES, LIP, WQMP, and VPMC, future housing development facilitated by the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. A less than significant impact would occur, and no mitigation is required.

4.10b 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. Serrano Water District provides water service to Villa Park and a small portion of the City of Orange. As identified in the Serrano Water District 2020 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP), Serrano Water District currently receives its water supply from a combination of local surface water, groundwater, and imported water.[45] As outlined in UWMP Table ES-2, the Serrano Water District can provide approximately 2,218 acre feet per year (afy) of groundwater, 1,542 afy of local surface water, and 4,681 afy of purchased surface water from the Metropolitan Water District of Southern California (MWD). Groundwater is managed by the OCWD and pumped from the Orange County Groundwater Basin under normal conditions using two wells. However, due to water quality regulations regarding perfluoroalkyl and polyfluoroalkyl substances (PFAS), groundwater production halted in early 2020. [46] The UWMP concludes the Serrano Water District, MWD, and MWDOC can provide reliable water supplies under the multiple dry year hydrology with reduced supplies to meet increased demands.[47] The WCSP concludes the imported supply can compensate for reduced local surface water supplies or reduced pumping until PFAS treatment is in place, and MWD's supplies will be fully reliable during the next multiple year drought under most if not all conditions.[48]

[45] Serrano Water District. (2020). *2020 Urban Water Management Plan, page ES-5*. Retrieved from: https://www.serranowater.org/pdf/UWMP-Plan-SWD.pdf. Accessed November 2024.
[46] Ibid, pages ES-5 and ES-6.
[47] Ibid, page ES-8.
[48] Ibid, page 8-2.

Future housing development facilitated by the Project on the Towne Centre site and ADU sites would occur on developed sites. Future development facilitated by the Project on the Smith Basin site would occur on an undeveloped site, which comprises the north-central portion of the Smith Basin. As previously noted, the Smith Basin, along with the Blue Diamond and Bond Basins comprise the Santiago Recharge Basin. The Santiago Recharge Basin is part of the SARMP-SCC, which is intended to provide flood risk reduction and serve as groundwater recharge basins for the Orange County Groundwater Basin. Given the Smith Basin site is currently used as a groundwater recharge basin, future housing development on the Smith Basin site could interfere substantially with groundwater recharge. However, given SWD has halted groundwater production due to PFA contamination and imported supply can compensate for reduced local surface water supplies or reduced pumping until PFAS treatment is in place, future housing development facilitated by the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. Nevertheless, future housing development on the Smith Basin site would on undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts concerning groundwater recharge given SWD could initiate groundwater production again.

Future housing development facilitated by the Project would be required to incorporate design features that would reduce impervious area, as feasible, and promote water infiltration. Treatment control and hydromodification management facilities would promote retention and infiltration of stormwater. Future housing development facilitated by the Project would comply with water quality standards intended to reduce runoff, increase infiltration, and improve water quality. Additionally, future housing development facilitated by the Project would be required to adhere to all federal, state, and local requirements for avoiding and minimizing construction and operations impacts to groundwater supplies, including the Orange County DAMP. Therefore, future housing development facilitated by the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project could impede sustainable groundwater management of the basin, and a less than significant impact would occur.

4.10c 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, in a manner which would:

- **result in substantial erosion or siltation on- or off-site;**
- **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**
- **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**
- **impede or redirect flood flows?**

The City operates a drainage system consisting of open channels, pipe and box conduits, and several types of inlet structures. A key element of the system is the Center Street Storm Drain that runs from Mesa Drive down to Serrano Avenue and proceeds down Center Street to Santiago Creek.[49]

Construction: Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites.

[49] City of Villa Park. (2010). *City of Villa Park General Plan Update Final ISMND (SCH No. 2010091035), page 52.*

Construction activities of future housing development on the Towne Centre site and ADU sites could temporarily alter existing drainage patterns through earth-disturbing activities. However, future housing development facilitated by the Project is not anticipated to substantially alter existing drainage patterns through changes in ground surface permeability or changes in topography given these sites are developed, limited in size, and interspersed throughout the City. Construction activities would also be required to comply with the NPDES program's Construction General Permit, which requires development and implementation of a SWPPP and monitoring plan, which must include erosion-control and sediment-control BMPs to control potential construction-related runoff. Additionally, future housing developments that involve land disturbance less than 1.0 acre would be subject to VPMC Article 10-13, which requires projects under building permits to prepare and maintain erosion control plans to control potential construction-related runoff and pollutants. Given construction activities of future housing development on the Towne Centre site and ADU sites would only temporarily alter existing drainage patterns, and compliance with applicable federal, State and local laws and regulations would prevent substantial erosion or siltation on- or off-site; in flooding on- or off-site; stormwater pollution; and impede or redirect flood flows during construction, impacts would be less than significant, and no mitigation is required.

Construction activities of future housing development on the Smith Basin site could temporarily alter existing drainage patterns. As discussed above, the Smith Basin site is an undeveloped site, which comprises the north-central portion of the Smith Basin. The Smith Basin, along with the Blue Diamond and Bond Basins, comprise the Santiago Recharge Basin. The Santiago Recharge Basin is part of the SARMP-SCC which is intended to provide flood risk reduction and serve as groundwater recharge basins for the Orange County Groundwater Basin. According to the SEA/ISMND, a perpetual flowage easement exists within the Santiago Recharge Basin to store flood waters between elevations 274 feet and 298 feet.[50] FEMA designates the Smith Basin site primarily as a Regulatory Floodway and depicts the Santiago Creek flowing east to west in the center of the Smith Basin site.[51] A Regulatory Floodway is defined as the channel of a river or other watercourse and the adjacent land areas reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.[52] Also, see Response 4.10d regarding flood and dam inundation hazards.

According to the USACE, the Santiago Recharge Basin area is the Santa Ana River's largest tributary downstream of Prado Dam and captures discharges from Santiago Creek that flows along the City's southeast border. Santiago Creek extends through the Santa Ana Mountains and drains into Irvine Lake, where it flows through Irvine Regional Park. Two dams, Villa Park Dam (approximately 2 miles east of the Smith Basin) and Santiago Creek Dam (a part of Irvine Lake approximately 4.6 miles to the southeast), which are a component of the flood control reservoirs, are owned and managed by OCWD to help protect the City and the nearby cities of Orange, Tustin, and Santa Ana against flood events. At the Villa Park Dam, Santiago Creek flows in a northwest direction for approximately 15 miles to Villa Park Road and the Santiago Recharge Basin, then flows southwest for about another 7 miles before joining the Santa Ana River in the City of Santa Ana. Groundwater recharge occurs along the soft bottom segments of Santiago Creek between the Santiago Recharge Basin and Hart Park in the City of Orange.

[50] Ibid, page 10.

[51] FEMA. (2021). *Letter of Map Revision Determination Document, Case No. 21-09-0083X.* Retrieved from: https://msc.fema.gov/portal/advanceSearch#searchresultsanchor. Accessed December 2024.

[52] FEMA. (2020). *Glossary, Floodway*. Retrieved from: https://www.fema.gov/about/glossary/floodway#:~:text=A%20%22Regulatory%20Floodway%22%20means%20the,Encroachments%20that%20Cause%20an%20Increase. Accessed December 2024.

The Santiago Recharge Basin is OCWD's largest surface water storage reservoir at over 13,000 acre-feet. When full, the Santiago Recharge Basin serves as a flow through feature of Santiago Creek. Surface water enters the Santiago Recharge Basin from:

- Upper Santiago Creek into Smith Basin;
- Bond Basin, which is pumped from Burris Basin and discharged into the Burris-Santiago Pipeline through a butterfly valve located east of Collins Street and north of Bond Street; and
- Numerous storm drain discharges.

Surface water leaves the Santiago Recharge Basin by:

- Spilling from Blue Diamond Basin when the elevation is above 285.3 feet mean sea level (msl) or
- Being pumped out of Bond Basin into the Burris-Santiago pipeline. Surface water flow from the Santiago Recharge Basin can also be pumped to Burris Basin, Riverview Basin, Fletcher Basin, and Lower Santiago Creek.

The primary sources of groundwater recharge for OCWD include water released from the Santiago Recharge Basin, Villa Park Dam, municipal wells, storm flow, and urban runoff. The primary purpose of lower Santiago Creek is flood control, with groundwater recharge being the secondary purpose.

Given the Smith Basin site is currently used for flood control and as a groundwater recharge basin, is designated as a Regulatory Floodway, contains the Santiago Creek which flows east to west in the center of the Smith Basin site, and could contain a perpetual flowage easement to store flood waters, future housing development on the Smith Basin site could substantially alter the existing drainage pattern of the site and area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 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; and impede or redirect flood flows. However, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts. The analysis would evaluate potential impacts from substantial alteration of an existing drainage pattern on the site and area. Therefore, future housing development on the Smith Basin site facilitated by the Project would result in less than significant impacts and no mitigation is required.

Operations: Less Than Significant Impact. Given future development on the Towne Centre site and ADU sites would occur on currently developed sites, this future development would generally consist of infill and redevelopment. As such, future housing development facilitated by the Project would not substantially alter existing drainage patterns, because these areas are already developed with existing uses and impervious surfaces. Similarly, the increase in impervious surfaces from development on the Towne Centre site and ADU sites would be limited, and thus, the increased stormwater runoff would not be substantial, such that the existing drainage pattern of the site or area would be altered in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 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 impede or redirect flood flows.

Future development on the Smith Basin site would occur on an undeveloped site, which comprises the north-central portion of the Smith Basin. Given the Smith Basin site is currently used for flood control and as a groundwater recharge basin, is designated as a Regulatory Floodway, contains the Santiago Creek which flows east to west in the center of the Smith Basin site, and could contain a perpetual flowage easement to store flood waters, future housing development on the Smith Basin site could substantially alter the existing drainage pattern of the site and area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 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; and impede or redirect flood flows. However, future development of the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts associated with alteration of an existing drainage pattern on the site and area. Therefore, future housing development on the Smith Basin site facilitated by the Project would result in less than significant impacts and no mitigation is required.

4.10d In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. However, future housing development facilitated by the Project could be exposed to various flooding hazards, as summarized below. See Response 4.10a regarding water quality.

The City contains flood hazards areas of high and moderate to low risk.[53] The City's western central portion is within a 100- and 500-year floodplain.[54] The Towne Centre site is within a 500-year floodplain. Additionally, the Santiago Recharge Basin is at the City's southern portion, and Santiago Creek flows along the City's southeast border. Santiago Creek flows east to west through the center of the Smith Basin site. The Smith Basin site is within flood zone AE and is within a 500-year and regulatory floodway.[55] Additionally, as mentioned above, the Smith Basin site is potentially located within the boundary of a perpetual flowage easement to store flood waters. As discussed above, the Santiago Recharge Basin is the Santa Ana River's largest tributary downstream of Prado Dam and captures discharges from Santiago Creek that flows along the City's southeast border. Santiago Creek extends through the Santa Ana Mountains and drains into Irvine Lake, where it flows through Irvine Regional Park. Also, the Santiago Recharge Basin, which includes the Smith Basin site, is located within the Villa Park Main Dam Inundation boundary, Villa Park Saddle Dam 1 Inundation boundary, and Santiago Creek Main Dam Inundation boundary. Both the Villa Park Dam and Santiago Creek Dam are classified as an extremely high hazard potential.

Future housing development facilitated by the Project could place housing and structures within a 100- and 500-year flood hazard area, regulatory floodway, and/or dam inundation area. Should either dam fail, properties along Santiago Creek, and areas within the Santiago Recharge Basin, which includes the Smith Basin site, could be flooded. Additionally, given the Smith Basin site is within a 500-year and regulatory floodway and is potentially within the boundary of a perpetual flowage easement to store flood waters,

[53] City of Villa Park. (2021). *City of Villa Park Local Hazard Mitigation Plan, Figure 11: Flooding Map (Blue Area).* Accessed October 2024.
[54] FEMA. (2024). *FEMA's National Flood Hazard Layer (NFHL) Viewer.* Retrieved from: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed December 2024.
[55] Ibid.

future housing development facilitated by the Project on the Smith Basin site could be flooded and/or inundated.

The City is not located near the coast or within a tsunami evacuation area. Therefore, Project implementation would not result in the exposure of people or structures to risk involving a tsunami.

A seiche is a surface wave created when a large body of water is shaken, often by an earthquake. There are three large bodies of water located within or near the City (i.e., the three basins which comprise the Santiago Recharge Basin). Although there is no history of seiche inundation in the Santiago Recharge Basin, they involve enclosed bodies of water that could be subject to relatively strong earthquake ground shaking, resulting in inundation by seiche. In the unlikely event of a seiche, housing development facilitated by the Project on the Smith Basin site and ADU sites located around the Santiago Recharge Basin could be flooded. The City's flooding risk is addressed in the City's Emergency Operations Plan. Therefore, impacts would be less than significant.

