820 Gainsborough Drive Project

Public Review Draft
Initial Study/Mitigated Negative Declaration
February 2025

Prepared for:

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

Prepared by:

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De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

820 GAINSBOROUGH DRIVE PROJECT

Public Review Draft

Initial Study/Mitigated Negative Declaration

LEAD AGENCY: CITY OF LAGUNA BEACH
505 Forest Avenue
Laguna Beach, California, 92651
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February 2025

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1.0 INTRODUCTION

1.1 Statutory Authority and Requirements

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

Pursuant to CEQA Guidelines Section 15063, the City of Laguna Beach, as Lead Agency, has prepared this Initial Study to determine if the proposed 820 Gainsborough Drive Project (Project) would have a significant effect on the environment. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that mitigation cannot reduce the impact to a less than significant level for any aspect of the proposed Project, then the Lead Agency must prepare an Environmental Impact Report (EIR) to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the Project as proposed may cause a significant effect on the environment, the Lead Agency may prepare a Negative Declaration (ND). If the Lead Agency finds that there is evidence of a significant impact, but the impact can be reduced through mitigation, the Lead Agency may prepare a Negative Declaration (ND). Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such significant environmental impacts may occur (PRC Section 21080(c)).

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

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR, MND or a ND;
2. 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;
3. Assist in the preparation of an EIR, if one is required, by;
    a. Focusing the EIR on the effects determined to be significant,
    b. Identifying the effects determined not to be significant,
    c. Explaining the reasons for determining that potentially significant effects would not be significant, and
    d. Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environment effects.
4. Facilitate environmental assessment early in the design of a project;
5. Provide documentation of the factual basis for the finding in a MND or ND that a project will not have a significant effect on the environment;
6. Eliminate unnecessary EIRs; and
7. Determine whether a previously prepared EIR could be used with the project.

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

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

1.2 Summary of Findings

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

- The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment (resulting in a Negative Declaration), or

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

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

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

1.3 Public Review Process

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

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

- City of Laguna Beach Website:

  https://www.lagunabeachcity.net/publicnotices

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

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

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

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

1.4 Incorporation by Reference

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

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

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

- Land Use
- Transportation, Circulation, and Growth Management
- Open Space Conservation
- Safety
- Noise
- Landscape and Scenic Highways
- Historic Resources

- Housing
- Human Needs

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

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

1.5 Report Organization

This document is organized into the following sections:

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

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

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

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

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

2.0 PROJECT DESCRIPTION

2.1 Project Location

The 820 Gainsborough Drive Project (referenced herein as "Project" or "820 Gainsborough Drive Project") site is located in the City of Laguna Beach within the County of Orange; refer to Exhibit 2-1, *Regional Vicinity*. The Project site consists of an approximately 0.12-acre vacant lot parcel (APN 644-291-08) along Gainsborough Drive; refer to Exhibit 2-2, *Project Location*.

Regional access to the site is provided via the Pacific Coast Highway (SR-1) located southwest of the Project site. Local access to the Project site is provided from Gainsborough Drive. Within the Project area, Diamond Street provides access to Gainsborough Drive.

2.2 Existing Setting

ON-SITE LAND USES

The Project site is undeveloped. Approximately one-third of the Project site (0.03-acre) has been recently graded during earthwork activities at the adjacent site located at 840 Gainsborough Drive and consists of exposed soil. The remaining areas onsite are heavily vegetated with coastal sage scrub with lemonade berry scrub alliance. The elevations on the Project site vary from approximately 360 feet to 440 feet above mean sea level (amsl). The Project site sits on a natural slope with little or no flat terrain. The site is comprised of a steep lot with an approximately 40-to-45-degree slope, that steepens as it nears the road with a northerly aspect. The lowest three meters of the slope above the road is nearly vertical.

GENERAL PLAN AND ZONING

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

SURROUNDING USES

The site is located in an existing single-family residential neighborhood and is bordered to the east by a single-family residence (812 Gainsborough Drive), to the south by a single-family residence (2396 Crestview Drive), to the west by a lot currently under construction of a single-family residence (840 Gainsborough Drive), and to the north by Gainsborough Drive.

The Project site is bounded by Gainsborough Drive and residential development zoned D/CSP to the north of Gainsborough Drive; residential development zoned D/CSP to the east; residential development zoned D/CSP to the south; and residential development to the west.

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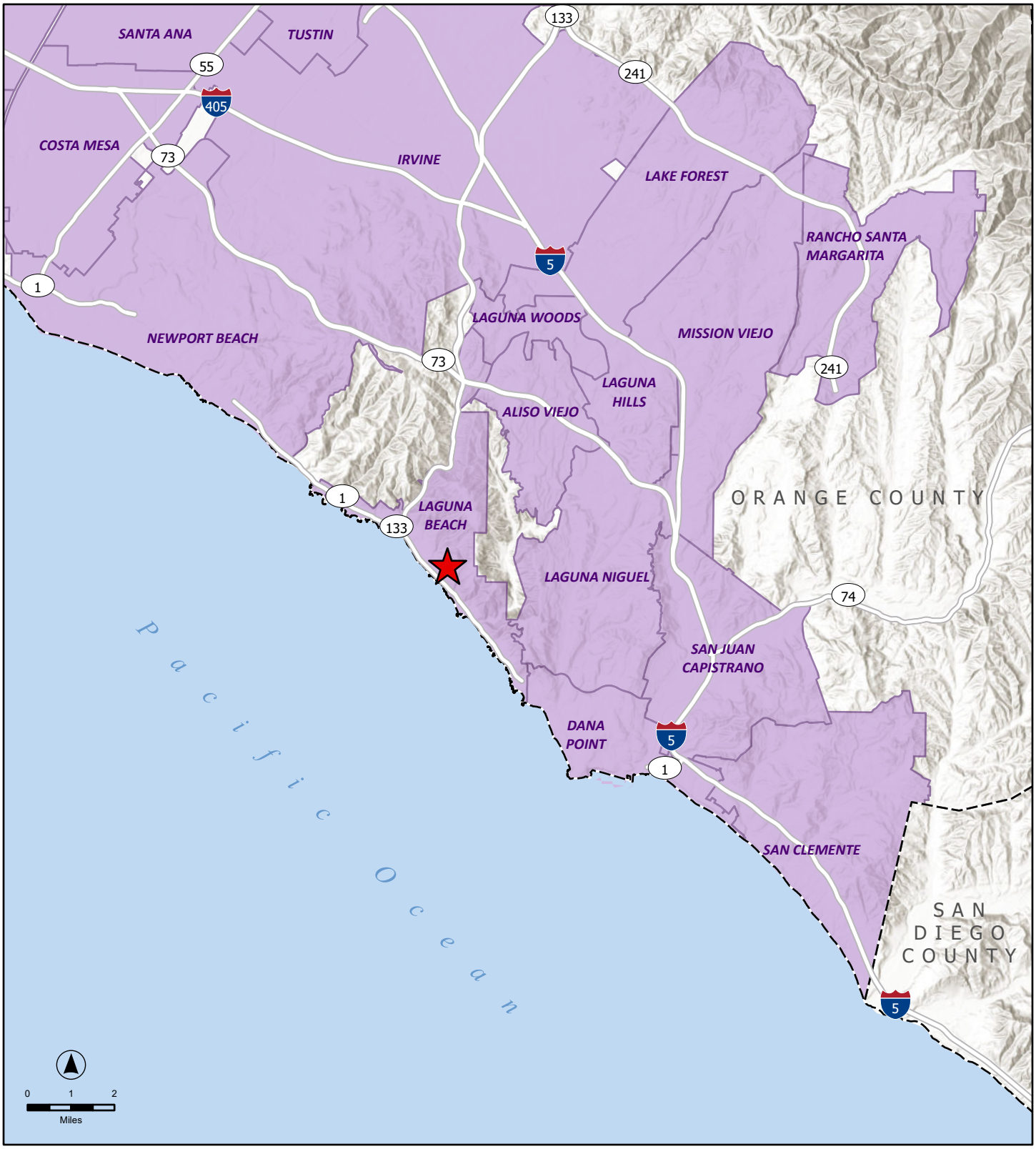


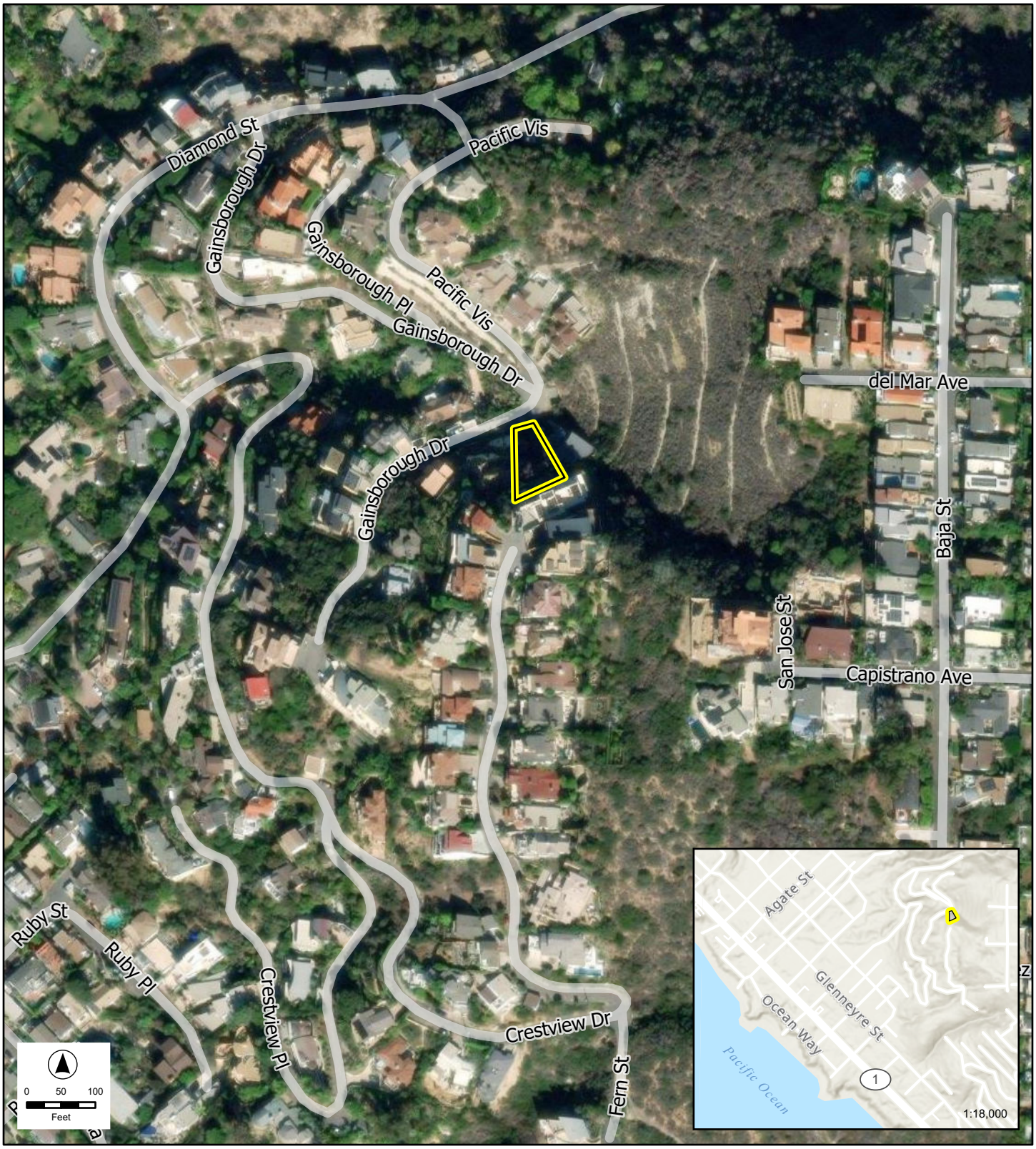
Legend

- Project Location
- Incorporated Area
- County Area

820 GAINSBOROUGH DRIVE
LAGUNA BEACH, CALIFORNIA

Exhibit 2-1. Regional Vicinity

Sources: California State Geoportal; ArcGIS Online World Hillshade Map Service.
Map Date: September 29, 2023.



820 GAINSBOROUGH DRIVE
LAGUNA BEACH, CALIFORNIA

Legend

Project Location (APN 644-291-08)

Exhibit 2-2. Project Location

Sources: USGS Transportation Dataset; Orange County GIS; ArcGIS Online World Imagery Map Service; ArcGIS Online Topographic Map Service (inset). Map date: September 29, 2023.

2.3 Project Characteristics

The Project Applicant requests Design Review (DR-23-0131), Coastal Development Permit (CDP-23-0132), and a Revocable Encroachment Permit (REP 23-0133) to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot; refer to Exhibit 2-3, *Site Plan*.