FEMA requires municipalities that participate in the National Flood Insurance Program (NFIP) to adopt certain flood hazard reduction standards for construction and development in flood plains. Accordingly, the City requires all new development within all areas of special flood hazards to obtain the necessary permits from applicable governmental agencies, and comply with VPMC Chapter XII: Flood Damage Prevention, such that future housing development facilitated by the Project would be reasonably safe from flooding. Therefore, any future housing development facilitated by the Project located within a special flood hazard area, would be required to comply with VPMC Article 12-5, and would be designed (or modified) to comply with the standards and provisions for flood hazards reduction. Flood hazard reduction standards for construction, utilities, subdivisions and other proposed development, manufactured homes, and floodways require structures are anchored to prevent the structure's flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Further, construction must be conducted with materials resistant to flood damage and use methods and practices that minimize flood damages, and constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment that are designed and located to prevent water from entering or accumulating within the components during conditions of flooding. Additionally, future housing development facilitated by the Project within regulatory floodways (i.e., Smith Basin site) would be subject to VPMC §12-5.6: Floodways, which prohibits encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered civil engineer is provided demonstrating that the proposed encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge. Further, any future housing development facilitated by the Project, which places housing and structures within flood hazard, tsunami, or seiche zones would be subject to site-specific environmental review and would be required to meet mandatory federal, State, and local requirements in effect at the time of development. Future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which are anticipated would be reduced to less than significant. Therefore, future housing development facilitated by the Project would not risk release of pollutants due to Project inundation. Impacts would be less than significant, and no mitigation is required.

4.10e Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As discussed above in Response 4.10b, given SWD has halted groundwater production due to PFA contamination and imported supply can compensate for reduced local surface

water supplies or reduced pumping until PFAS treatment is in place, future housing development facilitated by the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project would impede sustainable groundwater management of the basin. Further, future housing development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, which could include the evaluation of potential impacts to groundwater recharge. Additionally, future housing development facilitated by the Project would comply with the existing regulatory framework and would not substantially decrease or interfere substantially with groundwater recharge such that the Project would impede sustainable groundwater management of the basin. Therefore, given future housing development facilitated by the Project would not substantially decrease or interfere substantially with groundwater recharge, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and a less than significant impact would occur.

MITIGATION PROGRAM

Standard Conditions or Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

4.11 Land Use and Planning

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
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	

IMPACT ANALYSIS

4.11a Would the project physically divide an established community?

No Impact. Projects that divide an established community can involve large scale linear infrastructure, such as freeways, highways, and drainage facilities that bisect an established community or create barriers to movement within that community. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. The Project involves future housing development on two candidate housing sites and existing residential sites for ADUs, which by nature and scale, would not create a barrier. Therefore, future housing development facilitated by the Project would not physically divide an established community. No impact would occur, and no mitigation is required.

4.11b 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?

SCAG Connect SoCal 2024: Less Than Significant Impact. SCAG's Regional Council adopted the 2024-2050 RTP/SCS (Connect SoCal 2024) on April 4, 2024. Connect SoCal 2024 was adopted as part of SCAG's planning obligations. While Connect SoCal 2024 remains focused on its core responsibilities, and on the requirements of a comprehensive RTP integrated with the development of a SCS, it also encompasses a holistic approach to programs and strategies that support the success of the RTP, such as workforce development, broadband, and mobility hubs. Connect SoCal 2024 aims to address regional challenges in the areas of the environment, economy, communities (housing and essential services), and mobility. As shown below in **Table 4.11-1: Connect SoCal 2024 and 2020 Goal Consistency** Analysis, the Project would not conflict with Connect SoCal 2024's applicable goals and would further the State's goals through VMT reduction. Therefore, the Project would not cause a significant environmental impact due to a conflict with any SCAG goal adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant, and no mitigation is required.

Table 4.11-1: Connect SoCal 2024 and 2020 Goal Consistency Analysis	
Connect SoCal 2024 Goal	**Consistency**
Connect SoCal 2024	
Mobility: Build and maintain an integrated multimodal transportation network.	
SG1: Support investments that are well-maintained and operated, coordinated, resilient and result in improved safety, improved air quality and minimized greenhouse gas emissions.	**Consistent.** While the Project is not a transportation improvement project, future housing development facilitated by the Project could result in more diverse and affordable housing (multi-family and ADUs) closer to existing jobs and commercial centers, thereby reducing VMT and associated GHG emissions.
SG2: Ensure that reliable, accessible, affordable and appealing travel options are readily available, while striving to enhance equity in the offerings in high-need communities.	**Consistent.** Future housing development facilitated by the Project could result in more diverse and affordable housing closer to established alternative and active transit, providing new residents with access to transit options.
Communities: Develop, connect and sustain livable and thriving communities.	
SG3: Create human-centered communities in urban, suburban and rural settings to increase mobility options and reduce travel distances.	**Consistent.** See response to SG1.
Environment: Create a healthy region for the people of today and tomorrow.	
SG4: Develop communities that are resilient and can mitigate, adapt to and respond to chronic and acute stresses and disruptions, such as climate change.	**Consistent.** See response to SG1.
SG5: Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions and enable more sustainable use of energy and water.	**Consistent.** See response to SG1. Additionally, as mentioned, in **Section 4.6: Energy** and **Section 4.19: Utilities and Service Systems**, housing development facilitated by the Project would be subject to compliance with the latest State and local energy and water efficiency standards and policies, thereby enabling further sustainable energy and water use.
SG6: Conserve the region's resources.	**Consistent.** As discussed in **Section 4.6**, housing development facilitated by the Project would be subject to compliance with Title 24 standards, reducing material usage and waste. Further, housing facilitated by the Project would adhere to General Plan Policies OS/C #7 and #9, which address water conservation.
Connect SoCal 2020	
Goal 1: Encourage regional economic prosperity and global competitiveness.	**Not Applicable.** This policy is not project-specific; therefore, is not applicable. However, future housing development facilitated by the Project would provide additional housing near existing regional job centers.
Goal 2: Improve mobility, accessibility, reliability, and travel safety for people and goods.	**Consistent.** See response to SG1.
Goal 3: Enhance the preservation, security, and resilience of the regional transportation system.	**Not Applicable.** This is not a project-specific policy; therefore, is not applicable.
Goal 4: Increase person and goods movement and travel choices within the transportation system.	**Not Applicable.** This is not a project-specific policy; therefore, is not applicable.

Table 4.11-1: Connect SoCal 2024 and 2020 Goal Consistency Analysis	
Connect SoCal 2024 Goal	**Consistency**
Goal 5: Reduce greenhouse gas emissions and improve air quality.	**Consistent.** See response to SG1 and SG5.
Goal 6: Support healthy and equitable communities	**Consistent.** See response to SG1. The Project does not exceed air quality standards. Projects that do not exceed the SCAQMD's LSTs would not violate any air quality standards or contribute substantially to an existing or forecast air quality violation and result in no criteria pollutant health impacts.
Goal 7: Adapt to a changing climate and support an integrated regional development pattern and transportation network.	**Not Applicable.** This is not a project-specific policy; therefore, is not applicable.
Goal 8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel.	**Not Applicable.** This is not a project-specific policy; therefore, is not applicable. However, it is noted that future housing development facilitated by the Project would be subject to VPMC §19-14.2, which requires a fair share payment for citywide traffic systems improvements, which would facilitate efficient transportation movement throughout the City.
Goal 9: Encourage development of diverse housing types in areas that are supported by multiple transportation options.	**Consistent.** See response to SG1 and SG2.
Goal 10: Promote conservation of natural and agricultural lands and restoration of habitats.	**Consistent.** None of the housing sites would impact agricultural lands. The Towne Centre site and ADU sites are on developed sites and would not impact habitats. The Smith Basin site contains sensitive habitat and protected wildlife species. Future development at the Smith Basin site would require evaluation of and mitigation for impacts to biological resources.

Villa Park General Plan: Less Than Significant Impact. The General Plan is the overarching policy planning document, which provides the framework for managing and utilizing the City's physical, economic, and human resources. The General Plan consists of seven elements addressing circulation, growth management, housing, land use, noise, open space and conservation, and safety. As shown below in **Table 4.11-2: General Plan Consistency** Analysis, the Project would not conflict with the applicable General Plan policies.

The Project proposes to amend the General Plan Land Use Element to reclassify the 17.8-acre Smith Basin site from Open Space to Commercial. This General Plan amendment would be required to facilitate the future development of approximately 204 DU on the Smith Basin site and to ensure consistency with the Housing Element. Following approval of the proposed General Plan amendment, the Project would not conflict with the Housing Element or Land Use Element.

Therefore, the Project would not cause a significant environmental impact due to a conflict with any General Plan policy adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant, and no mitigation is required.

Table 4.11-2: General Plan Consistency Analysis	
General Plan Policy	**Consistency**
LU #9: Towne Centre Enhancement – The City, along with partnering property owners, shall facilitate through planning and cooperative economic partnerships enhancements to the appearance, character and viability of the existing Towne Centre.	**Consistent:** The Project would facilitate future housing development on the Towne Centre site, which would be in furtherance of meeting the City's housing needs while enhancing the Towne Centre's appearance, character, and viability subject to Site Plan Review.
C #2: Maintain a peak level of service ["LOS"] at intersections of "D" or better and along roadway segments of "C" or better.	**Consistent.** Automobile delay, as measured by LOS, no longer constitutes a significant environmental effect under CEQA. Notwithstanding, future housing development facilitated by the Project would be required to pay the City's traffic systems improvement fee, which would be used to improve street segments and intersections throughout the City.
C #6: Support bicycle routes that minimize cyclist/motorist conflicts.	**Consistent.** See response to Policy C #2.
OS/C #3: Continue coordination with surrounding Cities and the County for preservation of open space within Villa Park and the regional area.	**Consistent.** The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. As a part of the Project, the Smith Basin site, which is currently designated Open Space, would be reclassified to Commercial to allow for future housing. The Smith Basin site is owned by the OCFCD for flood control and groundwater recharge purposes. No public access or recreation is currently permitted on the site.[56] Future development on the Smith Basin site would result in an incremental loss of open space within Villa Park and the regional area. However, the majority of the open space in the Santiago Recharge Basin would be retained.
OS/C #7: Protect significant groundwater recharge areas to ensure continued recharge of local groundwater basins.	**Consistent.** As concluded in **Section 4.10: Hydrology and Water Quality**, given the Smith Basin site is currently used as a groundwater recharge basin, future housing development on the Smith Basin site could interfere substantially with groundwater recharge. However, given SWD has halted groundwater production due to PFA contamination and imported supply can compensate for reduced local surface water supplies or reduced pumping until PFAS treatment is in place, future housing development facilitated by the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. However, given future development facilitated by the Project would be required to comply with local, State, and federal regulations stormwater treatment and management, and future development on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts concerning groundwater recharge, the Project would

[56] USACE. (2023). *Santa Ana River Mainstem Santiago Creek Orange County, California Draft SEA/ISMND (SCH No. 2023090344), page 141.*

Table 4.11-2: General Plan Consistency Analysis	
General Plan Policy	**Consistency**
	not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project could impede sustainable groundwater management of the basin. Therefore, although future housing development facilitated by the Project would not protect significant groundwater recharge areas, future project-level CEQA review would specify mitigation to address potentially significant impacts concerning groundwater recharge and ensure continued recharge of local groundwater basins.
OS/C #9: Promote water conservation principles and policies for use by the City and those living, working, and operating a business within the City and those developing land within the City.	**Consistent.** Future housing development facilitated by the Project would be subject to State and local water efficiency standards including the City's Water Efficient Landscape Ordinance, which would help conserve the City's available water supply.
OS/C #10: Control surface runoff water discharges into the storm drain system through enforcement of the City's National Pollution Discharge Elimination System (NPDES) Permit.	**Consistent.** As discussed in **Section 4.10**, future housing development facilitated by the Project would be subject to State and local requirements concerning water quality, including NPDES Permit requirements.
S #3: Enforce the requirements of the Federal Emergency Management Agency (FEMA) to mitigate flood hazards.	**Consistent.** As concluded in **Section 4.10**, given the Smith Basin site is currently used for flood control and as a groundwater recharge basin, is designated as a Regulatory Floodway, contains the Santiago Creek which flows east to west in the center of the Smith Basin site, and could contain a perpetual flowage easement to store flood waters, future housing development on the Smith Basin site could substantially alter the existing drainage pattern of the site and area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 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; and impede or redirect flood flows. However, future housing development on the Smith Basin site would be subject to FEMA requirements and would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts.
S #4: Support Orange County Flood Control District and Army Corps of Engineers efforts to monitor and upgrade regional and local flood control facilities.	**Consistent.** See response to OS/C #7.
N #3: Promote, where appropriate, sound attenuation measures. These may include the use of berms and wall barriers, the placement of buildings away from the noise source, or a combination of sound attenuation measures.	**Consistent**. As discussed in **Section 4.13: Noise**, the Project would facilitate future housing development on candidate housing sites and ADU sites. Projects would be subject to the City's Noise Ordinance, which identifies hours of construction and allowable operational noise. If

Table 4.11-2: General Plan Consistency Analysis	
General Plan Policy	**Consistency**
	construction were to occur outside of set times, **SC NOI-1** would apply, requiring a City-issued noise variance. Operations from future housing development facilitated by the Project would involve typical residential uses and therefore is not anticipated to violate the City's Noise Ordinance.