In addition to the three-story, 2,558 square-foot residence, the proposed residential development would include a 295 square-foot elevated deck with glass guardrails, 36-foot-tall elevator, photovoltaic panels, one off-site parking space, an off-site catch basin, retaining walls, and skylights. Refer to Exhibit 2-4, *West Elevation (Front)*; Exhibit 2-5, *South Elevation (Right Side)*; and Exhibit 2-6, *North Elevation (Left Side)*.

The residence would be accessed via a driveway from Gainsborough Drive. The existing curb along the western side of Gainsborough would be reconstructed to allow driveway access. The proposed residence would have a 5-foot front yard setback for the garage and a 15-foot setback for the residence. The proposed rear setback for the entire residence is approximately 23 feet one-inch with nine-foot and four-foot side yard setbacks. Outdoor stairways/pathways along the perimeter of the residence would provide fire access. The residence's proposed height would be 29 feet. The residence would be built into the hillside with retaining walls located along the western, southern and eastern borders of the site. The Project would result in a lot coverage of 36 percent of the parcel. The proposed Project would exceed Title 24 building insulation requirements by 10 percent.

Due to the Project's location within a designated Very High Fire Hazard Safety Zone within a Local Responsibility Area and within the City's Fuel Modification (FM) Zone, as designated by City GIS mapping, the Project proposes a landscape plan that includes a fuel modification zone. A fuel modification zone is a strip of land where combustible vegetation has been removed and/or modified and partially or totally replaced with more adequately spaced, drought-tolerant fire-resistant plants in order to provide a reasonable level of protection to structures from wildland fire. The Project proposes all landscaping within the Project site to be consistent with the City's Zone A fuel modification guidelines. The purpose of Zone A is to provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat of wildland fires. On-site landscaping would include a mix of trees, shrubs, and ground cover; refer to Exhibit 2-7, *Landscape Plan*.

STREET AND DRAINAGE IMPROVEMENTS

The Project proposes an off-site parking space which is located directly west of the Project site; refer to Exhibit 2-3. The off-street parking space would include a retaining wall located along the south side of the parking space. There is an approved retaining wall along the west side of the parking space that is part of the 840 Gainsborough Drive Project.

The Project proposes a new catch basin to replace the existing catch basin located several feet north of the Project site. The off-site catch basin would be four feet by four feet, located in the right-of-way, and be connected to an existing 18-inch storm drain pipe located in Gainsborough Drive; refer to Section 4.10, *Hydrology and Water Quality*.

PROJECT CONSTRUCTION AND PHASING

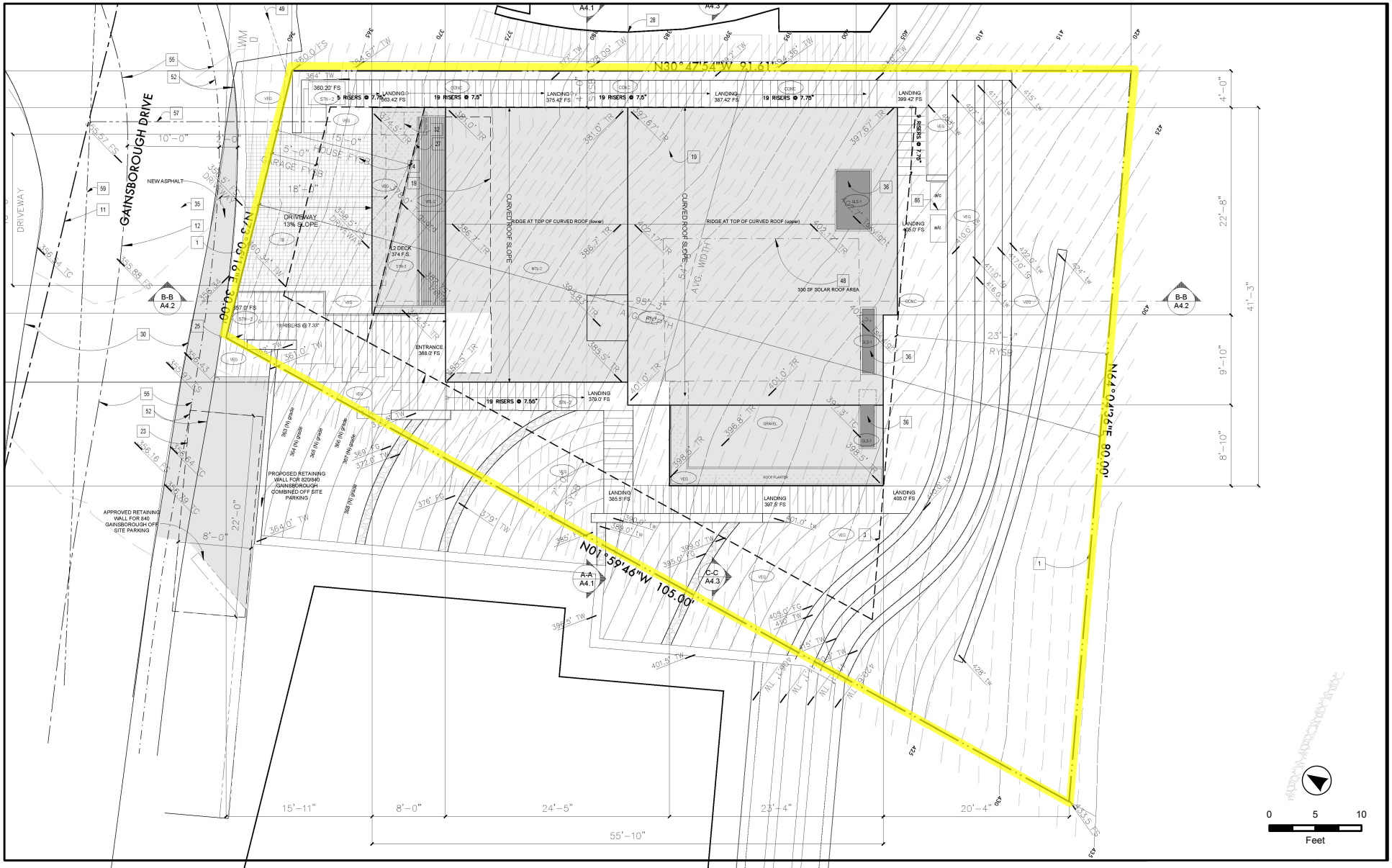
The proposed residential development would include on-site grading of approximately 2,588 cubic-yards of cut and two cubic-yards of fill and require approximately 215 truck trips over 26 days for removing soil from the site. Construction activities would include grading, construction of retaining walls, and

construction of the proposed residence and associated improvements. Earthwork and grading would take approximately four months to complete. Construction staging would occur on-site; no building materials would be stored in the public right-of-way. A construction staging and management plan would be required for approval by the City's Building Official prior to the start of construction. Construction would begin in July of 2025 and be completed by July of 2027.

2.4 Permits and Approvals

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

- Adoption of a Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- Design Review DR-23-0131;
- Coastal Development Permit CDP-23-0132, and
- Revocable Encroachment Permit (REP) 23-0133.



Legend

Project Location (APN 644-291-08)

820 GAINSBOROUGH DRIVE
LAGUNA BEACH, CALIFORNIA

Exhibit 2-3. Site Plan

Source: Leigh Snow Architects, 8-1-2023. Map date: September 29, 2023.

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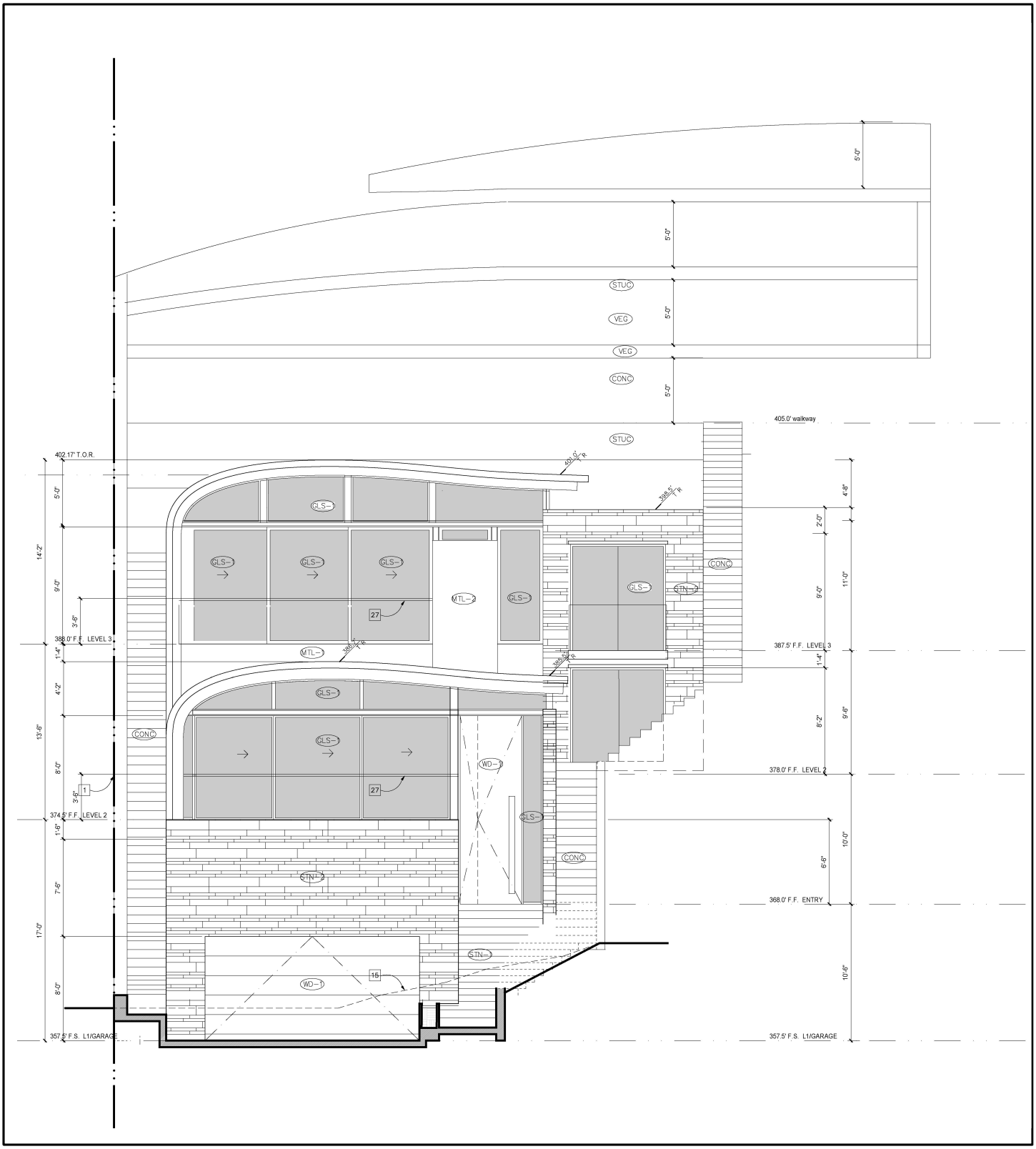

1: Property Line
15: (E) Grade/Contour Line
27: Guardrail - 42" ABV. FS
VEG: Vegetation per Landscape Plan
CONC: Concrete
GLS-1: Transparent Glass-Cardinal Low E-366
MTL-1: Brake Metal
MTL-2: Corton Steel
STN-1: Stone Flooring Travertine-Nova White
STN-2: Stone Facade Travertine-Nova White
STUC: Integrally Colored Smooth Trowel Stucco
WD-1: Wood Wall Cladding

820 GAINSBOROUGH DRIVE
LAGUNA BEACH, CALIFORNIA

Exhibit 2-4. West Elevation Front

Source: Leigh Snow Architects, 8-1-2023. Map date: September 29, 2023.

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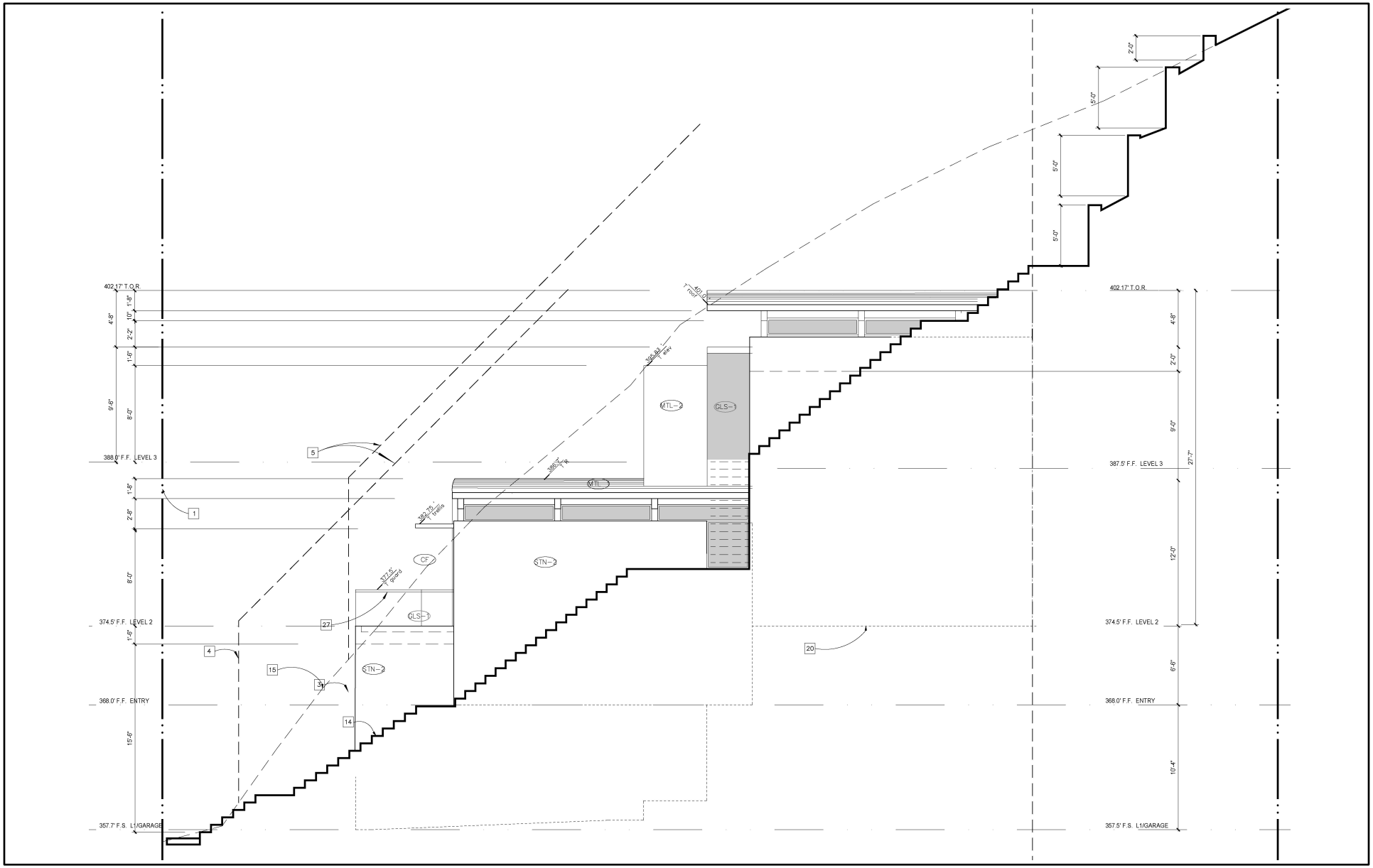


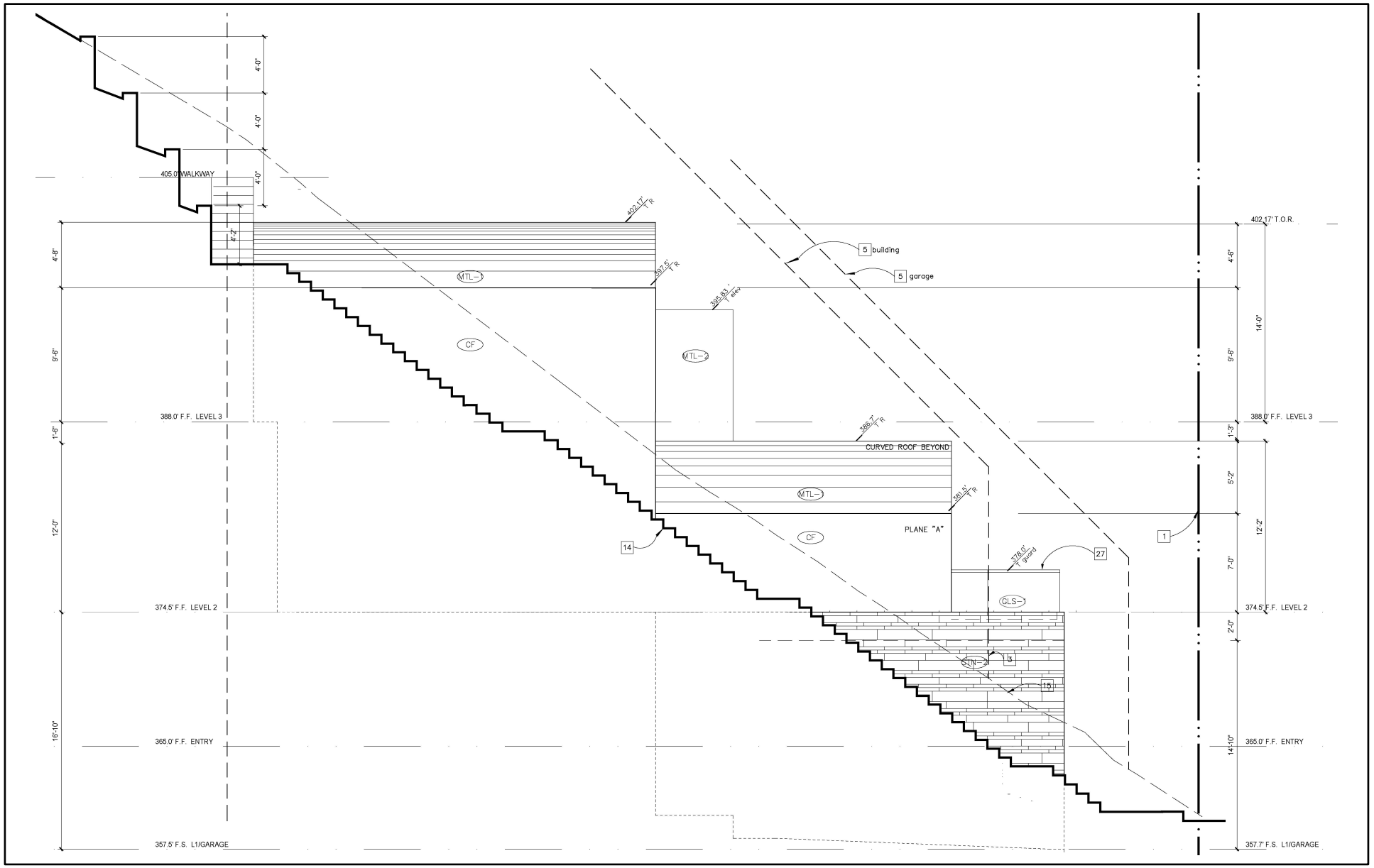
1: Property Line
3: Required Building Setback
4: Required Garage Setback
5: Additional Building Setback
14: FS/FG/EG (Above/Below/Beyond as Occurs)
15: (E) Grade/Contour Line
20: Edge of Roof/Ceiling/Floor/Deck (Above/Below/Beyond as Occurs)
27: Guardrail - 42" ABV. FS

GLS-1: Transparent Glass-Cardinal Low E-366
MTL-1: Brake Metal
MTL-2: Corton Steel
STN-2: Stone Facade Travertine-Nova White

820 GAINSBOROUGH DRIVE
LAGUNA BEACH, CALIFORNIA

Exhibit 2-5. South Elevation Right

Source: Leigh Snow Architects, 8-1-2023. Map date: September 29, 2023.



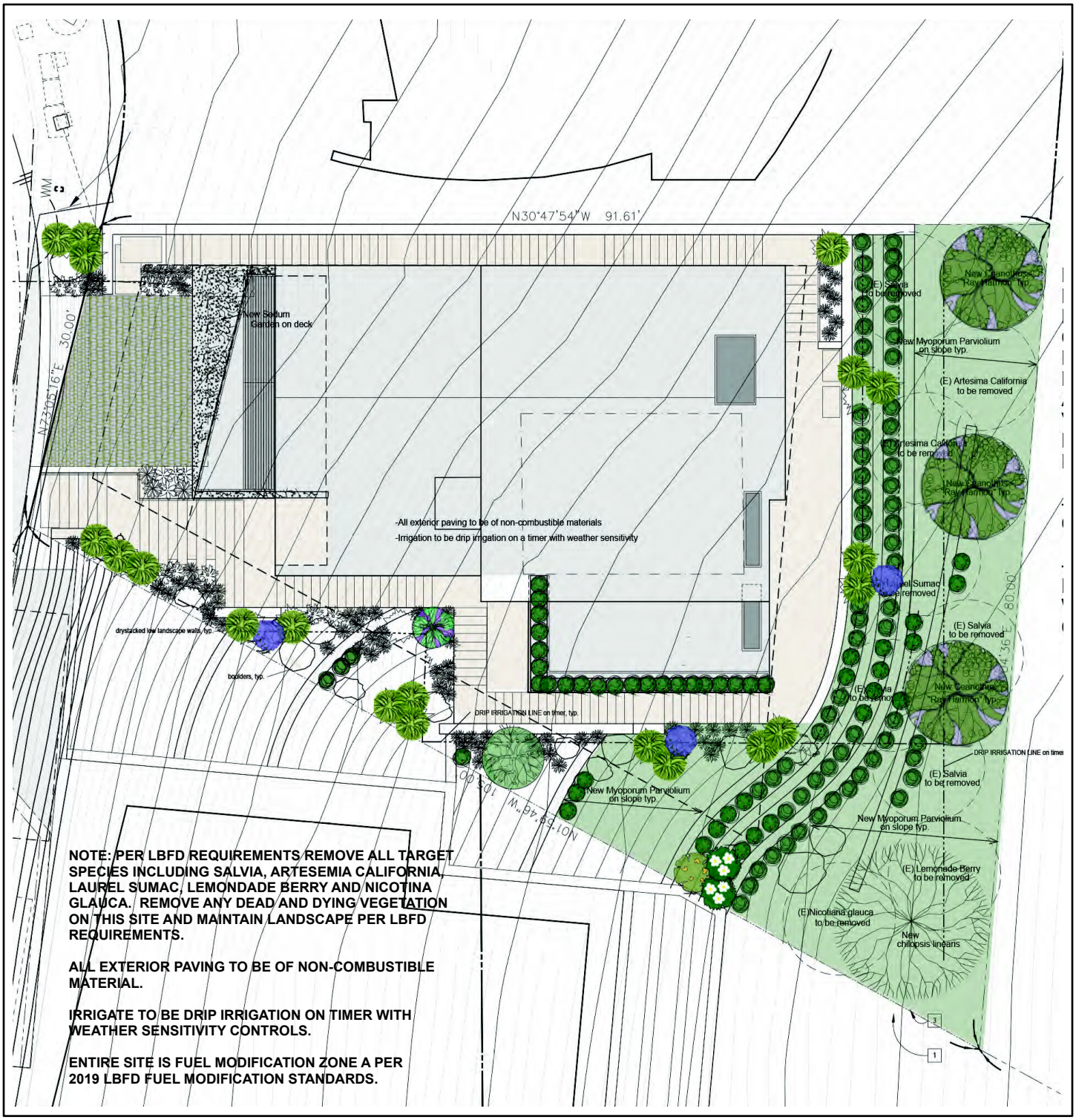
1: Property Line
3: Required Building Setback
5: Additional Building Setback
14: FS/FG/EG (Above/Below/Beyond as Occurs)
15: (E) Grade/Contour Line
27: Guardrail - 42" ABV. FS

GLS-1: Transparent Glass-Cardinal Low E-366
MTL-1: Brake Metal
MTL-2: Corton Steel
STN-2: Stone Facade Travertine-Nova White

820 GAINSBOROUGH DRIVE
LAGUNA BEACH, CALIFORNIA

Exhibit 2-6. North Elevation Left

Source: Leigh Snow Architects, 8-1-2023. Map date: September 29, 2023.



NOTE: PER LBFD REQUIREMENTS REMOVE ALL TARGET SPECIES INCLUDING SALVIA, ARTESEMIA CALIFORNIA, LAUREL SUMAC, LEMONDADE BERRY AND NICOTINA GLAUCA. REMOVE ANY DEAD AND DYING VEGETATION ON THIS SITE AND MAINTAIN LANDSCAPE PER LBFD REQUIREMENTS.

ALL EXTERIOR PAVING TO BE OF NON-COMBUSTIBLE MATERIAL.

IRRIGATE TO BE DRIP IRRIGATION ON TIMER WITH WEATHER SENSITIVITY CONTROLS.

ENTIRE SITE IS FUEL MODIFICATION ZONE A PER 2019 LBFD FUEL MODIFICATION STANDARDS.