VPMC: Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. The multi-family housing anticipated by the Housing Element on the Towne Centre site would be permitted based on the existing C-MU Commercial – Mixed-Use zoning. Also, the ADU would be permitted in either the E-4 - Single Family Residential Estate or R-1 - Single Family Residential zones. However, the multi-family housing would not be permitted on the Smith Basin site, based on the existing Open Space (OS) zone. Therefore, the Project proposes to rezone the Smith Basin site from OS to C-MU. The Project also proposes zone text amendments to revise applicable sections of VPMC Article 23-7 – Commercial Zones concerning the C-MU zone's development standards to allow residential development. With the proposed zoning amendments, future housing development on the Towne Centre and Smith Basin sites would not conflict with VPMC. Additionally, construction and operations would comply with would be subject to compliance with the VPMC including grading, building, water quality, and noise standards, among others. Therefore, the Project would not conflict with VPMC standards adopted for the purpose of avoiding or mitigating environmental effect. Impacts would be less than significant, and no mitigation is required.

OCWD HMP: Less Than Significant Impact. As discussed in **Section 4.4: Biological Resources**, the Santiago Recharge Basins are within the OCWD's HMP, which was prepared to identify restoration activities that provide compensatory mitigation for ongoing routine maintenance impacts to federal and state jurisdictional waters associated with OCWD groundwater management operations. OCWD's maintenance and groundwater management operations are conducted under USACE RGP 90 which was first initiated in 2012 and recently renewed in 2022. The HMP mitigation requirements are currently incorporated as a condition of the USACE RGP 90 permit and are required by the FWS as a condition of their concurrence per Section 7 Consultation for USACE's initial issuance and renewal of RGP 90. Additionally, issuance of the 2013 Water Quality Certification by the RWQCB and the LSAA by CDFW are contingent upon the implementation of the mitigation sites as identified in OCWD's HMP.

In the HMP, the Santiago Recharge Basins (i.e., Smith Basin, Blue Diamond Basin, and Bond Basins) are identified as two of the seven recharge basins where native habitat restoration and preservation will occur. Under the HMP, OCWD is required to preserve and manage a total of 31.80 acres in Smith Basin and 48.08 acres in Blue Diamond and Bond basins. Of the 31.80 acres to be preserved in Smith Basin, 27.47 acres is existing native vegetation (includes 8.6 acres of open water habitat), and 4.33 acres is non-native vegetation that OCWD is required to restore. Of the 48.08 acres to be preserved in the Blue Diamond and Bond basins, 34.44 acres is existing native vegetation, and 13.64 acres is non-native vegetation that is to be restored by OCWD. As of September 2023, OCWD has restored 6.47 acres of native vegetation in Blue Diamond and Bond basins, and no restoration has yet occurred in Smith Basin.

It is not known which portions of the Smith Basin have been identified as mitigation sites in OCWD's HMP. Thus, this analysis conservatively assumes that housing development facilitated by the Project on the

Smith Basin site could be located within OCWD's HMP identified mitigation site within the Smith Basin and would conflict with the provisions of OCWD's adopted HMP. Therefore, future housing development facilitated by the Project on the Smith Basin site would undergo separate project-level CEQA review and specify the mitigation to address potentially significant impacts, if any. Therefore, future housing development facilitated by the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan, and a less than significant impact would occur.

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

4.12 Mineral Resources

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
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

4.12a 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?

No Impact. The County's General Plan Resources Element depicts generalized Mineral Resource Areas in the City.[57] While the City could contain mineral resources, future development facilitated by the Project on the Towne Centre site and ADU sites would primarily occur in already developed and urbanized areas and would be in-fill development in urbanized areas. Therefore, future development facilitated by the Housing Element on these sites would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of California. No impact would occur in this regard.

There are no ongoing mining activities within the City.[58] However, the Santiago Recharge Basins were previously operated as aggregate mines (for sand and gravel aggregate) prior to their purchase by the OCWD in 1990.[59] The Santiago Recharge Basins have not functioned as aggregate mines since their purchase by OCWD in 1990.[60] Future housing development on the Smith Basin site would be located within the Santiago Recharge Basin, and future housing development would prevent mining. However, since mining activities have previously occurred in the Santiago Subbasin area, it is assumed any mineral resources that did occur on site have been extracted and future mining of sand and gravel resources would not be anticipated to occur again.[61] Therefore, given mineral resources likely no longer exist within the Santiago Basins, which include the Smith Basin site, future housing development facilitated by the Project on the Smith Basin site would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of California. Therefore, no impact would occur.

4.12b 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 General Plan does not identify any available locally-important mineral resources. Therefore, future housing development facilitated by the Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on an applicable land use plan. The Project would result in no impact to mineral resources and no mitigation is required.

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57 County of Orange. (2015). *County of Orange General Plan Chapter VI. Resources Element Figure VI-3*. Retrieved from: https://ocds.ocpublicworks.com/sites/ocpwocds/files/import/data/files/40235.pdf. Accessed October 2024.

58 City of Villa Park. (2010). *City of Villa Park General Plan Update Final ISMND (SCH No. 2010091035), page 61.*

59 USACE. (2023). *Santa Ana River Mainstem Santiago Creek Orange County, California Draft SEA/ISMND (SCH No. 2023090344), page 21.*

60 Ibid.

61 City of Villa Park. (2010). *City of Villa Park General Plan Update Final ISMND (SCH No. 2010091035), page 61.*

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

4.13 Noise

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Generate 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) Generate of excessive ground borne vibration or ground borne 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

BACKGROUND

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel 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. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise as well as the time of day when the noise occurs. For example, the equivalent continuous sound level (L_{eq}) is the average acoustic energy content of noise for a stated period of time; 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. The Day-Night Sound Level (L_{dn}) is a 24-hour average L_{eq} with a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The Community Noise Equivalent Level (CNEL) is a 24-hour average L_{eq} with a 10 dBA weighting added to noise during the hours of 10:00 p.m. to 7:00 a.m. and an additional 5 dBA weighting during the hours of 7:00 p.m. to 10:00 p.m. to account for noise sensitivity in the evening and nighttime.

CCR, Title 24. The State's noise insulation standards are codified in the CCR, Title 24: Part 1, Building Standards Administrative Code, and Part 2, California Building Code. These noise standards are applied to new construction in California for the purpose of interior noise compatibility from exterior noise sources. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, or hospitals, are located near major transportation noise sources, and where such noise sources create an exterior noise level of 65 dBA CNEL or higher. Acoustical studies that accompany building plans must demonstrate that the structure has been designed to limit interior noise in habitable rooms to acceptable noise levels. For new residential buildings, schools, and hospitals, the acceptable interior noise limit for new construction is 45 dBA CNEL.

VPMC Chapter VI, Article 6-6 – Noise Control. The City's Noise Ordinance is within its Municipal Code that establishes citywide interior and exterior noise level standards; refer to VPMC Article 6-6, *Noise Control*. The Noise Ordinance is intended to control unnecessary, excessive, and annoying noises emanating from incorporated areas of the City. The interior and exterior noise standards used by the City are presented in **Table 4.13-1: Exterior Noise Standards** and **Table 4.13-2: Interior Noise Standards**, respectively.

Table 4.13-1: Exterior Noise Standards

Zone	Time Period		Cumulative Period				
	7:00 a.m. – 10:00 p.m.	10:00 p.m. – 7:00 a.m.	30 minutes	15 minutes	5 minutes	1 minute	Any period
1	55	50	+0	+5	+10	+15	+20

Source: VPMC §6-6.5 – Exterior Noise Standards

Note: If ambient noise level exceeds any of these noise limit categories, the cumulative period applicable to that category will be increased to reflect the ambient noise level. The maximum permissible noise level should never exceed the maximum ambient noise level. Additionally, each of the noise limits specified above should be reduced by five (5) dB(A) for impact or simple tone noises, or for noises consisting of speech or music.

Table 4.13-2: Interior Noise Standards

Noise Level (dBA)	Cumulative Period	Time Period
45	More than 5 minutes	10:00 p.m. to 7:00 a.m.
50	Not more than 1 minute	
55	Any period of time	

Source: VPMC §6-6.6 – Interior Noise Standard

Note: If ambient noise level exceeds any of the above noise limit categories, the cumulative period applicable to that category will be increased to reflect the ambient noise level. The maximum permissible noise level should never exceed the maximum ambient noise level.

IMPACT ANALYSIS

4.13a Would the project result in the 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 Ordinances, or applicable standards of other agencies?

Construction: Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future development would involve construction activities. Typical construction equipment generates maximum noise levels at 50 feet from the noise source ranging between 80 dBA for backhoes

and loading trucks to 85-90 dBA for graders and excavators. **Table 4.13-3: Maximum Noise Levels Generated by Construction Equipment** shows the typical noise levels for common construction equipment.

The City's Noise Ordinance outlines special provisions relating to noise standard exceptions for certain activities. Construction, repair, remodeling, or grading activities are exempt from the City's noise standards provided these activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, or 8:00 p.m. and 8:00 a.m. on Saturday, or at any time on Sunday or a Federal holiday.[62] In general, construction would typically involve the following construction sequence: (1) site preparation and/or demolition; (2) grading and utilities construction; (3) building construction; (4) paving; and (5) architectural coatings. Typical construction equipment would include backhoes, excavators, graders, loaders, compactors, cranes, trucks, pavers, pneumatic tools, generator sets, and air compressors. With the exception to pile-driving activities, construction equipment with substantially higher noise-generation characteristics (such as rock drills and blasting equipment) would not be anticipated for construction of typical residential developments. Nevertheless, future housing development facilitated by the Project could generate a substantial temporary increase in ambient noise levels in the vicinity of the respective housing sites in excess of standards established in the City's Noise Ordinance.

Table 4.13-3: Maximum Noise Levels Generated by Construction Equipment

Equipment	Typical Noise Level (dBA) at 50 Feet from Source		
	Acoustical Use Factor	L_{max} at 50 Feet (dBA)	L_{max} at 100 Feet (dBA)
Concrete Saw	20	90	84
Crane	16	81	75
Concrete Mixer Truck	40	79	73
Backhoe	40	78	72
Dozer	40	82	76
Excavator	40	81	75
Forklift	40	78	72
Paver	50	77	71
Roller	20	80	74
Tractor	40	84	78
Water Truck	40	80	74
Grader	40	85	79
General Industrial Equipment	50	85	79

Notes:
dBA: A-weighted decibels; L_{max}: maximum noise level
Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.

Source: Federal Highway Administration. (2006). *Roadway Construction Noise Model User's Guide*. Retrieved from: https://www.fhwa.dot.gov/environment/noise/construction_noise/rcnm2/. Accessed November 2024.

Future housing development facilitated by the Project would be subject to compliance VPMC §6.6-7(e), which sets hours and dates for construction activities. However, should an applicant require construction outside of set hours, compliance with VPMC Chapter VI, Article 6-6, §12 as outlined under **SC NOI-1** would be required. This requires an Applicant to request from the City Health Officer a noise variance for

[62] VPMC §6-6.7(e).

construction equipment, vehicles, or work outside the permitted hours. The Health Officer and City Noise Variance board would determine the appropriateness of the variance request in respect of the Project and public health and welfare. Additionally, future housing development facilitated by the Project would be subject to the City's Site Plan Review process under VPMC Chapter XXIII, Article 23-23 - Planning Application, which requires projects to be reviewed with compliance with adjacent land uses, including noise compatibility. The City may also require an acoustical analysis in instances where the existing noise environment may affect future residents. The acoustical analysis would ensure that construction and operations of future housing development facilitated by the Project would meet the City's interior and exterior noise standards as specified in the City's Noise Ordinance.

To further reduce potential noise impacts resulting from construction, **MM NOI-1** and **MM NOI-2** would be required as a mitigation measure or condition of approval. **MM NOI-1** requires use of best available noise control techniques, as well as alternatives to pneumatic power tools to reduce noise levels. **MM NOI-2** requires future applicants provide a system to track and respond to noise complaints. Given compliance with the established regulatory framework, and with **MM NOI-1** and **MM NOI-2** incorporated, future housing development facilitated by the Project would not result in substantial temporary or permanent increase in ambient noise levels in the vicinity of or within the City in excess of standards established in the City's Noise Ordinance. Therefore, impacts would be less than significant with mitigation incorporated.

Operations: Less Than Significant Impact. Future housing development facilitated by the Project would result in additional noise sources from housing, people, pets, and automobiles in the community. Noise is also likely to occur from stationary operation-related sources, such as heating, ventilation, and air conditioning (HVAC) units, generators, lawn maintenance equipment, and swimming pool pumps. Future housing development facilitated by the Project could generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the respective Project sites, in excess of standards established in the City's Noise Ordinance.

However, future housing development facilitated by the Project would be subject to compliance with the City's Noise Ordinance and VPMC Chapter XXIII, Article 23-23. Some stationary noise sources, such as mechanical HVAC units located on the ground or on rooftops of the proposed structures, would have the potential to generate high noise levels. However, specific information on the HVAC units (location, sizes, manufacturers, models) associated with future housing development is not known. Compliance with the City's Noise Ordinance is typically achieved through the inclusion of acoustical enclosures around the HVAC units. VPMC Chapter XXIII, Article 23-23 requires the City Planning Director to review projects for conformity with the VPMC and standards, which would include Project design considering possible noise impacts. If a proposed Project is found to potentially exceed the City Noise Ordinance's standards, the proposed Project may be subject to further review and modifications to minimize impacts.

Noise is also likely to occur from mobile sources such as motor vehicle traffic. Future housing development facilitated by the Project would result in increased traffic volumes on local City roadways, thereby increasing cumulative noise levels. Additional average daily trips (ADT) from future housing development facilitated by the Project would need to more than double current ADT for there to be a discernable difference in noise levels (i.e., more than 3 dBA increase). Except the Smith Basin site, the Towne Centre and ADU sites are already developed with structures and already generate traffic volumes and contribute to mobile noises. Further, future housing development facilitated by the Project would likely not double traffic volumes to increase mobile source noise, given only one candidate site is currently vacant. Therefore, given compliance with the established regulatory framework, operations from future housing

developments facilitated by the Project would not result in substantial temporary or permanent increase in ambient noise levels in the vicinity of or within the City in excess of standards established in the City's Noise Ordinance. Impacts would be less than significant, and no mitigation is required.

4.13b Would the project result in the generation of excessive ground borne vibration or ground borne noise levels?

Construction: Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Construction equipment operations would generate vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located near a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). Ground borne vibrations from construction activities rarely reach levels that damage structures. Construction activities associated with future housing development may result in varying degrees of ground borne vibration from heavy equipment operations, depending on the construction procedure and equipment used.

The Federal Transit Authority (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 inch/second) appears to be conservative even for sustained pile driving. Pile driving levels often exceed 0.2 inch/second at distances of 50 feet, and 0.5 inch/second at 25 feet without any apparent damage to buildings. Types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 25 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. Construction activities associated with future housing development facilitated by the Project have the potential to generate low levels of ground borne vibration. **Table 4.13-4: Typical Vibration Levels for Construction Equipment** identifies vibration velocity levels for various construction equipment types.

Table 4.13-4: Typical Vibration Levels for Construction Equipment

Equipment	Approximate Peak Particle Velocity at 25 Feet (inches/second)	Approximate Peak Particle Velocity at 50 Feet (inches/second)	Approximate Peak Particle Velocity at 250 Feet (inches/second)
Large bulldozer	0.089	0.0315	0.0028
Loaded trucks	0.076	0.0269	0.0024
Small bulldozer	0.003	0.0011	0.0001
Jackhammer	0.035	0.0124	0.0011
Vibratory compactor/roller	0.210	0.0742	0.0066

Source:
1. Federal Transit Administration. (2018). *Transit Noise and Vibration Impact Assessment Manual, Tables 7-4 and 12-2*. Retrieved from: 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. Accessed November 2024.

Notes:
1. Calculated using the following formula:

$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$

where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance
PPV (ref) = the reference vibration level in in/sec from the Federal Transit Authority's *Transit Noise and Vibration Impact Assessment Guidelines, Table 12-2.*
D = the distance from the equipment to the receiver

Similar to noise, ground borne vibration attenuates with distance. The ground borne vibration generated during future housing developments' construction activities would primarily impact vibration-sensitive land uses (i.e., nonengineered timber and masonry buildings) adjacent to or near the construction activity. The force of vibrations reaching an adjacent structure would depend upon several variables, including the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two. Based upon the vibration velocity levels provided in **Table 4.13-4,** vibration velocities from typical heavy construction equipment operations that could be used during construction activities range from 0.003 to 0.089 inch-per-second PPV at 25 feet from the activity source (and up to 0.644 PPV if pile driving activities were to occur). Therefore, vibration velocities from typical heavy construction equipment operations at 25 feet from the activity source would not exceed the 0.2 the inch/second threshold, except for pile driving activities. As also shown in the table, vibration velocities from pile driving activities at 50 feet from the activity source would exceed the 0.2 the inch/second threshold. Therefore, construction-related activities that involve pile driving and occur 50 feet from a vibration-sensitive land use (non-engineered timber and masonry buildings) could exceed 0.2 the inch/second threshold, and expose persons or structures to, or generate excessive ground borne vibration or ground borne noise levels.

To mitigate potential impacts to vibration-sensitive structures (i.e., non-engineered timber and masonry buildings) located within a 50-foot radius of pile driving activities, any future housing development proposing pile driving would incorporate **MM NOI-3**, as applicable to the site-specific development. **MM NOI-3** requires temporary noise attenuation curtains and alternative installation methods to reduce vibration impacts. The attenuation curtain would be placed between the equipment and nearest noise sensitive receptor to the construction site. Alternative installation methods could reduce vibration impacts below the 0.2 the inch/second threshold. Therefore, impacts would be less than significant with the incorporation of mitigation.

Operations: Less Than Significant. Operation of future housing developments facilitated by the Project are not anticipated to generate excessive ground borne vibration or ground borne noise. Future housing

development would not involve activities, such as railroads or substantial heavy truck operations, which cause vibration impacts at surrounding uses. Therefore, operational activities associated with future development would not expose persons or structures to or generate excessive ground borne vibration or ground borne noise levels. A less than significant impact would occur, and no mitigation is required.

4.13c 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 City does not contain any airports, nor is it within two miles of a public airport or public use airport. The airport nearest the City is Orange County John Wayne Airport, located approximately 8.7 miles to the south. Given no airports are located within two miles of the City, the Project would not expose people residing or working within the City to excessive noise levels associated with airports and no impact would occur.

MITIGATION PROGRAM

Standard Conditions

SC NOI-1 **Construction Noise (VPMC Chapter VI, Article 6-6, §12).** The owner or operator of a noise source which violates any of the provisions of this section may file an application with the Health Officer for a variance from the provisions thereof wherein said owner or operator shall set forth all actions taken to comply with said provisions, the reasons why immediate compliance cannot be achieved, a proposed method of achieving compliance, and a proposed time schedule for its accomplishment. Said application shall be accompanied by a fee as determined by the City Council. A separate application shall be filed for each noise source; provided, however, that several mobile sources under common ownership, or several fixed sources on a single property may be combined into one application. Upon receipt of said application and fee, the Health Officer shall refer it with his recommendation thereon within thirty (30) days to the Noise Variance Board of the City for action thereon in accordance with the following below.

The Noise Variance Board shall evaluate all applications for variance from the requirements of this section and may grant said variances with respect to time for compliance, subject to such terms, conditions, and requirements as it may deem reasonable to achieve maximum compliance with the provisions of this section. Said terms, conditions and requirements may include but shall not be limited to limitations on noise levels and operating hours. Each such variance shall set forth in detail the approved method of achieving maximum compliance and a time schedule for its accomplishment. In its determinations said Board shall consider the magnitude of nuisance caused by the offensive noise; the uses of property within the area of impingement by the noise; the time factors related to study, design, financing, and construction of remedial work; the economic factors related to age and useful life of equipment; and the general public interest and welfare. Any variance granted by said Board shall be by resolution and shall be transmitted to the Health Officer for enforcement. Any violation of the terms of said variance shall be unlawful.

Mitigation Measures

MM NOI-1 **Construction Noise – Noise Reduction Program.** Where construction activities would exceed the standards established in the City's Noise Ordinance, the Applicant shall require construction contractors to implement a site-specific Noise Reduction Program, which includes the following measures, ongoing through demolition, grading, and/or construction:

- Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used (this muffler can lower noise levels from the exhaust by up to approximately 10 dBA). External jackets on the tools themselves shall be used where feasible (this can achieve an approximately 5.0-dBA reduction. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Stationary construction-related noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.

MM NOI-2 **Construction Noise – Noise Complaints.** Prior to demolition, grading, or building permit issuance, the Applicant of future development facilitated by the Project shall submit to the Planning Department a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. At minimum, these measures shall include the following:

- A procedure to the public for notifying the City's Code Enforcement Officer and Police Department (during regular construction hours and off-hours);
- A requirement for a sign to be posted by the Applicant on-site specifying the permitted construction days and hours, and notification procedure, and who to notify in the event of a noise-related concern. The sign shall also include the construction contractor's telephone numbers (during regular construction hours and off-hours); and
- A requirement for a preconstruction meeting to be held with the Applicant and general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

MM NOI-3 **Construction Vibration.** For vibration-sensitive structures (i.e., non-engineered timber and masonry buildings) located within a 50-foot radius of pile driving activities, prior to demolition, grading, or building permit issuance, the Applicant of future development facilitated by the Project shall provide for the following measures to be specified on the project plans and implemented prior to and during construction:

- The applicant shall utilize temporary noise attenuation curtain suitable for pile driving equipment as needed. This noise attenuation device should be installed directly

between the equipment and the nearest noise sensitive receptor to the construction site.

- Pile driving within a 50-foot radius of identified vibration-sensitive structures shall utilize alternative installation methods (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers) such that vibration velocities from the alternative construction activity would fall below the 0.2 the inch/second threshold. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

4.14 Population and Housing

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
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

IMPACT ANALYSIS

4.14a Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The Project would not induce substantial unplanned population growth in the City, either directly as it does not propose new housing, or indirectly as it does not propose the extension of roads or other infrastructure. As the City is approximately 99 percent built out, it is anticipated that future housing development facilitated by the Project would be near established infrastructure (e.g., roads and utilities), with only minor modifications would be required; see also **Section 4.15: Public Services**, and **Section 4.19: Utilities and Service Systems**. However, to meet the City's RHNA allocation of 296 DU and to accommodate a buffer of 64 DU, the Project would facilitate the future development of 318 DU on two candidate housing sites and ADU sites throughout the City. Therefore, the Project would indirectly induce population growth in the City, as discussed below; see also **Section 3.0: Project Description** for a detailed discussion of the Project's characteristics.

The Project's total potential development capacity for the 2021-2029 planning period, is approximately 318 DUs (see **Table 2.4-1**). When considering the 43 ADU permits issued in the 2021-2029 period, this would exceed the City's unmet RHNA of 296 DUs by approximately 22 percent (64 DUs). Assuming 100 percent occupancy and 2.89 persons per household,[63] the forecast population growth associated with the Project's maximum forecast development capacity of 318 additional housing units is approximately 919 persons. It is noted, the forecast population growth associated with future development facilitated by the Project is conservative given it assumes the 318 DU would be 100 percent occupied, and all persons would be new residents who would relocate to the City. In actuality, it is more likely that the future housing development facilitated by the Project would be occupied by a combination of both existing and new Villa Park residents, rather than all new residents.

Existing Plus Project Conditions. Although the Housing Element's baseline year is 2020, this analysis is based on the most current, available population data as of May 2024. **Table 4.14-1: Existing Plus Project**

[63] State of California Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/. Accessed September 2024.

Growth Forecast compares the Project's anticipated housing and population growth to existing (2024) conditions. As indicated in **Table 4.14-1**, future housing development facilitated by the Project is anticipated to increase the City's existing 2024 housing stock by approximately 16 percent (318 additional DUs). This estimated housing growth is anticipated to increase the City's existing 2024 population of 5,705 persons by approximately 16 percent (919 additional persons).

Table 4.14-1: Existing Plus Project Growth Forecast

Description	Housing (DUs)	Population (Persons)
2020 Estimate[1]	2,020	5,859
2024 Estimate/Existing[1]	2,035	5,705
2029 Estimated Project (Housing Element)[1]	318	919[2]
2024 Existing Plus Project	***2,353***	***6,624***
% Change 2024:2029	***+16%***	***+16%***

1. State of California, Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/. Accessed September 2024.
2. Based on 100 percent occupancy and 2.89 persons per household.

General Plan Plus Project Conditions. The General Plan, which was adopted in 2010, contains population and housing forecasts for City buildout in 2030 and compares the Project's forecast population growth to the City's General Plan 2030 estimates; see **Table 4.14-2: General Plan Plus Project Growth Forecast**. As indicated in **Table 4.14-2**, the General Plan's forecast 2030 housing and population would be approximately 2,053 DUs and 6,508 persons, respectively. To meet the City's RHNA allocation, the Housing Element identifies two candidate housing sites with opportunities for residential development. The Project proposes to amend the General Plan Land Use Element to reclassify the 17.8-acre Smith Basin site from Open Space to Commercial. This General Plan amendment would be required to facilitate the future development of approximately 204 DU on the Smith Basin site and to ensure consistency with the Housing Element. Future housing development facilitated by the Project would increase the City's housing stock and population by approximately 15 percent and 14 percent, respectively, over General Plan 2030 forecasts. The Project would facilitate future housing development, and thus indirectly induce population growth in the City, beyond the General Plan 2030 forecast population of 6,508 persons. However, following approval of the proposed General Plan amendment, the Project would be consistent with the Housing Element and Land Use Element, and the population growth induced from the Project would not be unplanned.

Table 4.14-2: General Plan Plus Project Growth Forecast

Description	Housing (DUs)	Population (Persons)
2030 Forecast General Plan Buildout	2,053	6,508
2029 Estimated Project	318	919[2]
2030 Forecast General Plan Plus Project	*2,371*	*7,427*
2030 Forecast General Plan Plus Project % Difference	*+15%*	*+14%*

1. State of California, Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/. Accessed September 2024.
2. Based on 100 percent occupancy and 2.89 persons per household.