- Turf Block
- Stone Flooring
- Creeping Myoporum
- Carex Praegracililis
- Penstemon
- Romena Colteri
- Lepechinia Fragrans
- Abutilion Palmeri
- Dasylirion Longissimum
- Ceanothus
- Chilopsis Linearis
- Rosemarinus Prostratus
- Festuca Glauca
- Heuchera Maxima
- Heuchera Canyon Delight
- Ameria Maritima

820 GAINSBOROUGH DRIVE
LAGUNA BEACH, CALIFORNIA

Exhibit 2-7. Landscape Plan

Source: Leigh Snow Architects, 8-1-2023. Map date: September 29, 2023.

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3.0 ENVIRONMENTAL CHECKLIST FORM

BACKGROUND

1. Project Title: 820 Gainsborough Drive Project
2. Lead Agency Name and Address: City of Laguna Beach 505 Forest Avenue Laguna Beach, California, 92651
3. Contact Person and Phone Number Shaveta Sharma, Senior Planner (949) 715-0958
4. Project Location: The Project site is located in the City of Laguna Beach within Orange County. The Project site consists of an approximately 0.12-acre vacant lot parcel (APN 644-291-08) along Gainsborough Drive.
5. Project Sponsor's Name and Address: Laguna 3 Land LLC, Yousef Audi 1485 Pomona Road, Suite G Corona, CA 92882
6. General Plan Designation: Village Low Density
7. Zoning: Diamond/Crestview Specific Plan (D/CSP)
8. Description of the Proposed Project: Refer to Section 2.3.
9. Surrounding Land Uses and Setting: Refer to Section 2.2.
10. Other public agencies whose approval is required: Refer to Section 2.4.
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? In compliance with AB 52, the City distributed letters to applicable Native American tribes informing them of the Project on November 21, 2023. Responses were received from the Gabrieleño Band of Mission Indians – Kizh Nation and California Cultural Resource Preservation Alliance; refer to Section 4.18.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant With Mitigation Incorporated" as indicated by the checklist on the following pages.

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

DETERMINATION

On the basis of this initial evaluation:

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

CITY OF LAGUNA BEACH

Shaveta Sharma
Senior Planner

2/11/25
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

- Less than Significant With Mitigation Incorporated. This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

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

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

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4.0 ENVIRONMENTAL ANALYSIS

4.1 Aesthetics

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

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

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

The Project site is not visible from the Laguna Canyon Road or El Toro Road locally designated roadways, nor are these scenic roadways visible from the Project site. The Project site is intermittently visible from a portion of Pacific Coast Highway; however, views are obstructed by vegetation and existing residential development.

The Project site is located within an established residential neighborhood. The northern boundary of the Project site is Gainsborough Drive right-of-way. Views from the Project site include short- to middle-range views of undeveloped land and existing residential development. Middle- to long-range views of the Pacific Ocean are available at higher elevations. The Project site is undeveloped and comprised primarily of coastal sage scrub with lemonade berry (Rhus integrifolia) scrub alliance vegetation. The Project sits on

a natural slope with little or no flat terrain. The Project is a steep lot with an approximately 40-to-45-degree slope, that steepens as it nears the road with a northerly aspect. The lowest three meters of the slope above the road is nearly vertical. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. Although the proposed single-family residence and improvements would be built on undeveloped land, the Project would largely maintain the existing visual quality of the landscape, as existing residential development surrounds the site through consistency with applicable zoning standards and guidelines, as described further below. The proposed Project would be approximately 29 feet above grade, which would be consistent with the maximum 29-foot height requirement for the D/CSP Zone. Additionally, the proposed residence would be built into the hillside, which would minimize the aesthetic impacts from the uses located uphill of the Project site. The proposed single-family residence and associated improvements would be consistent with the Project site's General Plan designation and zoning, and would be visually similar to the surrounding residential development.

The existing single-family residences directly adjacent to the Project are both three-story contemporary residences of a similar scale to the proposed residence. Additionally, the existing residences along the east side of Pacific Vista, closest to the Project site, are three-story residences, also of a similar scale to the proposed Project. The Project site itself is not identified as a scenic vista and the proposed development would not impact any scenic resources. The steep slopes of the Project site and surrounding area, as well as the elevations and orientation of the existing residences to the northeast, east and south provide for continuation of views. The Project site is located in the D/CSP Zone, which is intended for low-profile, single-family residences that preserve existing public and private views and minimize building mass and bulk in a manner that is sensitive to their terrain and to environmental constraints. The Diamond/Crestview Specific Plan (D/CSP) includes a Design Guidelines component that projects must be consistent with and also requires that new development conform to the City's Hillside Development Guidelines. The primary objective of the Specific Plan is to preserve the natural terrain and aesthetic character of the neighborhood. The Project is consistent with C/SCP Policy 5-3, which requires new development in the D/CSP area to preserve views of canyon and coastal areas from existing residences and public viewpoints while respecting the rights of property owners proposing new development. As discussed above, the proposed residence would be built into the hillside and would not impede the views of the existing surrounding residences.

The Project is a discretionary project subject to various City permits and approvals, including design review, coastal development permit, and revocable encroachment permit. As such, the Project would be reviewed for consistency with the City's residential design guidelines and standards, including compatibility with the surrounding area as it relates to character, mass, and scale. Potential impacts to scenic vistas associated with development of the Project site would be considered during the required reviews. Therefore, the proposed Project would not damage scenic resources, including scenic vistas, from public views, designated scenic highways, or arterial roadways; impacts related to scenic resources are less than significant.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The nearest officially designated State scenic highway is a portion of State Route 91 (SR-91), approximately 22 miles north of the Project site.[1] The nearest eligible State scenic highway is a portion of Pacific Coast Highway (SR-1), located approximately 0.35 miles south of the Project site. The Project site is not located adjacent to or within view of an officially designated State scenic highway. The Project site is intermittently visible from a portion of Pacific Coast Highway; however, views are obstructed by vegetation and existing residential development. Additionally, the Project proposes development of a single-family residence and associated improvements consistent with the site's General Plan designation and zoning and would be visually similar to the surrounding residential development. As such, the Project would not substantially damage scenic resources within a State scenic highway; no impacts would result.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. The Project site and the surrounding area are comprised of residential uses and undeveloped land. The Project site consists of an approximately 0.12-acre vacant lot parcel (APN 644-291-08) zoned D/CSP. The Project site is undeveloped and comprised primarily of coastal sage scrub with lemonade berry (Rhus integrifolia) scrub alliance vegetation. The Project sits on a natural slope with little or no flat terrain. The Project is a steep lot with an approximately 40-to-45-degree slope, that steepens as it nears the road with a northerly aspect. The lowest three meters of the slope above the road is nearly vertical. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The proposed Project would not conflict with existing zoning. Further, the General Plan designates the Project site and surrounding area as Village Low Density, which is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences.

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

The General Plan contains policies regarding neighborhood character (LSHE Policies 1.2, 1.3, 1.4, and subsequent actions), view management (LSHE Policy 2.3 and subsequent actions), and scenic highway protection (LSHE Policies 3.1, 3.2, 3.6, and subsequent actions). LSHE Policy 1.2 focuses on neighborhood landscape character protection and enhancement; Policy 1.3 aims to protect the City's landforms, including ridgelines, hillsides, rock outcroppings, canyons, watercourses, bluffs, shoreline rock formations, beaches and the marine environment, and cultural resources; Policy 1.4 fosters the preservation of existing large trees. LSHE Policy 2.3 focuses on Laguna Beach's traditional landscape character, including its tree-scape. LSHE Policy 3.1 focuses on creating a Corridor Protection Programs for the three designated scenic highways; LSHE Policy 3.2 prioritizes enhancing scenic highway user safety; and LSHE Policy 3.6

[1] California Department of Transportation (Caltrans), *California State Scenic Highway System Map*, https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa, accessed September 10, 2024.

promotes multi-agency coordination with the County and City of Irvine to maintain the Canyon's wilderness character and protect the view of natural areas.

The D/SCP includes a Design Guidelines component that the Project must comply with. The primary objective of the Specific Plan is to preserve the natural terrain and aesthetic character of the neighborhood. The D/SCP also requires that development in the Specific Plan area is consistent with the City's Design Guidelines for Hillside Development. The Design Guidelines for Hillside Development guides development to reduce effective visual bulk of a structure by placing buildings into the hillside and to follow the hillside contours and slope with building form. The Project proposes to construct the residence into the hillside along the existing hillside contours, in compliance with the D/SCP and Design Guidelines for Hillside Development.

The proposed single-family residence and associated improvements would be visually similar to existing residential development surrounding the Project site. Additionally, the proposed Project is subject to discretionary approval and contingent upon approval of design review, coastal development permit, and revocable encroachment permit. As such, the Project would not conflict with existing zoning, General Plan policies, or other regulations that govern scenic quality. Therefore, the Project would not conflict with applicable zoning and other regulations governing scenic quality; impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The surrounding area of the Project site is developed with residential uses and undeveloped land and currently experiences lighting and glare typical of a residential neighborhood (landscape lighting, automobile headlights, glare from glass surfaces, etc.). The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. Although the Project would introduce new sources of lighting and reflective materials to a previously undeveloped parcel, light and glare from the Project site would be visually similar to existing residential development surrounding the Project site. The proposed Project would include low reflective glass, interior and exterior building lighting, and landscape lighting, similar to surrounding residential uses. The exterior lighting includes indirect low voltage and LED lighting. The proposed Project is subject to discretionary approval and contingent upon approval of design review, coastal development permit, and revocable encroachment permit. Compliance with the City's development and design standards, including Municipal Code Chapter 7.70, *Good Neighbor Outdoor Lighting,* which regulates outdoor lighting in order to reduce or prevent light pollution and reduce or prevent glare and light trespass and is enforced by the Community Development Department, and conditions of approval would ensure proper design, installation, and operation of Project lighting, thereby reducing the potential for glare effects, light spillover onto adjacent properties, or conflicts with adjacent land uses. Thus, the Project would not create a new source of substantial light or glare which would adversely affect nighttime views in the area.

Mitigation Measures: No mitigation measures are required.

4.2 Agriculture and Forestry Resources

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

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

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

No Impact. According to the Department of Conservation, the Project site, and surrounding area, are considered Urban and Built-Up Land; therefore, development on the Project site would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[2] Further, the Project site is zoned D/CSP (Diamond/Crestview Specific Plan) and is not zoned for agricultural use, nor is the site under a

[2] California Department of Conservation, *California Important Farmland Finder*, https://maps.conservation.ca.gov/DLRP/CIFF/, accessed September 10, 2024.

Williamson Act contract. Thus, the Project would not involve the conversion of farmland to a non-agricultural use or conflict with existing zoning for agricultural use or a Williamson Act Contract. No impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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

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

No Impact. The Project site is zoned D/CSP (Diamond/Crestview Specific Plan) and does not contain forest land (as defined in PRC section 12220(g)), timberland (as defined in PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). According to the General Plan, no forest land, timberland, or timberland zoned Timberland Production occur within the City. The Project site is located within an urbanized area and surrounding parcels are currently developed and do not contain forest land. Thus, the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and would not result in the loss of forest land or conversion of forest land to non-forest use.

Mitigation Measures: No mitigation measures are required.

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

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

Mitigation Measures: No mitigation measures are required.

4.3 Air Quality

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

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

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

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

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

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

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

Consistency Criterion No. 1 refers to the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The SCAQMD has established thresholds of significance for air quality during project construction and operations, as shown in Table 4.3-1, *South Coast Air Quality Management District Emissions Thresholds*. It should be noted that the SCAQMD thresholds of significance were developed by the SCAQMD specifically to ensure, on a cumulative basis, that new projects would not cause new air quality violations, or notably increase the frequency or severity of existing air quality violations.[3]

The proposed residential development would include on-site grading of approximately 2,588 cubic-yards of cut and two cubic-yards of fill. Construction activities would include grading, construction of retaining walls, and construction of the proposed residence and associated improvements. The Project would be required to implement appropriate dust control measures as required by the California Building Code and the City's Municipal Code and will thereby minimize construction dust emissions. The construction activities of a single-family residence of this size (2,558 square feet), including associated grading (approximately 2,588 cubic-yards of cut and two cubic-yards of fill), would not result in construction-related emissions that would exceed SCAQMD's thresholds, due to the relatively small size of the Project.

The proposed Project would change the existing use of the Project site; the site is currently vacant and would be developed with a single-family residence. The Project site is located in the SCAB, which is designated as a severe non-attainment area for ozone, carbon monoxide, and particulate matter from vehicular traffic. However, due to the relatively small size of the proposed Project, development of the site is not anticipated to result in a significant increase in traffic; therefore, a less than significant air quality impact is anticipated. The daily weekday vehicle trips for a single-family residence are 9.43 trips per dwelling unit.[4] Additionally, a single-family residence of this size (2,588 square feet) that is developed consistent with current building code standards that require energy efficient measures, and involve minimal emissions associated with vehicle trips, would not result in operational-related emissions that would exceed SCAQMD's thresholds, given the Project's size and type.