SCAG Forecasts Plus Project Conditions. SCAG's 2024 Connect SoCal includes regional growth forecasts that were developed by working with local jurisdictions such as Villa Park using the most recent land use

plans, policies, and assumptions. Therefore, SCAG's population, household, and employment growth forecasts for the City were based on the City's adopted General Plan. As previously mentioned, the Project proposes to amend the General Plan Land Use Element to reclassify the 17.8-acre Smith Basin site from Open Space to Commercial. **Table 4.14-3: SCAG Plus Project Growth Forecast**, provides SCAG's 2050 population, household, and DU forecasts for the City. As indicated in **Table 4.14-3**, SCAG forecasts the City's households and population will increase to approximately 2,646 households and 7,232 persons, respectively, by 2050. Future housing development facilitated by the Project would increase the City's households by approximately 14 percent and population by approximately 15 percent over SCAG's 2050 forecasts. Therefore, the Project would facilitate future housing development, thus, inducing indirect population growth in the City beyond the SCAG 2050 forecast population of 6,313 persons.

Table 4.14-3: SCAG Plus Project Growth Forecast

Description	DUs	Households (Occupied DUs)	Population (Persons)
2050 SCAG[2]		2,300	6,313
2029 Estimated Project	+318	+318	+919[3]
2050 SCAG Forecast Plus Project		*2,618*	*7,232*
2050 SCAG Forecast Plus Project % Difference		*+14%*	*+15%*

1. State of California, Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/. Accessed September 2024.
2. SCAG. (2024). *Connect SoCal 2024, Technical Reports – Demographics and Growth Forecast*. Retrieved from: https://scag.ca.gov/connect-socal. Accessed October 2024.
3. Based on 100 percent occupancy and 2.89 persons per household.

Conclusion. Project implementation would facilitate future housing development, inducing indirect population growth in the City beyond 2024 existing conditions and the General Plan 2030 and SCAG 2050 forecasts. However, State law requires that the City accommodate their RHNA "fair share" of the region's housing needs, which cannot be achieved without the Project's proposed reclassification/rezoning. While the Project would facilitate the development of additional housing throughout the City, resulting in a forecast population growth of approximately 919 persons, this forecast population growth would be attributed to accommodating the City's remaining RHNA allocation of 297 DUs, as required by State law. Therefore, although the Project would indirectly induce population growth in the City, it is not considered unplanned given State law requirements. It is also important to note the following factors concerning the Project's forecast population growth:

- The Project's forecast population growth of 919 persons is conservative given it assumes the 318 DU would be 100 percent occupied, and all persons would be new residents who would relocate to the City. In actuality, it is more likely that the future housing development facilitated by the Project would be occupied by a combination of both existing and new Villa Park residents, rather than all new residents. Therefore, the Project's forecast population growth in the City would likely be less than 919 persons.
- Future housing development would occur incrementally through 2029, based on market conditions and other factors, such that potential effects concerning population growth (i.e., utilities, fire, police, and other services and infrastructure) would not occur at any single point in time.

- All future housing developments facilitated by the Project would be subject to compliance with all federal, State, and local requirements for minimizing growth-related impacts, including the City's Site Plan Review and Building Permit processes, which would occur on a project-by-project basis.

Growth assumptions included in the Housing Element represent a theoretical development capacity (based on the City's RHNA allocation as determined by SCAG), which, consistent with the 6th Cycle planning period, is estimated to occur by 2029. Therefore, while the Project's anticipated additional housing is 318 DUs, it is unknown whether the anticipated development would occur within the 2029 planning horizon. The Project's intent is to provide the capacity (i.e., through modifications to existing land use designations and zoning) for the housing market to adequately address housing needs for all income groups, rather than generating the full development capacity housing within the planning cycle to meet the City's assigned RHNA allocation. The Project further directs the development capacity to occur where planned growth is best suited to occur. Therefore, this Project assumed buildout of all 318 DUs by 2029 to provide a conservative analysis (i.e., a "worst-case" scenario environmentally) of potential environmental impacts associated with Project implementation.

As stated above, future housing development facilitated by the Project would be subject to the Site Plan Review process and be assessed on a case-by-case basis for potential effects concerning population growth. Additionally, future housing development would be subject to compliance with all federal, State, and local requirements for minimizing growth-related impacts. Upon approval of the proposed Project's discretionary actions, future housing development facilitated by the Project would be considered planned development and help the City meet its RHNA allocation. Therefore, impacts would be less than significant.

4.14b Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. SB 166 (2017) requires a city or county to ensure that its housing inventory identified in its Housing Element can accommodate its share of the regional housing need throughout the planning period. It prohibits a city or county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density than what was used by the HCD for certification of the Housing Element, unless the city or county makes written findings supported by substantial evidence that the reduction is consistent with the adopted General Plan, including the Housing Element. There is no existing housing on the candidate housing sites. Therefore, the Project would not result in the displacement of persons or housing. No impact would occur.

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

4.15 Public Services

Environmental Issue	Potentially Significant Impact	Less Than Significant 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, need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

IMPACT ANALYSIS

4.15a.i Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

Less Than Significant Impact. The Orange County Fire Authority (OCFA) Division 4 provides fire protection and emergency services to the City from OCFA Station 23. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project would result in an estimated population growth of approximately 919 persons (see **Section 4.14: Population and Housing**) that would incrementally increase the demand for fire protection services in the City. However, the candidate housing and ADU sites are within urbanized areas, bordered by development, and currently served by OCFA. Therefore, the Project does not propose or require new or physically altered police protection facilities, the construction of which could cause significant environmental impacts. Additionally, future housing development facilitated by the Project would be subject to compliance with General Plan Policy GM #5, which requires all new developments to contribute a fair share toward funding the provision of appropriate services as determined necessary to adequately serve projects, including fire protection. Further, future housing development would be subject to the City's Site Plan Review process as well as compliance with the 2022 California Fire Code, and VPMC Chapter IX, Article 9-1, §9-1.1(9) (2022 California Fire Code), which requires that new construction projects comply with fire safety standards and required fire prevention measures such as smoke and carbon monoxide sensors, fire extinguishers, and sprinkler systems to reduce the burden to fire service providers. Therefore, future housing development would not result in physical impacts associated with the provision or construction of fire protection facilities. Impacts would be less than significant, and no mitigation is required.

4.15a.ii Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

Less Than Significant Impact. Police services in the City are provided by the Orange County Sheriff's Department (OCSD). The station nearest the City is at 550 North Flower Street in the City of Santa Ana. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project would result in an estimated population growth of approximately 919 persons that would incrementally increase the demand for police protection services in the City. However, the candidate housing sites are within urbanized areas and/or already served by OCSD. Therefore, the Project does not propose or require new or physically altered police protection facilities, the construction of which could cause significant environmental impacts. Future housing development would be required to pay development impact fees[64] to provide police protection services. Therefore, future housing development would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities. Impacts would be less than significant, and no mitigation is required.

4.15a.iii Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives schools?

Less Than Significant Impact. The City is within the Orange Unified School District (OUSD), which provides public education for grades K-12. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project would increase the City's residential development capacity by 318 DUs and population by approximately 919 persons (see **Section 4.14: Population and Housing**) and thereby incrementally increase student population and demand for school services. All candidate housing and ADU sites are within the boundaries of the OUSD. **Table 4.15-1: OUSD School Capacity** identifies the student generation anticipated with the Project, based on OUSD's student generation factors.

Table 4.15-1: OUSD School Capacity

School Level	Existing Capacity	Anticipated Student Generation per DU
Elementary School	3,910	63
Middle School	790	20
High School	-253	40
Total	4,447	122

Source: OUSD. (2023). *Residential and Commercial/Industrial Development School Fee Justification Study*. Retrieved from: https://www.orangeusd.org/uploaded/Facilities_Planning/School_Fee_Justification_Study_2023.pdf. Accessed November 2024.

As indicated in **Table 4.15-1**, future housing development facilitated by the Project would generate a student population growth of approximately 122 students across all grades. There is existing capacity

[64] The City's standard development fees include "Other Agencies" line item that partially fund City police services.

available service within OUSD elementary and middle schools, however, the high school is over capacity. As stated in Government Code §65995(h), "The payment or satisfaction of a fee, charge, or other requirement levied or imposed …are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization …on the provision of adequate school facilities." Payment of these fees would offset potential increased demand for school services. These fees would be required for all new development and are based on the size and use characteristics of any future Project. The Project does not propose or require new or physically altered school facilities, the construction of which could cause significant environmental impacts. A less than significant impact would occur, and no mitigation is required.

4.15a.iv Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

Less Than Significant Impact. Please refer to **Section 4.16: Recreation**.

4.15a.v Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project and the resulting population growth would incrementally increase the demand on governmental facilities. The Project does not propose or require new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. A less than significant impact would occur, and no mitigation is required.

Future housing development facilitated by the Project on the Towne Centre site would remove existing governmental facilities (i.e., City Hall, the Villa Park Branch of the Orange County Library, and a U.S. Post Office substation). Removal of these facilities would require their replacement. The replacement of these existing governmental facilities would be subject to separate review pursuant to CEQA.

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

4.16 Recreation

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) 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	

IMPACT ANALYSIS

4.16a 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. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. According to General Plan Chapter V, the primary factor in the City's setting is the estate-sized lots, which allow for dense landscaping, mature trees, and private recreational spaces on private property. The only parks in the City are associated with the four public schools, which have outdoor playgrounds and athletic fields totaling approximately 80 acres. There are other recreational facilities throughout the City.[65] The City has a Master Plan of Recreational Trails to provide recreational opportunities within the City and provides for off-road linkages to the Santiago Creek Green Belt and the Orange County system of recreational trails including the Santa Ana River trails, the Orange County Regional Parks, and nearby Grijalva Park in the City of Orange. While the General Plan designates the Santiago Recharge Basin (including the Smith Basin site) as Open Space, the basins are an active floodway and groundwater recharge facility with no public access.

Future housing development facilitated by the Project would result in an estimated population growth of 919 persons (see **Section 4.14: Population and Housing**), which could increase the use of existing neighborhood and regional parks or other recreational facilities. However, future housing development on the candidate housing sites would be subject to the City's Site Plan Review process to ensure compliance with the City's multi-family recreational private and common open space and recreational development standards. Therefore, given these development standards, as the anticipated population growth would be nominal, future housing development facilitated by the Project would not incrementally increase the use of existing recreational facilities such that substantial physical deterioration could occur or be accelerated. A less than significant impact would occur, and no mitigation is required.

[65] City of Villa Park. (2010). *Villa Park General Plan 2013-2021 Housing Element, page V-5.* Retrieved from: https://villapark.org/Departments/Planning/General-Plan?folderId=181&view=gridview&pageSize=10. Accessed November 2024.

4.16b 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 not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project would increase the City's population, which would incrementally increase demand for parks and recreational facilities over time. However, given the buildout nature of the City, and since future housing development on the candidate housing sites would be subject to the City's Site Plan Review process to ensure compliance with the City's multi-family recreational private and common open space and recreational development standards, construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, is not anticipated. If future housing development facilitated by the Project would warrant construction of new or physically altered parks or recreational facilities, these activities would be subject to separate environmental review under CEQA and comply with any applicable development review actions. Therefore, given compliance with the established regulatory framework, the Project would result in a less than significant impact and no mitigation is required.

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

4.17 Transportation

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycles, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?		X		
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?			X	
d) Result in inadequate emergency access?			X	

BACKGROUND

The following describes the City's existing transportation network near the candidate housing sites. ADUs could be located throughout the City.

Villa Park Road. Villa Park Road is a four-lane divided east-west major arterial roadway that provides access between the City of Vilal Park and the City of Orange. Villa Park Road also provides connectivity to State Route 55 which connects cities between Newport Beach to the south to and Anaheim to the north where it terminates at State Route 91. Villa Park Road has a daily capacity of approximately 24,000 vehicles per day.[66]

Cannon Street. Canon Street is a four-lane divided, north-south major arterial roadway that provides access between the cities of Villa Park and Orange. While only a small segment is within the City of Villa Park (between Messa Drive and Taft Avenue), Cannon Street provides access to Villa Park Road, which connects to regional facilities further to the west and the City of Orange. Cannon Street has a daily capacity of approximately 30,000 vehicles per day.

Secondary Arterial Streets. Wanda Road/Santiago Boulevard is a secondary north-south arterial roadway that connects to Villa Park Road, local streets, and Meats Avenue, which is another secondary arterial roadway. Meats Avenue is an east-west secondary arterial roadway that connects to Wanda Road/Santiago Boulevard, local streets, and the City of Orange. Wanda Road/Santiago Boulevard has a daily capacity of approximately 18,039 vehicle trips per day, while Meats Avenue facilitates approximately 11,000 vehicles per day.[67]

Public Transit Facilities. Public bus transit in the City is provided by the Orange County Transportation Authority (OCTA). OCTA Route 167 runs between the City of Irvine and the City of Orange, linking major employment centers and residential areas. Stops are provided along Wanda Road and Santiago Boulevard. In addition to a fixed route bus system, OCTA provides a paratransit service for elderly and special needs

[66] City of Villa Park. (2010). *Villa Park General Plan Circulation Element.*
[67] Ibid.

persons who are unable to use fixed route buses. There are no passenger rail services the City. The nearest rail station is the Metrolink Orange station located at 1914 N. Atchison Street in the City of Orange, approximately one mile southeast of the City's western boundary.

Active Transit and Pedestrian Facilities. The City's pedestrian and active transit facilities (bicycle paths) include a large, interconnected system of sidewalks and walking/bicycling trails throughout the City, including facilities along most streets, and connections to the regional Orange County Bikeway system. The City's Master Plan of Bikeways includes both local trails, bikeways, and regional trails that provide connections to Orange County bicycle routes. The City uses the following bicycle facility classifications:

- **Class I (Bike Path/Regional trail)** are facilities at least eight feet in width that are physically separated from vehicular roadways. These facilities can be used by both bicycles and pedestrians.
- **Class II (Bike Lanes)** consist of a painted stripe reserving at least five feet nearest the curb for bicycle use.
- **Class III (Bike Routes)** are designated only with signs.

IMPACT ANALYSIS

4.17a Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. SCAG and the City have adopted programs, plans, ordinances, and policies that establish the planning framework to achieve a safe, accessible, and sustainable transportation system for all users. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Analysis of applicable plans and policies are discussed below.

SCAG Connect SoCal 2020. On April 4, 2024, SCAG's Regional Council adopted the 2024 - 2050 Regional Transportation Plan/ Sustainable Communities Strategy (2024 Connect SoCal). Connect SoCal aims to reduce or limit new trip generation and associated regional growth in traffic congestion and VMT by focusing growth, density, and land use intensity within existing urbanized areas. Connect SoCal also strives to enhance the existing transportation system, maximize multi-modal transportation, and integrate land use into transportation planning. Connect SoCal recommends local jurisdictions accommodate future growth within existing urbanized areas to reduce VMT, congestion, and greenhouse gas (GHG) emissions. It is noted at on May 10, 2024, the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) approved Connect SoCal 2024; however, CARB's approval is still pending before it is fully certified. Therefore, this analysis only accounts both Connect SoCal 2020 and 2024 goals.

As shown in **Table 4.11-1**, future housing development facilitated by the Project would not conflict with any Connect SoCal 2024 goals addressing circulation systems. A less than significant impact would occur, and no mitigation is required.

General Plan. General Plan Circulation Element (General Plan Chapter III) provides goals and policies and identifies future facility improvements to provide for an efficient, convenient, and safe transportation system for the City. The Circulation Element is consistent with the Orange County Transportation Authority (OCTA) County Master Plan of Arterial Highways, which plans for regional highway facilities within Orange County. Although level of service (LOS) is no longer a CEQA threshold of significance, General Plan Policy C #2 identifies that the City aims to maintain specified LOS performance standards for intersections and roadways during peak hours. General Plan Policy C #3 discourages through-traffic on

local streets and Policy C #6 supports bicycle routes that minimize cyclist/motorist conflicts. Future housing development facilitated by the Project would be subject to the City's Site Plan Review process. Compliance with Circulation Element Policy #6 is ensured through VPMC requirements, including VPMC Chapter XIX, Article 19-14, which requires new construction to pay its fair share of transportation facility impacts for citywide improvements to the City's roadways and intersections. Therefore, given compliance with the established regulatory framework, future housing development would not conflict with General Plan policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. A less than significant impact would occur, and no mitigation is required.

Villa Park Municipal Code. Future housing development facilitated by the Project would be subject to the City's Site Plan Review process, which ensures compliance with VPMC standards, including VPMC Chapter XIX, Article 19-14, which requires new construction to pay its fair share of transportation facility impacts to mitigate citywide improvements to City roadway and intersections, and the CBC Chapter 32, which identifies requirements associated with right-of-way encroachments and CBC Chapter 33, which identifies requirements for temporary construction street closures. Therefore, given compliance with the established regulatory framework, future housing development would not conflict with VPMC standards addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. A less than significant impact would occur, and no mitigation is required.

4.17b Would the Project conflict or be inconsistent with CEQA Guidelines §15064.3(b)?

Less Than Significant With Mitigation Incorporated. Senate Bill 743 (SB 743) established alternative metrics to the use of vehicular LOS for evaluating a project's transportation impacts. The Governor's Office of Land Use and Climate Innovation (LCI) developed the OPR Technical Advisory for evaluating transportation impacts in CEQA and requiring that VMT replace LOS as the primary measure of transportation impacts. In the absence of specific adopted guidelines or policy regarding the application of SB 743 and VMT analysis in the City, the County of Orange recommended guidelines are used for purposes of analyzing this Project's transportation impacts under CEQA.

Consistent with the Couty of Orange Guidelines, a project can be screened for a finding of non-significant transportation impact if the proposed project is considered a specific type of project including the following:

Small Projects: A project that generates 500 or fewer average daily trips (ADT) is presumed to have a less than significant impact on transportation and circulation. The County recommends a volume of 500 ADT as the volume that would allow a project to be screened out. To determine the future housing developments that could be screened out of a VMT analysis based on the Small Project criteria/ADT, the trip generation of each respective candidate housing site was estimated based on the proposed zoning/overlay, density, development capacity, and ITE Trip Generation Manual (11th Edition) trip rates.

Affordable Housing Projects: A project that is comprised of 100 percent affordable-housing units is presumed to have a less than significant impact on transportation and circulation.

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Therefore, a full-buildout trip generation forecast was used to conservatively estimate future hosing development transportation impacts. The Project's forecast trip generation was estimated based on the development capacity of each site and ITE Trip Generation Manual (11th Edition) trip rates. The Project's forecast trip generation is provided in **Table** 4.17-1.

Table 4.17-1: Project Trip Generation				
Descriptions	**ITE Land Use Category**	**DUs**	**Trip Generation Rate**	**Daily Trips (ADT)**
Smith Basin Site	221 (Multifamily Mid-Rise)	204	4.54	927
Towne Centre Site	230 (Low-Rise Residential with Ground-Floor Retail)	28	3.44	97
Citywide ADU Sites	221 (Multifamily Mid-Rise)[1]	68	4.54	309
Note: 1. ITE does not have a land use code for ADUs. Therefore, Category 221 was utilized as a conservative estimate.				
Source: Institute of Transportation Engineers (ITE). (2021). *11th Edition Trip Generation Manual*.				

As shown in **Table 4.17-1**, each ADU would generate approximately 5 ADT, and the Towne Centre site would generate approximately 97 ADT. Based on the VMT threshold for Small Projects of 500 ADT, future ADUs and housing at the Towne Centre site would be screened out and presumed to result in a less than significant transportation impact concerning VMT.

As identified in **Table 4.17-1**, future housing development on the Smith Basin site would generate 927 ADT, which would exceed the VMT threshold for Small Projects of 500 ADT. Based on the VMT threshold for Small Projects of 500 ADT, future housing at the Smith Basin site would not be screened out and additional VMT analysis would be required with a development application. If development on the Smith Basin site would result in significant VMT impacts, feasible mitigation measures would be required to reduce the Project's VMT impacts. Therefore, future housing developments at these sites could potentially conflict with State CEQA Guidelines §15064.3(b) and are presumed to have a potentially significant impact on transportation concerning VMT unless mitigated. Consequently, future housing development on the Smith Basin site would be required to reduce average home-based VMT per capita to below the threshold to mitigate VMT-related impacts through implementation of **MM TRANS-1**. **MM TRANS-1** requires a transportation demand management (TDM) program which intends to reduce VMT and vehicular trips to the Smith Basin site. With mitigation incorporated, future housing development on the Smith Basin site would result in a less than significant impact.

4.17c 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 Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. The Project does not propose any changes to the existing roadway network. Future site-specific development would be subject to the City's Site Plan Review process on a project-by-project basis, which would include both design and engineering review to ensure Project roads and access is configured consistent with established roadway standards. This review is intended to ensure individual Projects do not create hazards and are designed consistent City policy, including Policy C #6, which seeks to minimize cyclist/motorist conflicts, and with established standards including VPMC Chapter XVII, Article 17-1 and Chapter XVII, Article 17-5 which establish regulations and procedures for the encroachment, construction, repair, and reconstruction of public streets. Future housing development facilitated by the Project would also be subject to VPMC §19-14.2, which establishes the City's traffic systems improvement fee, which funds citywide geometric safety improvements. Therefore, given compliance with the established regulatory framework, future housing development facilitated by the Project would not substantially increase hazards due to design features or incompatible uses. A less than significant impact would occur, and no mitigation is required.

4.17d Would the Project result in inadequate emergency access?

Less Than Significant Impact. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project would be subject to the City's Site Plan Review process, including VPMC §§23-15.5 and 23-6.14, which set minimum drive aisle widths for emergency vehicle access. The California Fire Code sets minimum standards for road dimension, design, grades, and other fire safety features. Additionally, more stringent California Building Code (CBC) standards also apply regarding new construction and development of emergency access issues associated with earthquakes, flooding, and other natural hazards. Future housing development facilitated by the Project would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access; and would be required to adhere to applicable State and local requirements. Therefore, given compliance with the established regulatory framework, future housing development facilitated by the Project would not result in inadequate emergency access. Impacts would be less than significant, and no mitigation is required.

MITIGATION PROGRAM

Standard Conditions

No standard conditions are applicable to the proposed Project.

Mitigation Measures

MM TRANS-1 **Vehicle Miles Traveled.** Prior to issuance of the Occupancy Permit, a Vehicle Miles Traveled (VMT) Analysis shall be conducted and submitted to the Planning Department for review and approval. If the analysis concludes there is a potentially significant transportation impact concerning VMT, the Applicant shall prepare a Transportation Demand Management (TDM) program to reduce vehicular trips and VMT to the site and project area. One or more of the following measures shall be implemented to reduce VMT-related impacts such that the development's VMT is below the low VMT thresholds recommended by the County of Orange or as adopted by the City at the time of the development application:

- Modify the project's-built environment characteristics to reduce VMT generated by a project.
- Participate in a Fair Share Traffic Impact Fee program or VMT mitigation banking program, if available.

Examples of potential measures to reduce VMT include, but are not limited to the following:

- Improve or increase access to transit.
- Increase access to common goods and services, such as groceries, schools, and daycare.
- Incorporate affordable housing into the project.
- Orient the project toward transit, bicycle, and pedestrian facilities.
- Improve pedestrian or bicycle networks, or transit service.
- Provide traffic calming.

- Provide bicycle parking.
- Limit or eliminate parking supply.
- Unbundle parking costs.
- Implement or provide access to a commute reduction program.
- Provide car-sharing, bike sharing, and ridesharing programs.
- Provide transit passes.

4.18 Tribal Cultural Resources

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC §5020.1(k); or		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC §5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

IMPACT ANALYSIS

4.18ai Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC §5020.1(k)?

4.18aii Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC §5024.1. In applying the criteria set forth in subdivision (c) of PRC §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant With Mitigation Incorporated. Chapter 532 Statutes of 2014 (i.e., AB 52) requires that lead agencies evaluate a project's potential impact on "tribal cultural resources" (TCR). Such resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural

value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives lead agencies the discretion to determine, based on substantial evidence, whether a resource qualifies as a "tribal cultural resource."

Senate Bill (SB) 18 requires that cities and counties contact, and consult with, California Native American tribes before adopting or amending general plans, specific plans, or when designating land as open space. The intent of SB 18 is to establish meaningful consultation between tribal governments and local governments at the earliest possible point in the planning process, to avoid potential conflicts, and to allow tribes to manage and act as caretakers of cultural places. A Native American cultural place is defined in PRC §§5097.9 and 5097.995 as "any Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine" (PRC §5097.9), or as "a Native American historic, cultural or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources…including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site" (PRC §5097.995).

In compliance with SB 18 and AB 52, the City has provided formal notification to California Native American tribal representatives identified by the California Native American Heritage Commission. Native American groups may have knowledge about cultural resources in the area and may have concerns about adverse effects from development on TCR as defined in PRC §21074. The City contacted the tribal representatives noted below.

- Cahuilla Band of Indians, Erica Schenk
- Cahuilla Band of Indians, Anthony Madrigal
- Cahuilla Band of Indians, BobbyRay Esaprza
- Gabrieleno Band of Mission Indians – Kizh Nation, Andrew Salas
- Gabrieleno Band of Mission Indians – Kizh Nation, Christina Swindall Martinez
- Gabrieleno/Tongva San Gabriel Band of Mission Indians, Anthony Morales
- Gabrielino Tongva Indians of California Tribal Council, Christina Conley
- Gabrielino Tongva Indians of California Tribal Council, Robert Dorame
- Gabrielino/Tongva Nation, Sandonne Goad
- Gabrielino-Tongva Tribe, Charles Alvarez
- Gabrielino-Tongva Tribe, Sam Dunlap
- Juaneño Band of Mission Indians Acjachemen Nation - Belardes, Joyce Perry
- Juaneño Band of Mission Indians Acjachemen Nation 84A, Heidi Lucero
- Pala Band of Mission Indians, Christopher Nejo
- Pala Band of Mission Indians, Alexis Wallick
- Pala Band of Mission Indians, Shasta Gaughen
- Santa Rosa Band of Cahuilla Indians, Vanessa Minott
- Santa Rosa Band of Cahuilla Indians, Steven Estrada
- Soboba Band of Luiseno Indians, Jessica Valdez

- Soboba Band of Luiseno Indians, Joseph Ontiveros

Correspondence between the City and the tribal representatives is included as **Appendix A: Native American Tribal Consultation Correspondence** to this Initial Study. As of the public review of this Initial Study, the City has received three responses as noted in **Table 4.18-1: Tribal Consultation Responses**.