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

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

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

violations.[5] Thus, the Project would not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of the AQMP's air quality standards or the interim emissions reductions, and the Project would be consistent with the first criterion.

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

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

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

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

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

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

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

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

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

The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The single-family residence proposed as part of the Project is consistent with the City's land use and zoning for the Project site. As such, the proposed Project would be consistent with the growth forecasts SCAQMD has incorporated into the 2022 AQMP.

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

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

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

Project construction activities would generate short-term emissions of criteria air pollutants. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. Project-related construction activities would include grading and construction of the proposed residence and associated improvements. The Project would be required to implement appropriate dust control measures as required by the California Building Code and the City's Municipal Code and will thereby minimize construction dust emissions. Based on the Project size (2,558 square feet), and associated construction activities including grading (approximately 2,588 cubic-yards of cut and two cubic-yards of fill), this short-term and minor construction activity would not exceed the SCAQMD's construction-related regional daily emission thresholds (see Table 4.3-1). This short-term and minor construction, which would last approximately two years, with earthwork and grading taking approximately four months to complete, would not exceed the SCAQMD's daily emission thresholds at the regional level, given the Project's size and type, and therefore impacts associated with Project construction emissions would be less than significant. As such, the proposed Project would not delay the timely attainment of air quality standards or 2022 AQMP emissions reductions.

The Project's operational emissions would be associated with motor vehicle use, energy use, and area sources. Energy use includes electricity and natural gas for heating and cooling; area sources include gasoline-powered landscaping and maintenance equipment, and consumer products (such as household cleaners), while mobile sources emissions are generated from vehicle operations associated with Project operations. The daily weekday vehicle trips for a single-family residence are 9.43 trips per dwelling unit. Typically, area sources are small sources that contribute very minor emissions individually, but when combined may generate substantial amounts of pollutants. Similar to construction-related emissions, based on the Project size and type, emissions associated with Project operation would also not exceed the applicable operational regional daily emission thresholds. Therefore, impacts associated with Project construction and operational emissions would be less than significant. As such, the proposed Project would not delay the timely attainment of air quality standards or 2022 AQMP emissions reductions.

The basis for Project air quality review in California is evaluating consistency with SCAQMD regulations. The proposed Project relates to the SCAQMD's AQMP through the land use and growth assumptions used

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

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

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

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Project construction activities would generate short-term emissions of criteria air pollutants. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. As stated in Response 4.3(a), above, the Project's short-term and minor construction would not exceed the SCAQMD's daily emission thresholds at the regional level, given the Project's size and type, and therefore impacts associated with Project construction emissions would be less than significant.[6,7] For the same reason, the Project emissions associated with Project operation would not exceed the applicable operational daily emission

[6] The SCAQMD's thresholds of significance were developed such that, only larger scale projects would have any reasonable potential to exceed the applicable thresholds of significance, for both project construction or operation, which are developed by determining the maximum emission level that wouldn't cause or contribute to a violation of ambient air quality standards within a specific area. Additionally, air quality modeling is designed for larger projects that could potentially exceed air quality thresholds, and have a significant impact under CEQA (single-family residences are typically exempt under CEQA). A standard size single family residence is not a large enough scaled project to be accurately quantitatively analyzed. Therefore, given the extremely small-scale nature of this Project, it is logical to conclude that Project emissions would not exceed aforementioned thresholds.

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

thresholds at a regional level. Further, the proposed Project's long-term influence on air quality in the air basin would also be consistent with the SCAQMD and SCAG's goals and policies and is considered consistent with the 2022 AQMP.

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

Since the Project would not exceed any of the SCAQMD's thresholds of significance, given the Project's size and type, the Project would not contribute substantially to an existing or projected air quality violation, and would be consistent with the SCAQMD and SCAG's goals and policies and is considered consistent with the 2022 AQMP, as explained in further detail under Response 4.3(a). Further, by complying with the SCAQMD standards, the Project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). The Project's short-term construction impacts on regional air resources would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Expose sensitive receptors to substantial pollutant concentrations?

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

Project construction activities would generate short-term emissions of criteria air pollutants. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. As described under Response 4.3(b) above, given the Project's size and type, the Project would not exceed any of the SCAQMD's thresholds of significance and would be consistent with the SCAQMD and SCAG's goals and policies and is considered consistent with the 2022 AQMP.

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

Project operations would not expose sensitive receptors to substantial pollutant concentrations, based on the Project size and type, as the Project consists of the development a single-family residence, similar

to the surrounding uses, and there would be no on-site activities that could generate substantial pollutants concentrations or exposure.

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

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact.

Construction

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

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

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

Operational

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

Mitigation Measures: No mitigation measures are required.

4.4 Biological Resources

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

This section is based primarily on the *Biological Resources Assessment Report for the 820 Gainsborough Drive Project, Laguna Beach, California* (Biological Resources Assessment), dated August 2024, prepared by ECORP Consulting, Inc., and included as Appendix A, *Biological Resources Assessment*. The Biological Resources Assessment addresses biological resources within the Biological Resources Assessment Study Area (i.e., Project site and 500-foot buffer).

Prior to conducting the biological reconnaissance assessment (BRA), ECORP conducted a review of the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB; CDFW 2024) and the Electronic Inventory of the California Native Plant Society (CNPSEI, CNPS 2024) to determine whether special-status plant and wildlife species have been reported in or adjacent to the Project Site. ECORP conducted the search on the USGS 7.5-minute topographic quadrangle that encompasses the Project (Laguna Beach) and the surrounding quadrangles (Tustin, El Toro, Dana Point, San Juan Capistrano, Newport Beach). Additionally, ECORP reviewed previously completed BRA reports for the Project prepared by another consulting company, Bloom Biological Inc. on October 14, 2022 (Bloom Biological 2022), see Appendix A.

ECORP biologists with experience identifying special-status biological resources and their habitat requirements in Laguna Beach conducted the general biological assessment within the Project site and immediate vicinity including a 500-foot buffer on June 7, 2024. During the survey, the biologists walked systematically around the entirety of the Project site and assessed the 500-foot buffer with binoculars where access was not allowed, recording all plant and wildlife species identified during the survey.

Wildlife species were identified by direct visual observation or from vocalizations. The location and condition of the Project site were assessed for the potential to provide habitat for special-status plant and wildlife species. Data were recorded on a Global Positioning System (GPS) unit, field notebooks, and/or maps. Photographs were also taken during the survey to provide visual representation of the conditions within the Project site. Where appropriate, descriptions of vegetation communities from the Manual of California Vegetation (MCV) second edition were also utilized. Any deviations from standard vegetation classifications were made by best professional judgment when areas did not fit into a specific habitat description provided by the MCV. Vegetation communities and land cover types were mapped using field observations and utilizing aerial imagery.

The State and federally threatened big-leaved crownbeard (*Verbesina dissita*) is known to occur in the City of Laguna Beach. During the survey, the biologists walked meandering transects throughout the site to ensure 100 percent visual coverage while paying special attention to any sensitive plants within the Project Site, including big-leaved crownbeard.

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

Less than Significant Impact With Mitigation Incorporated. As indicated in the Biological Resources Assessment, a search of available resource inventory databases, including the CNDDB, Electronic Inventory of the California Native Plant Society, and CDFW and USFWS occurrences databases, was completed. A literature review was also conducted, including the Laguna Beach General Plan Open Space/Conservation Element, the Laguna Beach Biological Resources Inventory, the Laguna Beach Municipal Code, the City of Laguna Beach Fire Department – Landscape/Fuel Modification Guidelines and Maintenance Program, and the City of Laguan Beach Local Coastal Program. Six special-status plant species were determined to have a low to moderate potential to occur within the vicinity of the Project site: Intermediate mariposa lily (*Calochortus weedii* var. *intermedius*), Many-stemmed dudleya (*Dudleya multicaulis*), Laguna Beach dudleya (*Dudleya stolonifera*), big-leaved crownbeard (*Verbesina dissita*), Mesa horkelia (*Horkelia cuneata var. forbesii*), and White rabbit-tobacco (*Pseudognaphalium leucocephalum*). No special-status plant species were observed during the survey.

A total of 13 bird species were observed during the biological assessment including California thrasher (*Toxostoma redivivum*), California towhee (*Melozone crissalis*), spotted towhee (*Pipilo maculatus*), American robin (*Turdus migratorius*), common raven (*Corvus corax*) and lesser goldfinch (*Spinus psaltria*). A complete list of wildlife species detected/observed during the survey is provided in Appendix D of Appendix A of this IS/MND. Four special-status wildlife species were determined to have a low to moderate potential to occur within the vicinity of the Project site: Crotch bumble bee (*Bombus crotchii*), Coastal California gnatcatcher (*Polioptila californica californica*), Coastal whiptail (*Aspidoscelis tigris stejnegeri*), and San Diego desert woodrat (*Neotoma lepida intermedia*). No special-status species were observed during the site surveys.

As indicated in the Biological Resources Assessment, the Project site includes a mixture of coastal sage scrub and non-native species and disturbed exposed soil. Habitat within the 500-foot buffer includes California sagebrush (*Artemisia Californica)* Shrubland Alliance vegetation community, and urban development that includes ornamental landscaping. Vegetation communities and land cover types observed and mapped within the Project Site and 500-foot buffer during the BRA can be found in Table 4.4-1, *Vegetation Communities and Land Cover Types*, and are depicted on Exhibit 4.1-1, *Vegetation Communities and Land Cover Types*.

Table 4.4-1
Vegetation Communities and Land Cover Types

Vegetation Community and Land Cover Type	Project Site Acres	500-Foot Buffer Acres
Disturbed Coastal Sage Scrub	0.07	-
Disturbed/Exposed Soil (Ground)	0.05	-
California Sagebrush (*Artemisia Californica*) Shrubland Alliance	-	5.2
Urban/Developed	-	16.3
Total	**0.12**	**21.5**

Source: ECORP Consulting, Inc., *Biological Resources Assessment Report for the 820 Gainsborough Drive Project, Laguna Beach, California*, August 2024.

The disturbed Coastal Sage Scrub vegetation community was mapped throughout the majority of the Project site and encompasses approximately 0.07 acre. Species observed within this vegetation community include a mosaic of native species including lemonade berry (*Rhus integrifolia*), laurel sumac (M*alosma laurina*), sugar bush (*Rhus ovata),* giant wild rye (*Leymus condensatus*), orange bush monkey flower (*Diplacus aurantiacus*), California brittlebush (*Encelia californica*), California buckwheat (*Eriogonum* fasciculatum), rabbit tobacco (*Pseudognaphalium obtusifolia*), golden yarrow (*Eriophyllum confertiflorum*) and coyote brush (*Baccharis pilularis*). The Project site was considered disturbed throughout due to the presence of non-native species, including high densities of tree tobacco (*Nicotiana glauca*), mustard (*Brassica* sp.), and annual beard grass (*Polypogon monspeliensis*).

Approximately 0.05 acre of disturbed exposed soil (ground) was mapped within the Project site. This portion of the Project site was previously graded during earthwork activities at the adjacent site located at 840 Gainsborough Drive. Emergent vegetation observed at the time of the survey consisted primarily of non-native tree tobacco.

Approximately 5.2-acres of California Sagebrush (*Artemisia Californica*) Shrubland Alliance was mapped within the 500-foot buffer. This vegetation community is dominated in the shrub layer by California sagebrush with coyote brush, California buckwheat, sticky monkeyflower and laurel sumac. There are non-native species present at low cover, including spiny sow thistle (*Sonchus asper*), tree tobacco, fountain grass (*Pennisetum* sp.), yellow star thistle (*Centaurea solstitialis*), and short pod mustard (*Hirschfeldia incana*).

Within the 500-foot buffer, urban/developed areas include the paved roads, residences adjacent to the Project site, landscape/ornamental grasses and shrubs with a mix of species such as pride of madeira (*Echium candicans*), black matipo (*Pittosporum tenuifolium*), sea lavender (*Limonium* sp.), creeping lantana (*Lantana montevidensis*), agave (*Agave* sp.), yucca (*Yucca* sp.) and eucalyptus (*Eucalyptus* sp.) trees. Native trees observed in this land cover include blue elderberry (*Sambucus cerulea*) and California sycamore (*Platanus racemosa*).