Table 4.18-1: Tribal Consultation Responses

Individual and Tribe	Date	Response
Brandy Salas, Gabrieleno Band of Mission Indians – Kizh Nation	October 4, 2024	If ground disturbance occurs for future projects, notification is requested under both AB 52 and SB 18.[1]
Adrian Morales, Gabrieleno/Tongva San Gabriel Band of Mission Indians	October 22, 2024	Consultation is requested under AB 52. The City deemed tribal consultation concluded on January 11, 2025.
Pala Band of Mission Indians	November 19, 2024	Declined consultation under AB 52 but may "request consultation under other applicable laws in the future."

Note:
1. This response did not specify whether notification was being requested under AB 52 or SB 18, as assumed under both.

As noted in **Table 4.18-1: Tribal Consultation Responses**, the tribes that have responded have requested notification if ground disturbance occurs for future housing development. Future housing development on the Smith Basin would undergo separate project-level CEQA review, thus, would be subject to AB 52 at the time of the development application. Future ADU and housing development on the Towne Centre site would be subject to ministerial review, unless they include a request for discretionary permit (e.g., variance, subdivision map, or other use permit). Future housing development subject to ministerial review would not be subject to AB 52, thus, no future tribal notification would occur. However, because unknown subsurface TCRs could be present on the candidate housing sites and ADU sites, mitigation is recommended to address potential impacts to TCR, as discussed below.

A Native American Heritage Council (NAHC) Sacred Lands File Search was conducted and returned a negative result. However, per the Gabrieleno/Tongva San Gabriel Band of Mission Indians letter, future housing development facilitated by the Project has potential to cause significant adverse effects to historic/prehistoric tribal cultural resources as defined in PRC §21074. The likelihood of encountering TCRs on sites is greatest on sites that have been minimally excavated in the past. Alternately, previously excavated areas are generally considered to have a lower potential for TCR because the previously graded areas may have already removed or disturbed the soil that may have previously contained resources. The candidate housing sites are within areas either occupied by existing buildings/structures or previously extensively disturbed. The Towne Centre site is occupied by City Hall and the Library. The Smith Basin site was formerly occupied by a gravel and sand mining operation. The ADU sites would only include sites where a residential use is already established. Nevertheless, unknown subsurface TCRs could be present on the candidate housing sites and ADU sites. Future housing developments that propose ground-disturbing activities such as grading or excavation that go deeper than previously disturbed depths could directly or indirectly impact unknown resources. Therefore, to address the potential to cause a substantial adverse change in the significance of a tribal cultural resource, future housing development facilitated by the Project would incorporate **MM CUL-2** through **MM CUL-4**, which would require retaining an archaeologist to perform cultural awareness training to construction workers prior to ground disturbing activities and outlines proper treatment of any discovered potential archaeological resources during

construction. Future housing development would be subject to compliance with regulatory requirements pertaining to TCRs, including AB 52 (as applicable) and **MM TCR-1** and **MM CUL-2** through **MM CUL-4**. Given compliance with the established regulatory framework and with **MM TCR-1** and **MM CUL-2** through **MM CUL-4** incorporated, impacts would be less than significant.

MITIGATION PROGRAM

Standard Conditions

No standard conditions are applicable to the proposed Project.

Mitigation Measures

MM TCR-1 **Tribal Cultural Resources.** Applications for future housing development facilitated by the Project, on a site where the City has determined potential impact to tribal cultural resources, and prior to any ground-disturbing activities on housing development sites facilitated by the Project, the Project Applicant shall contact the consulting tribes listed below to obtain a Native American monitor:

- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Pala Band of Mission Indians

The Native American monitor representing each consulting Tribe shall alternate among the three tribes such that a monitor is present for all ground-disturbing activities for which they are able to provide a monitor. Construction/project efforts will continue on schedule for any days/times that the consulting Tribe is unable to provide a monitor. Should cultural resources be identified during project implementation, the process outlined in **MM CUL-3** shall be followed. All resources of Native American origin uncovered by Project construction activities that are not considered significant or eligible Cultural Resources or Tribal Cultural Resources, as noted in **MM CUL-3**, shall be offered for donation to the appropriate consulting Tribe on a first refusal basis. Any resources of Native American origin that are considered to be significant and which would potentially subject to repatriation under CalNAGPRA/NAGPRA, as noted in **MM CUL-3**, shall be offered for donation to the consulting Tribe on a first refusal basis.

4.19 Utilities and Service Systems

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater 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 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	

IMPACT ANALYSIS

4.19a 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?

Water Facilities: Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU site. The Smith Basin site is currently a part of the OCWD groundwater recharge and flood control basin; see **Section 4.10: Hydrology and Water Quality** above. It is anticipated that water infrastructure would need to be extended to this site to provide water service. Existing water mains could need to be upsized to accommodate future housing on the Smith Basin site. Future housing development would be subject to all pertinent local, regional, and state-level regulations concerning any new connections, laterals, or trenching. Therefore, future housing development on the Smith Basin site could require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects. Future housing development on the Smith Basin site would be subject to Site Plan Review and separate review pursuant to CEQA.

The Towne Centre site and the ADUs sites are within urbanized and developed areas, where there is existing water infrastructure. Therefore, it is anticipated that future housing development on the Towne Centre site and ADUs would connect to existing nearby domestic water infrastructure of the Serrano Water District with a limited need for relocation or construction of new or expanded water infrastructure. As such, this future housing development would result in construction of water facilities, which could cause significant environmental effects. Although relocation or construction of new onsite water facilities would likely be required, these improvements would be limited to connections to existing facilities near the respective sites, thus, their construction would not cause significant environmental effects. Such infrastructure improvements are limited to short-term construction effects that cease upon completion of the improvements. Further, the environmental effects associated with construction of these water facility improvements are discussed as part of the overall environmental analyses in **Sections 4.1** through **4.21**. As concluded in this Initial Study, the environmental effects of future housing development on the Towne Centre site and ADUs would be reduced to less than significant through compliance with the established regulatory framework and with mitigation incorporated. Future housing development on the Towne Centre site and ADUs would be subject to the City's Site Plan Review process, including site-specific evaluation of the water district's existing water system capacity to serve the development and be required to adhere to General Plan policies and comply with VPMC standards as set forth in Standard Condition (SC) **UTIL-1** to assess the need for infrastructure improvements. Therefore, with mitigation incorporated, future housing development on the Towne Centre site and ADUs would result in less than significant environmental effects associated with construction of water facilities.

Wastewater Conveyance and Treatment Facilities: Less Than Significant With Mitigation Incorporated. The City manages a gravity sewer system and one pumping facility with a force main to connect local sewers to the Orange County Sanitation District (OCSD) system. OCSD is a public agency that provides wastewater collection, treatment, and disposal services in central and northwest Orange County. Construction of new wastewater treatment facilities would not be required to accommodate the Project's wastewater treatment demands; see Response 4.19c below.

The Smith Basin site is not developed, and it is expected that wastewater infrastructure would need to be extended to the site. Infrastructure improvements would likely require only a limited need for expansion or replacement of individual sewer line segments to meet increased residential wastewater demand. Construction of new sewer pipes or mains or replacement of existing facilities could require excavation, removal of older mains, removal of existing manholes, and installation of the new manholes and lines located within existing paved roads and public rights-of-way. Such infrastructure improvements are limited to short-term construction effects that cease upon completion of the improvement. Therefore, future housing development on the Smith Basin site could require or result in the relocation or construction of new or expanded sewer facilities, the construction or relocation of which could cause significant environmental effects. Future housing development on the Smith Basin site would be subject to Site Plan Review and separate review pursuant to CEQA.

The Towne Centre site and the ADU sites are within urbanized and developed areas, where there is existing sewer infrastructure. Therefore, it is anticipated that future housing development on these sites would connect to existing nearby sewer infrastructure with a limited need for relocation or construction of new or expanded infrastructure. As such, this future housing development would result in construction of sewer facilities, which could cause significant environmental effects. Although relocation or construction of new onsite sewer facilities would likely be required, these improvements would be limited to connections to existing facilities near the respective sites, thus, their construction would not cause

significant environmental effects. Such infrastructure improvements are limited to short-term construction effects that cease upon completion of the improvements. Further, the environmental effects associated with construction of these sewer facility improvements are discussed as part of the overall environmental analyses in **Sections 4.1** through **4.21**. As concluded in this Initial Study, the environmental effects of future housing development on the Towne Centre site and ADUs would be reduced to less than significant through compliance with the established regulatory framework and with mitigation incorporated. Future housing development on the Towne Centre site and ADUs would be subject to the City's Site Plan Review Process including site-specific evaluation of the existing sewer infrastructure to serve the proposed development. Projects would need to demonstrate that adequate sewer infrastructure is available or can be provided for new housing and continue to be provided for existing land uses. The City levies connection fees for new or expanded sewer connections, including those to new development, as set forth in VPMC §18-2. These connection fees help fund the costs associated with providing wastewater facility capacity to both new users requiring new connections, as well as existing users requiring additional capacity. Therefore, with mitigation incorporated, future housing development on the Towne Centre site and ADUs would result in less than significant environmental effects associated with construction of sewer facilities.

Stormwater Drainage: Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU site. The City operates a drainage system consisting of open channels, pipe and box conduits, and various types of inlet structures. A key element of the system is the Center Street Storm Drain that runs from Mesa Drive down to Serrano Avenue and proceeds down Center Street to Santiago Creek.

The Smith Basin site is currently a part of the OCWD groundwater recharge and flood control basin. For discussion regarding required relocation or construction of new or expanded storm water drainage, see **Section 4.10: Hydrology and Water Quality**. As concluded in **Section 4.10**, future housing development on the Smith Basin site would require or result in the relocation or construction of new or expanded stormwater drainage facilities, the construction or relocation of which could cause significant environmental effects. Future housing development on the Smith Basin site would be subject to Site Plan Review and separate review pursuant to CEQA.

The Towne Centre site and the ADUs sites are within urbanized and developed areas, where there is existing stormwater drainage infrastructure. As discussed in **Section 4.10**, any future housing development be subject to compliance with existing State, regional, and local regulatory requirements concerning stormwater facilities, including but not limited to preparation and implementation of project-specific SWPPPs, grading permit requirements (VPMC Chapter X), and design and construction of stormwater BMPs. Further, the environmental effects associated with construction of these stormwater facility improvements are discussed as part of the overall environmental analyses in **Sections 4.1** through **4.21**. As concluded in this Initial Study, the environmental effects of future housing development on the Towne Centre site and ADUs would be reduced to less than significant through compliance with the established regulatory framework and with mitigation incorporated. Future housing development on the Towne Centre site and ADUs would be subject to the City's Site Plan Review process, including site-specific evaluation of the water district's existing water system capacity to serve the development and be required to adhere to General Plan policies and comply with VPMC standards as set forth in **SC UTIL-1** to assess the need for infrastructure improvements. Therefore, with mitigation incorporated, future housing

development on the Towne Centre site and ADUs would result in less than significant environmental effects associated with construction of water facilities.

Dry Utilities (i.e., Electric Power, Natural Gas, and Telecommunications): Less Than Significant With Mitigation Incorporated. The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Southern California Gas (SoCal Gas) and Southern California Edison (SCE) provide natural gas and electricity, respectively to the City. Telecommunications services are provided by multiple companies including Spectrum and AT&T.

The Smith Basin site is currently a part of the OCWD groundwater recharge and flood control basin; see **Section 4.10** above. It is anticipated that dry utility infrastructure would need to be extended to this site to provide service. Future housing development would be subject to all pertinent local, regional, and state-level regulations concerning any new connections, laterals, or trenching. Therefore, future housing development on the Smith Basin site could require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects. Future housing development on the Smith Basin site would be subject to Site Plan Review and separate review pursuant to CEQA.

The Towne Centre site and the ADUs sites are within urbanized and developed areas, where there is existing dry utility infrastructure. Therefore, it is anticipated that future housing development on the Towne Centre site and ADUs would connect to existing nearby infrastructure with a limited need for relocation or construction of new or expanded infrastructure. As such, this future housing development would result in construction of dry utility facilities, which could cause significant environmental effects. Although relocation or construction of new onsite facilities would likely be required, these improvements would be limited to connections to existing facilities near the respective sites, thus, their construction would not cause significant environmental effects. Such infrastructure improvements are limited to short-term construction effects that cease upon completion of the improvements. Further, the environmental effects associated with construction of these water facility improvements are discussed as part of the overall environmental analyses in **Sections 4.1** through **4.21**. As concluded in this Initial Study, the environmental effects of future housing development on the Towne Centre site and ADUs would be reduced to less than significant through compliance with the established regulatory framework and with mitigation incorporated. Future housing development on the Towne Centre site and ADUs would be subject to the City's Site Plan Review process, including site-specific evaluation of the existing dry utility system capacity to serve the development and be required to adhere to General Plan policies and comply with VPMC standards as set forth in Standard Condition (SC) UTIL-1 to assess the need for infrastructure improvements. Therefore, with mitigation incorporated, future housing development on the Towne Centre site and ADUs would result in less than significant environmental effects associated with construction of dry utility facilities.