The Project proposes to construct a new three-story, 2,558 square-foot single-family residence with attached two-car garage with hardscaping, and landscaping. Potential impacts to vegetation communities/land cover types due to implementation of the Project includes construction activities such as grading and vegetation removal, totaling approximately 0.12 acre, which includes 0.07 acre of disturbed coastal sage scrub and 0.05 acre of disturbed/exposed soil (ground) as shown in Table 4.4-1 and Exhibit 4.4-1. Direct impacts to disturbed coastal sage scrub habitat is considered less than significant because only a small amount (0.07 acre) is being impacted, this habitat is disturbed and common in the surrounding vicinity and does not represent CNDDB or CDFW sensitive plant communities.

Indirect impacts to plant communities could result in secondary consequences. Development/excavation activities within the Project site could result in indirect impacts to the vegetation communities surrounding the directly impacted areas. Examples of indirect temporary impacts to plant communities include the effects of fugitive dust created by construction activities and the spread of invasive species. With development, “edges” of vegetation communities may be exposed and more susceptible to invasion by invasive species (introduced by planted landscaping, seed dispersal from cars, people, and/or pets, and/or wind). California sagebrush scrub habitat occurs within the 500-foot buffer, located adjacent to the Project site. The Project would be required to implement appropriate dust control measures as required by the California Building Code and the Title 22, *Excavating, Grading and Filling* of City’s Municipal Code and will thereby minimize construction dust emissions. With the implementation of standard construction measures (i.e., confine all project activities to a predetermined work area and best management practices) no indirect or direct impacts to sensitive resources are anticipated to occur.

While no special-status plant species were observed on-site, there is the potential for special-status plant species to occur within the Project area. Mitigation Measure BIO-1 would ensure that, prior to any ground disturbing activities, focused special-status plant surveys be conducted during the appropriate blooming period for any special-status plant species that has a potential to occur on-site. If any special-status plant species are found on-site, the special-status plants will be recorded with a GPS device for mapping purposes and a mitigation plan will be developed by the Project Applicant in consultation with the applicable agency to ensure impacts to these plant species are minimized to the maximum extent practicable.

While no special-status wildlife species were observed on-site, there is the potential for special-status wildlife species to occur within the Project area. Mitigation Measure BIO-2 would ensure that, prior to any ground disturbing activities, a biologist would conduct a survey to determine the presence/absence of

sensitive wildlife species within the Project site. If presence of sensitive species (i.e., California gnatcatcher), is determined, additional protective measures will need to be implemented including retaining a biological monitor and coordination with the resource agencies may be necessary.

Project implementation could result in direct or indirect impacts to nesting birds if vegetation clearing and ground-disturbing activities would occur during the nesting season (generally between February 1 and August 31). Mitigation Measure BIO-3 would ensure compliance with the federal Migratory Bird Treaty Act and California Fish and Game Code by scheduling construction activities outside of nesting season (between September and January), if feasible. If avoidance of construction during bird nesting season is not feasible, then a pre-construction nesting bird survey would be conducted by a qualified biologist to ensure birds are not engaged in active nesting within or adjacent to the Project's construction limits. If nesting birds are discovered during preconstruction surveys, a buffer of 300 feet (500 feet for raptors), or as determined appropriate by a qualified biologist, would be delineated, flagged, and avoided until the biologist determines that the nesting cycle is complete.

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

Mitigation Measures:

BIO-1: Prior to any ground disturbing activities, a minimum of two pre-construction rare plant surveys shall be conducted within suitable habitat on the Project site, during the appropriate blooming period for the following species:

- Intermediate mariposa lily (May to July),
- Many-stemmed dudleya (April to July)
- Laguna Beach dudleya (May to July)
- Big-leaved crownbeard (May to July)
- Mesa horkelia (February to July) and,
- White rabbit-tobacco (August to November).

The surveys shall be conducted by a botanist or qualified biologist in accordance with the U.S. Fish and Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants, the CDFW Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities, and the CNPS Botanical Survey Guidelines.

If any special-status species are observed during the rare plant survey, the location of the individual plant or population will be recorded with a GPS device for mapping purposes. If Project-related impacts to rare plants on the Project site are unavoidable and impacts would result in deleterious effects to the regional population of the species, then Project Applicant shall consult with the CDFW and/or USFWS to develop a mitigation plan or additional avoidance and minimization measures to ensure impacts to these plant species are minimized to the maximum extent practicable. Examples of measures that may be implemented after consultation with CDFW and/or USFWS include establishing a no-disturbance buffer around locations of individuals or a

population, additional monitoring requirements during Project construction, seed collection, or transplanting.

BIO-2: Prior to any ground disturbing activities, a qualified biologist shall conduct a pre-construction survey to determine the presence/absence of sensitive wildlife species within the Project site. The survey shall be completed no more than three days prior to initial ground disturbance. If presence of sensitive species (i.e., California gnatcatcher), is determined, additional protective measures will need to be implemented including retaining a biological monitor and coordination with the resource agencies may be necessary. Other protection measures may include redirecting wildlife or capturing and relocating wildlife to areas outside the work area. Any captured species shall be relocated out of harm's way to adjacent appropriate habitat that is outside of Project impact areas. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. However, if no sensitive wildlife species are found during the pre-construction survey, then additional protection measures will not be required.

BIO-3: To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that there are no active nests will be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than three days prior to the initiation of construction activities. The nest surveys shall include the Project site and adjacent areas where Project activities have the potential to cause nest failure. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken to avoid potential Project-related impacts. Measures may include establishment of an avoidance buffer until nesting has been completed and periodic nest monitoring by the Project biologist. The width of the avoidance buffer will be determined by the Project biologist. Typically, this is 300 feet from the nest site in all directions (500 feet is typically recommended by CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings.

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

Less than Significant Impact With Mitigation Incorporated. As indicated in the Biological Resources Assessment, the Project site includes a mixture of coastal sage scrub and non-native species and disturbed exposed soil. Habitat within the 500-foot buffer includes California sagebrush (*Artemisia Californica)* Shrubland Alliance vegetation community, and urban development that includes ornamental landscaping. Potential impacts to vegetation communities/land cover types due to implementation of the Project includes construction activities such as grading and vegetation removal, totaling approximately 0.12 acre, which includes 0.07 acre of disturbed coastal sage scrub and 0.05 acre of disturbed/exposed soil (ground) as shown in Table 4.4-1 and Exhibit 4.4-1. Direct impacts to disturbed coastal sage scrub habitat is considered less than significant because only a small amount (0.07 acre) is being impacted, this habitat is disturbed and common in the surrounding vicinity and does not represent CNDDB or CDFW sensitive plant communities. Three special-status vegetation communities have been reported in the USGS Laguna Beach, California 7.5-minute quadrangles by the CNDDB: Southern Coast Live Oak Riparian Forest,

Southern Sycamore Alder Riparian Woodland, and Valley Needlegrass Grassland. However, the Project site does not support any sensitive vegetation communities.

The Project site is within an area identified as containing High Value Habitat, as defined under the Laguna Beach General Plan Open Space/Conservation Element and mapped on the Laguna Beach Web Map. The City of Laguna Beach's Open Space/Conservation Element of the General Plan describes high value habitat as areas dominated by native plants with high species diversity and are often linked to other extensive open space areas by traversable open space corridors. According to the Open Space/Conservation Element, designation of "very high value" habitats alerts the City and property owners to the possible environmental sensitivity of the site. Due to the scale of the map, however, a more detailed environmental assessment may be required on a site-specific basis. Consistent with Policy 2-4 of the D/CSP, a site-specific biological assessment was prepared (see Appendix A) to determine the presence of High Value Habitat. As described in the Biological Resources Assessment, the site is highly disturbed and is not dominated by indigenous plant communities with good species diversity, does not support any sensitive vegetation communities, is partially graded and is located in between residential houses. There are no open space corridors on or near the Project site. Therefore, the Biological Resources Assessment concludes that these areas do not meet the definition of a High Value Habitat and should not be considered as such.

While no special-status plant species were observed on-site, there is the potential for special-status plant species to occur within the Project area. Mitigation Measure BIO-1 would ensure that, prior to any ground disturbing activities, focused special-status plant surveys be conducted during the appropriate blooming period for any special-status plant species that has a potential to occur on-site. If any special-status plant species are found on-site, the special-status plants will be recorded with a GPS device for mapping purposes and a mitigation plan will be developed by the Project applicant in consultation with the applicable agency to ensure impacts to these plant species are minimized to the maximum extent practicable. While no special-status wildlife species were observed on-site, there is the potential for special-status wildlife species to occur within the Project area. Mitigation Measure BIO-2 would ensure that, prior to any ground disturbing activities, a biologist would conduct a survey to determine the presence/absence of sensitive wildlife species within the Project site. If presence of sensitive species (i.e., California gnatcatcher), is determined, additional protective measures will need to be implemented including retaining a biological monitor and coordination with the resource agencies may be necessary. With implementation of Mitigation Measures BIO-1 and BIO-2, impacts would be less than significant.

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

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

No Impact. A review of the National Wetland Inventory mapping showed no blue-line streams or drainages within the Project site. A formal aquatic resources delineation was not conducted during the BRA. However, no jurisdictional wetlands or non-wetland waters were observed on the Project site during the site survey. Therefore, the proposed Project would not have a substantial adverse effect, through direct removal, filling, or hydrological interruption, of any State, or federally protected, wetlands.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. Habitat linkages are small patches that join larger blocks of habitat and help reduce the adverse effects of habitat fragmentation; they may be continuous habitat or discrete habitat islands that function as stepping stones for wildlife dispersal. According to the Biological Resources Assessment, the Project site is generally developed and disturbed and is surrounded by residential development. Therefore, the Project site can be considered unsuitable to function as a corridor between natural habitat areas. As such, wildlife movement would not be significantly affected by the proposed Project, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The City of Laguna Beach has adopted policies and ordinances into the General Plan and Municipal Code that promote protection of biological resources. According to the City's Open Space/Conservation Element of the General Plan, the Project site is located within a "high value habitat," or Environmentally Sensitive Area (ESA). However, as discussed in Response 4.4(b) above, the site is highly disturbed, partially graded and is located in between residential houses. Therefore, the Biological Resources Assessment concludes that these areas do not meet the definition of a High Value Habitat and should not be considered as such. General Plan Landscape and Scenic Highways Element Policies 5.3 and 5.6, and subsequent actions, aim to preserve Heritage Trees in the City. Municipal Code Chapter 12.08, *Preservation of Heritage Trees*, deals with the regulations of Heritage Tree establishment, removal, destruction, and substantial alteration. There are no Heritage or Candidate Heritage Trees located on the Project site. Municipal Code Chapter 6.25, *Bird Sanctuary*, protects wild birds and nests located within the City. As discussed in Response 4.4(a), Project implementation could result in direct or indirect impacts to nesting birds if vegetation clearing and ground-disturbing activities would occur during the nesting season (generally between February 1 and August 31). Mitigation Measure BIO-3 would ensure compliance with the federal Migratory Bird Treaty Act and California Fish and Game Code, as well as Laguna Beach Municipal Code Chapter 6.25, by scheduling construction activities outside of nesting season (between September and January), if feasible. If avoidance of construction during bird nesting season is not feasible, then a pre-construction nesting bird survey would be conducted by a qualified biologist to ensure birds are not engaged in active nesting within or adjacent to the Project's construction limits. If nesting birds are discovered during preconstruction surveys, a buffer of 300 feet (500 feet for raptors), or as determined appropriate by a qualified biologist, would be delineated, flagged, and avoided until the biologist determines that the nesting cycle is complete.

Laguna Beach Municipal Code Chapter 12.18, *Protection and Restoration of Native Vegetation*, provides regulations for the protection, preservation and where removed or damaged without authorization, restoration of native vegetation and the viability of native species and plant communities. The removal, alteration or destruction of native vegetation is prohibited without approval of the design review approval authority. The Project is a discretionary project subject to various City permits and approvals, including design review, coastal development permit, and revocable encroachment permit, which would be required before construction of the Project.

As such, the Project would not conflict with any local policies or ordinances protecting biological resources. The Project would not conflict with any local policies or ordinances protecting biological resources, and impacts would be less than significant implementation of Mitigation Measure BIO-3.

Mitigation Measures: Refer to Mitigation Measure BIO-3.

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

No Impact. The City adopted a Local Coastal Program in 1993. Components of the Local Coastal Program include but are not limited to: Design Guidelines for Hillside Development; Coastal Land Use Plan Technical Appendix; Fuel Modification Guidelines; Land Use Element; Open Space and Conservation Element; and Municipal Code Titles 25, *Zoning Code*. The Project proposes to construct a new three-story, single-family residence, and attached garage, with hardscaping and landscaping. The single-family residence proposed as part of the Project is consistent with the City's land use and zoning for the Project site. The Project is a discretionary project subject to various City permits and approvals, including a coastal development permit. As such, the Project would be reviewed for consistency with the provisions established by these components within the Local Coastal Program.

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

Mitigation Measures: No mitigation measures are required.

Legend

- Project Site
- 500-foot Buffer
- Disturbed/Exposed Ground
- California Safebrush Scrub
- Disturbed Coastal Sage
- Urban/Developed

820 GAINSBOROUGH DRIVE
LAGUNA BEACH, CALIFORNIA

Exhibit 4-1. Vegetation Communities and Land Cover Types

Source: ECORP Consulting, Inc, 7/12/2024. Map date: September 6, 2024.

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4.5 Cultural Resources

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

This section is based in part on the *Cultural Resource Assessment for the 820 Gainsborough Drive Project, Laguna Beach, Orange County, California* (Cultural Resources Memo), dated October 3, 2023, prepared by Chronicle Heritage, and included as Appendix B, *Cultural Resources Memo*.

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

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

A records search of the California Historic Resources Information System (CHRIS) was performed at the South Central Coastal Information Center (SCCIC) that includes the Project site and a half-mile radius. Results of the records search indicate that nine previous cultural resources studies and eight previously recorded cultural resources have been completed within a half-mile of the Project site. Four of these cultural resources are historic built environment resources and three are prehistoric shell midden sites which likely represent habitation locales. None of the cultural resources are within the Project area.

In addition to the SCCIC records search, additional sources were consulted, including the NRHP, the California Historical Landmarks (CHL) list, and the Laguna Beach Historic Register Index List. Review of historic-era maps and aerial photographs were also conducted. Results of the review indicate that from at least 1938 until the present time, the Project area has remained undeveloped. One NRHP-listed resource was identified within one mile of the Project area, but this resource was not part of the SCCIC record search results. The resource consists of the Mariona Building, which is approximately 0.44 mi south of the Project area. No other NRHP-listed properties are located within half-mile radius of the Project area. There are 26 CHLs recorded within Orange County, California (OHP 2023). None of these resources are located within a half-mile radius of the Project area. There are 314 properties listed in the Laguna Beach Historic Register. The closest property to the Project area is a single-family residence at 581 Diamond Street. This property is approximately 0.09-mi from the Project area. Accordingly, the Project

would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.

Mitigation Measures: No mitigation measures are required.

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

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

As stated above, results of the records search indicate nine previous cultural resources studies and eight previously recorded cultural resources have been completed within a half-mile of the Project site. None of these previously recorded resources are within the Project site. A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on July 27, 2023. On August 25, 2023, the NAHC responded that a search of the SLF was completed with positive results, meaning there are potentially tribal cultural resources in the area. The Project area was largely inaccessible due to sleep slopes, erosion control measures, and dense vegetation. No prehistoric or historic cultural resources were identified during the field visit.

The Cultural Resource Assessment indicates that the Project area exhibits a low potential for containing intact buried prehistoric archaeological resources. Results of the records search and archival research identified no previously documented cultural resources within or adjacent to the Project area. However, there is the potential for accidental discovery of archaeological resources during ground-disturbing activities. Should ground disturbing activities during Project construction encounter archaeological resources, Mitigation Measure CUL-1 would require all work within 100 feet of the find to be suspended until the resource is evaluated by a qualified archaeologist. With implementation of Mitigation Measure CUL-1, the Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5 and impacts would be less than significant.

Mitigation Measures:

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

Development, or designee, and the qualified archaeologist states in writing that the proposed construction activities would not significantly damage any archaeological resources.

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

Less Than Significant Impact. According to the General Plan Historic Resources Element, there are no dedicated cemeteries within the Project site or surrounding area and there is no information to suggest that the site has any undiscovered human remains. The Project site is currently undeveloped. Due to the steep slopes that characterize the Project site and extensive ground disturbance that has occurred in the surrounding area associated with construction of the existing residential developments, the potential for the proposed Project to disturb previously undiscovered human remains is highly unlikely.

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

Mitigation Measures. No mitigation measures are required.

4.6 Energy

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

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

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

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

Senate Bill 100

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

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

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

The Project site is currently undeveloped. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The three main types of energy that would potentially be consumed by the Project include electricity, natural gas, and petroleum products in the form of gasoline and diesel fuel. Energy consumption would occur during construction and operational phases of the Project.

CONSTRUCTION

Electricity and Natural Gas

The Project site is currently undeveloped and does not generate demand for electricity. If required, Southern California Edison (SCE) would provide temporary electric power during construction, as SCE provides electric power to all of Southern California. The electricity used for Project-related construction activities would be temporary and have a negligible impact to the environment.

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

Petroleum

Fuel consumed by construction activities in the form of motor vehicle fuel (gasoline and diesel) for off-road construction equipment and on-road vehicle trips (workers and vendors traveling to and from the Project site) would be the primary energy resource expended over the course of any potential construction. The proposed residential development would include on-site grading of approximately 2,588 cubic-yards of cut and two cubic-yards of fill and would result in approximately 215 truck trips over 26 days for soil export. Project-related construction activities would consume electricity and fossil fuels

as a single energy demand; that is, once construction is completed, their use would cease. Project construction would represent a "single-event" diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose.

Construction Energy Efficiency/Conservation Measures

The proposed residential development would include on-site grading of approximately 2,588 cubic-yards of cut and two cubic-yards of fill. Construction activities would include grading, construction of retaining walls, and construction of the proposed residence and associated improvements. Construction equipment used during Project-related construction activities, including a small excavator, small bobcat, and a small drilling machine, would be required to conform to CARB regulations and California emissions standards. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Further, as required by CCR Title 13, *Motor Vehicles*, Section 2449(d)(3), *Idling*, idling times of construction vehicles would be limited to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints. Therefore, the Project's construction-related fuel consumption would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the region.

OPERATIONS

The Project site is currently undeveloped and does not consume or produce any electricity, natural gas, petroleum, or any other energy sources. The Project proposes to connect to existing utility infrastructure adjacent to the Project site, and would be served by SCE for electrical service and Southern California Gas Company (SoCalGas) for natural gas service. Fuel consumed by operational activities in the form of motor vehicle fuel (gasoline and diesel) for on-road vehicle trips would be expended during operations of the Project. The daily weekday vehicle trips for a single-family residence are 9.43 trips per dwelling unit.[8] The Project's operational fuel usage is expected to be similar to existing single-family residential uses in the area.

The Project's operational electricity and natural gas usage is expected to be similar to existing single-family residential uses in the area. As discussed in Response 4.1(a), the proposed Project is a similar size and scale to the surrounding residential uses. The Project would be required to comply with the most recently-adopted version of the California Green Building Standards Code (CALGreen), which requires that new buildings employ energy efficiency measures. Additionally, the Project would include photovoltaic panels and would exceed Title 24 building insulation requirements by 10 percent.

Project operation would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. As such, impacts related to operational energy demands as a result of Project implementation would be less than significant.

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

Conclusion

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

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. As discussed in 4.6(a), Project operation would generate energy use similar to existing single-family residential uses in the area. The Project would be required to comply with the most recently adopted version of CALGreen, which requires that new buildings employ energy efficiency measures. Additionally, the Project would include photovoltaic panels and would exceed Title 24 building insulation requirements by 10 percent. Project-related construction activities would comply with local, State, and federal regulations regarding construction emissions, and is considered a "single-event" fuel demand project. Therefore, the Project would not obstruct local energy efficiency plans and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
2) Strong seismic ground shaking?			X	
3) Seismic-related ground failure, including liquefaction?			X	
4) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

This section is based in part on the *Geotechnical Investigation* (Geotechnical Report), dated October 8, 2021, prepared by R McCarthy Consulting, Inc., and included as Appendix C, *Geotechnical Report*. The Geotechnical Report addresses geologic and soil conditions for the Project site. Additionally, this section is based in part on the *Paleontological Resource Assessment for the 820 Gainsborough Drive Project, Laguna Beach, Orange County, California* (Paleontological Resource Assessment), dated October 3, 2023, prepared by Chronicle Heritage, and included as Appendix D, *Paleontological Resource Assessment*.

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

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

Less Than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Alquist-Priolo Earthquake Fault Zoning Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). According to the General Plan and California Department of Conservation Data Viewer, the Project site is not within an Alquist-Priolo Fault Zone as defined by the State of California in the Earthquake Fault Zoning Act.[9] According to the Geotechnical Report, the closest published active fault to the Project site is the offshore extension of the Newport-Inglewood Fault Zone, approximately 3.1 miles west-southwest of the Project site. The Geotechnical Report notes that the Project site is not located near an active fault, or within a special studies zone for earthquake fault rupture, and the potential for a surface rupture is considered low. Therefore, the Project would not directly or indirectly cause potential substantial adverse effects involving rupture of a known earthquake fault and impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

2) Strong seismic ground shaking?

Less Than Significant Impact. The Project site is located in a seismically active area of southern California that has historically been affected by moderate to occasionally high levels of ground motion. As a result, it is likely the Project site has and would continue to experience ground shaking from nearby fault zones, as well as some background shaking from other seismically active areas of the southern California region. The intensity of ground shaking on the Project site would depend upon the earthquake's magnitude, distance to the epicenter, and geology of the area between the Project site and epicenter. According to the Geotechnical Report, the closest published active fault to the Project site is the offshore extension of the Newport-Inglewood Fault Zone, approximately 3.1 miles west-southwest of the Project site. Other

[9] California Department of Conservation, *Earthquake Zones of Required Investigation*, https://maps.conservation.ca.gov/cgs/EQZApp/, accessed September 10, 2024.

active faults in the Project site vicinity include the Wildomar Fault, approximately 29 miles east and the Whittier Fault, approximately 24.2 miles northeast. Rupture of any of these faults, or of an unknown fault in the region, could cause seismic ground shaking.

The Project site is surrounded by land currently developed with residential uses and undeveloped hillsides. The Project site is undeveloped. A preliminary geotechnical investigation was conducted to evaluate subsurface conditions and site seismic hazards and perform geotechnical engineering for the proposed single-family residence and associated improvements. The evaluation included review of available geotechnical background information pertaining to the site; review of previously conducted laboratory testing of the on-site soil materials; and a summary of findings, conclusions, and recommendations for the development of the proposed Project. The Geotechnical Report concluded that development of the Project, as proposed, is feasible and safe from a geotechnical viewpoint provided the report's recommendations are followed during design, construction, and maintenance of the Project. According to the Geotechnical Report, the primary geotechnical considerations at the Project site include the need for shoring, excavation for partial subterranean level construction, excavation to remove unsuitable soil materials, distribution of footing loads, drainage, subdrainage, slope setbacks and property line constraints, and that there are no geotechnical constraints that would preclude planned construction if designed and constructed appropriately and in consideration of the property line and slope conditions.

The Geotechnical Report provides site-specific seismic, geotechnical design, and construction considerations based on the results of the subsurface evaluation and laboratory testing, geotechnical analysis, and a review of referenced geologic materials. Site-specific recommendations address site preparation and grading; adjacent property assessments and monitoring; structural design of foundations, caissons, and retaining walls; hardscape design and construction; slope setback; concrete; seismic structural design; pavement design; finish grading and surface drainage; utility trench backfill; foundation plan review; and observation and testing. These recommendations reference California Building Code (CBC) seismic design standards in place at the time of the report.

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

Mitigation Measures: No mitigation measures are required.

3) Seismic-related ground failure, including liquefaction?

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

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

The Project site is not mapped by the California Geologic Survey as being within a zone of potentially liquefiable soils.[10] The Geotechnical Evaluation characterizes the Project site as not being located within a liquefaction hazard zone. Further, the Geotechnical Report identifies that the Project site is underlain at shallow depth by sedimentary bedrock assigned to the Topanga and San Onofre formations. The bedrock is overlain by minor amounts of slopewash and colluvium. Based on the Geotechnical Report's observations, the Project site is not anticipated to be affected by gross instability. No evidence of groundwater activity was encountered in the test pits, as noted in the Geotechnical Report. Based on the Project site's geotechnical conditions as described in the Geotechnical Report, impacts related to seismic-related ground failure, including liquefaction would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Landslides?

Less Than Significant Impact. Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. The Project site is located within an area identified by the California Geologic Survey as having potential for seismic slope instability.[11] As noted in the Geotechnical Report, the Project site is located within a "zone of required investigation" for seismically-induced landsliding. It should also be noted that while the City's Local Hazard Mitigation Plan (LHMP) details that no landslide incidents have occurred in the surrounding area, the Geotechnical Report states that the Del Mar landslide in 1980 occurred on several lots east of the Project site, and the site is outside of the landslide failure area.[12] According to the Geotechnical Report, the Project site is not anticipated to be affected by gross instability. Appropriate slope setbacks, which are required between the building and the base of the slope to protect the residence from damage caused by drainage, erosion, and failures of the slope, are included as recommendations in the Geotechnical Report to address this, and as discussed in more detail below, the Project would be required to comply with the recommendations included in the Geotechnical Report prepared for the

[10] California Department of Conservation, *Earthquake Zones of Required Investigation*, https://maps.conservation.ca.gov/cgs/EQZApp/, accessed September 10, 2024.
[11] Ibid.
[12] City of Laguna Beach, *Local Hazard Mitigation Plan*, 2023.