4.19b 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. Serrano Water District provides water service to Villa Park and a portion of the City of Orange. Serrano Water District has 2,269 service connections within a 4.7-square-mile area. According to the UWMP and WSCP, Serrano Water District's primary water supplies are surface water from the Santiago Reservoir (e.g., Irvine Lake) and groundwater from the Orange County Groundwater Basin. When inflow from Santiago Reservoir is low, water is imported from the Metropolitan Water District of Southern California via Lake Mathews.

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. Future housing development facilitated by the Project would generate additional water demand. Per Serrano Water District's 2020 UWMP, the City has a daily per capita water use of 359 gallons per capita daily (gpcd). As discussed in **Section 4.14: Population and Housing**, the Project would facilitate development of 318 DU and increase the City's population by approximately 919 persons, resulting in a daily water demand of approximately 120,421,165 gallons, or approximately 370 acre-feet per year.

Serrano Water District conducted a Water Reliability Assessment to compare the total water supply sources available to the water supplier with long-term forecast water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. Shortage conditions due to drought would trigger customer demand reduction measures.[68] While the UWMP concluded sufficient water supplies during all hydrologic scenarios, including the multiple dry year scenario, the 2020 UWMP assumed a population growth of 140 persons, and does not account for the Project's forecast population growth of up to 919 persons, or associated water demand.

Future housing development facilitated by the Project would occur based on market conditions and other factors. Additionally, The City's General Plan Open Space and Conservation Element contains policies related to conserving, developing, and utilizing natural resources such as water. General Plan Policy OS/C #7 requires the City to protect significant groundwater areas to ensure continued recharge of local groundwater basins. General Plan Policy OS/C #8 requires cooperation with water supply agencies to protect the quantity and quality of local groundwater supplies. General Plan Policy OS/C #9 promotes the use of water conservation principles and policies within the City for those living, working, and operating a business within the City and developing land. Future housing development would also be subject to City Site Plan Review and required to comply with all federal, State, and local requirements during construction and operation concerning water conservation. This includes the City's Water Efficient Landscape Ordinance (VPMC Chapter XXIV, Article 24-1, §1.2), which sets landscape water efficiency standards. Further, future housing development facilitated by the Project would be required to present will-serve letters from the Serrano Water District. Future housing development facilitated by the Project would require will-serve letters from the Serrano Water District regarding their ability to provide sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. to ensure proper service and sufficient availability to serve future housing development facilitated by the Housing Element. A less than significant impact would occur, and no mitigation is required.

4.19c Would the Project result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's forecast demand in addition to the provider's existing commitments?

Less Than Significant Impact. As previously noted, OCSD provides wastewater treatment services for the City. The OCSD processes over 200 million gallons of collected wastewater daily from residential, commercial, and industrial sources at treatment plants in the cities of Fountain Valley and Huntington Beach. OCSD owns and maintains trunk sewers and diversion structures in the City. Wastewater generated by future housing development facilitated by the Project would be treated at OCSD Reclamation Plants

[68] Serrano Water District. (2021). *2020 Urban Water Management Plan, page 7-16.* Retrieved from: https://www.serranowater.org/pdf/UWMP-Plan-SWD.pdf. Accessed November 2024.

No. 1 and 2. **Table 4.19-1: Wastewater Capacity of OCSD Reclamation Plants** shows the daily capacity of OCSD wastewater treatment plants.

Table 4.19-1: Wastewater Capacity of OCSD Reclamation Plants

Reclamation Plant	Average Daily Inflow (MGD)	Average Dry Weather Flow Capacity (MGD)
Fountain Valley (Plant No. 1)	124	153
Huntington Beach (Plant No. 2)	68	156
Total	**192**	**309**

MGD: million gallons per day
Sources:
1. OCSD. (2022). *Appendix H, Asset Management Plan*. Retrieved from: https://www.ocsan.gov/wp-content/uploads/2024/06/OC-San-SSMP-Vol-II_App_H_A-1.pdf?id=39538. Accessed October 2024.
2. OCSD. (2024). *Regional Sewer Service.* Retrieved from: https://www.ocsan.gov/regional-sewer-service/. Accessed October 2024.

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU site. Future housing development facilitated by the Project would increase the City's population by approximately 0919 persons. OCSD estimates an average generation rate of 75 gallons per capita per day (GPCD).[69] Future housing development facilitated by the Project could increase wastewater generation by approximately 69,000 gallons per day (0.07 MGD) or less than 1 percent (0.002 percent) of the existing capacity at the OCSD treatment plants. Therefore, as indicated in **Table 4.19-1** the wastewater treatment service provider would have adequate capacity to serve the Project's wastewater treatment in addition to existing commitments. Further, any future proposed development would be required to comply with **SC UTIL–1**, which requires future proposed developments to demonstrate that there is adequate capacity in the wastewater collection system to accommodate discharges. A less than significant impact would occur.

4.19d 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. Republic Services provides solid waste service to the City. Republic Services is required by the Integrated Waste Management Act of 1989 (AB 939) that at least 50 percent of all the City's solid waste and recycling is diverted from landfills. Other laws require developers to provide multifamily recycling and organic waste receptacles as well as promote statewide waste reductions.

- **AB 341** requires cities and counties to implement recycling programs, reduce refuse at the source, and compost waste to achieve the established 75 percent diversion of solid waste from landfills.
- **AB 1826** requires businesses to recycle organic waste depending on the amount of waste generated per week.
- **SB 1383** requires a 75 percent reduction of state-wide organic waste by 2025 in order to reduce associated greenhouse gases such as methane and other short-lived climate emissions.

Future housing development facilitated by the Project would involve a maximum buildout of 318 DUs over existing conditions, which would increase solid waste disposal demands as additional solid waste flows would be transmitted to Class III landfills. Future housing development facilitated by the Project is not

[69] OCSD. (2017). *Final Report and Recommendations on Wastewater Rates, Fees, and Charges*. Retrieved from: https://www.ocsan.gov/Home/ShowDocument?id=23431. Accessed November 2024.

anticipated to lead to inadequate landfill capacity at these landfills as only a nominal increase in solid waste would occur. Further, future housing development facilitated by the Project would be subject to the City's Site Plan Review process and compliance with all requirements for solid waste reduction and recycling. Therefore, given compliance with the established regulatory framework, future housing development facilitated by the Project would not generate solid waste in excess of State or local standards, or in excess of local infrastructure's capacity. A less than significant impact would occur, and no mitigation is required.

4.19e Would the Project comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. State, county, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery (CalRecycle) and the City of Villa Park. Regulations specifically applicable to future housing on the candidate housing sites include the California Integrated Waste Management Act of 1989 (AB 939), §4.408 of the CalGreen Code, and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs.

Future housing development facilitated by the Project would comply with federal State, and local management and reduction statutes and regulations related to solid waste. Future housing development facilitated by the Project would be subject to compliance with the 2022 CALGreen Code §4.408.2, which requires preparation of a Construction Waste Management Plan that outlines methods to divert or reuse 65 percent of nonhazardous construction and demolition debris. Future housing development facilitated by the Project would also comply with the CALGreen Code through the recycling and reuse of at least 65 percent of the nonhazardous construction and demolition debris from a Project site. Therefore, given compliance with the established regulatory framework, future housing development would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. A less than significant impact would occur, and no mitigation is required.

MITIGATION PROGRAM

Standard Conditions

No standard conditions are applicable to the proposed Project.

Mitigation Measures

See **MM BIO-1**, **BIO-2**, **CUL-1** through **CUL-4**, **GEO-1**, **HAZ-1**, **NOI-1** through **NOI-3**, **TRANS -1**, and **TCR-1**

4.20 Wildfire

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
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	

IMPACT ANALYSIS

4.20a 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. The Project would not result in direct housing development but would facilitate housing development on the candidate housing sites and ADU sites. As previously noted, the City's northern portion is within a VHFHSZ. Therefore, ADU sites in the City's northern portion could be within or near a VHFHSZ. According to the City's LHMP, the facilitated by the Project may substantially impair an adopted emergency response plan or evacuation plan from potential road closures. However, future ADU facilitated by the Project would either be constructed as a new structure on an existing residential property or through conversion of an existing structure such as a garage. Future ADU development would be subject to compliance with CBC Chapter 33, which identifies requirements for temporary construction street closures which regulates construction road closures and traffic control, which would minimize impacts to roadway congestion in the event of an emergency evacuation. Given the nature and scale of ADU developments, and compliance with the established regulatory framework, future ADU development would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, a less than significant impact would occur, and no mitigation is required.

4.20b If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. As discussed above, ADU sites could be located within the northern portion of the City, which is within a local responsibility area classified as VHFHSZ due to its physical features including slopes and prevailing winds from the nearby hills. Therefore, future ADU development in the City's northern portion would introduce new structures and human activity, which could exacerbate wildfire risks, and thereby expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. However, future ADU development within or near the City's VHFHSZ would be required to comply with the 2022 CBC Chapter 7A and VPMC Chapter X, which include measures to minimize slope instability during construction, runoff, post-fire instability or drainage changes, on a site-by-site basis through the implementation of structural or non-structural BMPs. Therefore, given compliance with the established regulatory framework, future ADU development would result in a less than significant impact concerning exacerbating wildfire risks and expose persons occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant, and no mitigation is required.

4.20c 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?

Less Than Significant Impact. Future ADU development in the northern City's northern portion would be within a VHFHSZ. Future ADU development facilitated by the Project would occur on already developed residential sites. Generally, infrastructure would already exist on ADU sites and therefore, future ADU development is not anticipated to require the installation or maintenance of infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impact to the environment. Future ADUs would be subject to Site Plan Review and required to comply with applicable CBC Chapter 8A and VPMC requirements, which would minimize fire risk and temporary and ongoing impacts to the environment. Therefore, given compliance with the established regulatory framework, future ADU development is not anticipated to exacerbate fire risk or result in temporary or ongoing impacts to the environment in this regard. A less than significant impact would occur, and no mitigation is required.

4.20d 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. As discussed above, only the ADU sites would be within the City's VHFHSZ, including existing housing sites which may have slopes that become unstable as a result of runoff, post-fire slope instability, or drainage changes. However, as discussed above, future ADU development facilitated by the Project would occur on already developed housing sites and would be subject to compliance with the CBC and VPMC Chapter X, which would address measures to minimize slope instability during construction, runoff, post-fire instability or drainage changes, on a site-specific basis through the implementation of structural or non-structural BMPs. Therefore, given compliance with the established regulatory framework, future housing development would not 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. A less than significant impact would occur, and no mitigation is required.

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

No standard conditions or mitigation measures are applicable to the proposed Project.

4.21 Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the Project:				
a) 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) 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 the past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

IMPACT ANALYSIS

4.21a Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant With Mitigation Incorporated. On the basis of the foregoing analysis, the proposed Project does not have the potential to significantly 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 or 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.

The Project would not result in direct housing development but would facilitate future housing development on the candidate housing sites and ADU sites. As discussed above in **Section 4.4: Biological Resources**, future housing development on the Smith Basin site could impact biological resources. Future housing development on the site would be subject to the City's Site Plan Review process and required to adhere to all federal, State, and local requirements including FESA, CESA, the Clean Water Act, and

California Fish and Game Code as well as incorporate **MM BIO-1** and **MM BIO-2**. Therefore, given compliance with the established regulatory framework, and with **MM BIO-1** and **MM BIO-2** incorporated, future housing development would not result in any direct environmental impacts that would 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.

4.21b Does the Project have possible environmental effects which are individually limited, but cumulatively considerable?

Less Than Significant Impact. State CEQA Guidelines §15065(a)(3) defines "cumulatively considerable" as times when "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." This document provides a programmatic analysis of the environmental effects of the future housing development facilitated by the Project. The Project would not result in direct housing development but would facilitate future housing development on candidate housing sites and ADU sites, all of which are situated in urbanized areas. Future housing development facilitated by the Project would occur as market conditions allow and at the discretion of the individual property owners; be subject to the City's Site Plan Review and building permit processes; and the Smith Basin site would be subject to environmental review under CEQA if a discretionary action is required. Based on these factors, and since future housing development facilitated by the Project would be subject to the City's Site Plan Review and building permit processes, the Project would not result in environmental effects, which are individually limited, but cumulatively considerable.

4.21c Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. There are no known substantial adverse effects on human beings that would be caused by the Project. The Project would not result in direct housing development but would facilitate future housing development on candidate housing sites and ADU sites in accordance with State Housing law. The candidate housing sites and ADU are dispersed throughout the community to minimize the potential for adverse changes in neighborhood character and aesthetics and reduce the potential for adverse impacts to the environment. The expansion of housing units in the City intends to create adequate housing availability at all income levels. The Project intends to create more economically and socially diversified housing choices and to provide new housing opportunities for low-income households. The Project would provide additional housing options for various income levels, as allocated by RHNA. Impacts would be less than significant, and no mitigation is required.

MITIGATION PROGRAM

Standard Conditions and Mitigation Measures

See **Section 4.4: Biological Resources**.

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