Project site. As such, Project design and Project-related construction activities are not expected to exacerbate potential landslide impacts.

Project design and construction of the residence and associated improvements would be required to comply with all State and local regulations, including the Laguna Beach Municipal Code Chapter 14.50, which adopts the CBC, with amendments, and includes standards related to soils and foundations, structural design, building materials, and structural testing and inspections to minimize potential geologic hazards. Municipal Code Chapter 14.78, *Geology Report*, prescribes parameters and requirements for the preparation and contents of geology reports within the City in order to safeguard life and property. The Project would be required to comply with the applicable regulations in the CBC, which would reduce potential impacts associated with geologic hazards such as landsliding, as well as the Geotechnical Report prepared for the Project site as it pertains to the proposed residential structure, site improvements, and off-site improvements. Site-specific recommendations in the Geotechnical Report address site preparation and grading; monitoring; structural design of foundations, caissons, and retaining walls; hardscape design and construction; slope setback; concrete; seismic structural design; pavement design; finish grading and surface drainage; utility trench backfill; foundation plan review; and observation and testing. Construction of the proposed residential structure and site improvements would be done in accordance with all applicable City standards and requirements. The Laguna Beach Building and Engineering Divisions would review Project plans for compliance with the CBC and Municipal Code, as well as the Geotechnical Report's recommendations as part of the building permit and plan check process. Thus, compliance with the City's established regulatory framework and standard engineering practices and design criteria, which would be verified through the City's development review process would ensure potential impacts associated with Project design and Project-related construction activities would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The Project site is undeveloped and sits on a natural slope with little or no flat terrain. The Project is a steep lot with an approximately 40-to-45-degree slope, that steepens as it nears the road with a northerly aspect. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. Construction would include removal of vegetation and earthwork activities that would potentially allow for substantial soil erosion or the loss of topsoil.

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

Mitigation Measures: No mitigation measures are required.

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

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

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

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

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

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Expansive soils are defined as soils possessing clay particles that react to moisture changes by shrinking (when dry) or swelling (when wet). As discussed in Response 4.7(a), the Project site is not mapped by the California Geological Survey (CGS) as being within a zone of potentially liquefiable soils. Further, the Geotechnical Report identifies that the Project site is underlain at shallow depth by sedimentary bedrock assigned to the Topanga and San Onofre formations. The bedrock is overlain by minor amounts of slopewash and colluvium. Slopewash generally consists of variably brown, very weakly cemented silty clay or sandy clay with disaggregated fine gravel-sized clasts derived from

bedrock. While bedrock is considered suitable for the support of the proposed improvements, slopewash is considered unsuitable unless recompacted as engineered fill. Earth materials exposed at the proposed finish grades are anticipated to exhibit a low expansion potential. Based on the Geotechnical Report's observations, the Project site is not anticipated to be affected by gross instability and recommends the evaluation of the graded building pads during construction to verify the expansion potential of the subgrade materials.

As the Project site is not anticipated to be affected by gross instability and would be required to comply with the established regulatory framework, standard engineering practices, and design criteria, including the CBC as adopted by Laguna Beach Municipal Code Chapter 14.50 and the recommendations from the Geotechnical investigation, Project implementation would not directly or indirectly increase risk to life or property. Impacts associated with expansive soils would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The Project site is currently undeveloped. The Project does not propose installation of septic tanks or connections to alternative waste water systems. No impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. A significant paleontological resource is considered to be of scientific interest if it is a rare or previously unknown species, it is of high quality and well-preserved, it preserves a previously unknown anatomical or other characteristic, provides new information about the history of life on earth, or has an identified educational or recreational value. According to the Paleontological Resource Assessment (see Appendix D), no paleontological resources have been previously identified within the Project area; however, sedimentary deposits of the Miocene Topanga Group are mapped at ground surface throughout the Project area. These deposits have a high paleontological sensitivity due to the previously recorded Miocene vertebrate fossil localities in the unit. The Project site is currently undeveloped; therefore, construction activities associated with the proposed Project have the potential to impact previously undiscovered paleontological resources directly or indirectly.

Should a paleontological resource be discovered during ground-disturbing activities, Mitigation Measure GEO-1 would require all work within a 25-foot radius of the find to be suspended until the resource is evaluated by a professional vertebrate paleontologist. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist. With implementation of Mitigation Measure GEO-1, the Project would not directly or indirectly result in the destruction of a unique paleontological resource or site or unique geologic feature and impacts would be less than significant.

Mitigation Measures:

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

4.8 Greenhouse Gas Emissions

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

GREENHOUSE GASES

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

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

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

REGULATORY FRAMEWORK

U.S. Environmental Protection Agency Endangerment Finding

The U.S. Environmental Protection Agency's (EPA) authority to regulate GHG emissions stems from the U.S. Supreme Court decision in Massachusetts v. EPA (2007). The Supreme Court ruled that GHGs meet the definition of air pollutants under the existing Clean Air Act and must be regulated if these gases could be reasonably anticipated to endanger public health or welfare. Responding to the Court's ruling, the EPA finalized an endangerment finding in December 2009. Based on scientific evidence it found that six GHGs (CO_2, CH_4, N_2O, hydrofluorocarbons [HFCs], perfluorocarbons [PFCs], and sulfur hexafluoride [SF6]) constitute a threat to public health and welfare. Thus, it is the Supreme Court's interpretation of the existing Clean Air Act and the EPA's assessment of the scientific evidence that form the basis for the EPA's regulatory actions.

Senate Bill 32

In 2016, the California State Legislature adopted Senate Bill (SB) 32 and its companion bill AB 197, and both were signed by Governor Brown (Office of Governor Edmund G. Brown Jr., 2016). SB 32 and AB 197 amend HSC Division 25.5, establish a new GHG reduction target of 40 percent below 1990 levels by 2030, and include provisions to ensure the benefits of State climate policies reach into disadvantaged communities.

Assembly Bill 1279

Assembly Bill 1279, passed in 2022, declares the State's objective to achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and to achieve and maintain net negative greenhouse gas emissions thereafter. This is in addition to, and does not replace or supersede, Statewide greenhouse gas emissions reduction targets.

Senate Bill 375

SB 375 (Stats. 2008, ch. 728) (SB 375) was built on AB 32 (California's 2006 climate change law). SB 375's core provision is a requirement for regional transportation agencies to develop a Sustainable Communities Strategy (SCS) in order to reduce GHG emissions from passenger vehicles. The SCS is one component of the existing Regional Transportation Plan (RTP). The SCS outlines the region's plan for combining transportation resources, such as roads and mass transit, with a realistic land use pattern, in order to meet a State target for reducing GHG emissions. The strategy must take into account the region's housing needs, transportation demands, and protection of resource and farmlands.

Additionally, SB 375 modified the State's Housing Element Law to achieve consistency between the land use pattern outlined in the SCS and the Regional Housing Needs Assessment allocation. The legislation also substantially improved cities' and counties' accountability for carrying out their housing element plans. Finally, SB 375 amended CEQA (Pub. Resources Code, Section 21000 et seq.) to ease the environmental review of developments that help reduce the growth of GHG emissions.

South Coast Air Quality Management District Threshold Development

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

The current draft thresholds consist of the following tiered approach:

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

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

(c) Tier 3 consists of screening values that are intended to capture 90 percent of the GHG emissions from projects. If a project's emissions are under the screening thresholds, then the project is less than significant. SCAQMD has presented two options that lead agencies could choose for screening values. Option #1 sets the thresholds for residential projects

to 3,500 $MTCO_2e$/year, commercial projects to 1,400 $MTCO_2e$/year), and the mixed use to 3,000 $MTCO_2e$/year. Option #2 sets a single numerical threshold for all non-industrial projects of 3,000 $MTCO_2e$/year and 10,000 MTCO $MTCO_2e$/year for industrial projects. Lead agencies are able to choose either option but must be consistent. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:

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

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

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

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

Southern California Association of Governments (SCAG) adopted the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (Connect SoCal). At the regional level, Connect SoCal is adopted for the purpose of reducing GHGs resulting from vehicular emissions by passenger vehicles and light duty trucks. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as Connect SoCal, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals.

Laguna Beach General Plan Land Use Element

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

Policy 1.1: Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.

Policy 1.2: Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.

Action 1.2.6: Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment.

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

Less Than Significant Impact. The proposed Project would generate GHGs during construction and operational phases. Construction activities associated with the proposed Project would include grading, construction of retaining walls, and construction of the proposed residence and associated improvements. Based on the Project size (2,558 square feet), and associated construction activities including grading (approximately 2,588 cubic-yards of cut and two cubic-yards of fill), construction activities would be very limited in scale. Construction would take approximately two years to complete. It is anticipated that 215 truck trips will be required over 26 days to remove the cut from the site. To calculate a project's GHG emissions over the project's lifetime, construction GHG emissions are typically summed and amortized over a project's lifetime (assumed to be 30 years), then added to the operational emissions.[13] Once construction is complete, the generation of construction-related GHG emissions would cease. Because construction activities associated with the single-family residence would be very limited, and since they would occur over a relatively short-term period of time, with earthwork and grading taking approximately four months, they would not significantly contribute to greenhouse gas emissions. Similarly, Project emissions during Project operation would also be extremely limited, given the Project would be constructing one single-family residence that would be developed consistent with current building code standards, that require energy efficient measures, and typically involve minimal emissions associated with vehicle trips[14].

Furthermore, the Project site parcel is currently undeveloped and designated as Village Low Density in the General Plan; thus, the General Plan has anticipated development of the Project site parcel with residential development. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. GHG emissions during Project operation are expected to be similar to residential uses in the surrounding area and are not anticipated to generate substantial GHG emissions. The topic of GHG emissions is inherently a cumulative impact, as climate change is a global environmental problem in which any given development project contributes only a small portion of any net increase in GHGs, and global growth continues to contribute large amounts of GHGs across the world. The proposed Project would not conflict with applicable climate action measures; refer to Response 4.8(b). Therefore, the proposed Project would not directly or indirectly generate GHG emissions that may have a significant impact on the environment, and the proposed Project's GHG emissions would be less than significant.

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

Less Than Significant Impact. In order to assess the Project's consistency with local and regional plans, the Project's land use assumptions are reviewed for consistency with those utilized by regional agencies, such as SCAG. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals. The Project site is currently

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

undeveloped and is designated Village Low Density in the General Plan. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The Project does not propose modifications to the existing General Plan land use and zoning for the Project site parcel. As the Village Low Density designation is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences, the Project would be consistent with the land uses anticipated by regional plans. The Project is a discretionary project subject to various City permits and approvals, including design review and coastal development permit. As such, the Project would be reviewed for consistency with the City's General Plan and residential design guidelines and standards, including General Plan Policy 1.2 that supports design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture, as well as Action 1.2.6, which requires developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment. Additionally, the Project would comply with Municipal Code Section 25.05.040(H)(14), which requires that new development reduce site emissions. The Project would include photovoltaic panels, which are consistent with the City of Laguna Beach General Plan Policy 1.2 to maximize use of alternative energy sources. The construction and implementation of the proposed Project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.9 Hazards and Hazardous Materials

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

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

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

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

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

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

Mitigation Measures: No mitigation measures are required.

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

No Impact. The Project site is not located within 0.25-mile of an existing or proposed school. The closest school to the Project site is Laguna Beach High School, which is located approximately 1.0-mile northwest of the Project site. Thus, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school.

Mitigation Measures: No mitigation measures are required.

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

No Impact. Government Code Section 65962.5, commonly referred to as the "Cortese List," requires the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB) to

compile and update a regulatory sites list (pursuant to the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Health and Safety Code Section 116395. Government Code Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste. The Project site is not included on any of the data resources identified as meeting the Cortese List requirements.[15] Therefore, the Project site has not been included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The Project site in not located within an airport land use plan, nor is the Project site located within two miles of a public airport or public use airport. The closest airport to the Project site is John Wayne Airport, located approximately 12 miles to the northwest of the site. Thus, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The City has adopted a Local Hazard Mitigation Plan (LHMP), Wildfire Mitigation and Fire Safety Report, and an evacuation plan. The LHMP was approved by the Federal Emergency Management Agency (FEMA) and adopted by the Laguna Beach City Council in 2023.[16] The Wildfire Mitigation and Fire Safety Report was developed at the request of City Council in December 2018 to analyze the wildfire risk in the community and to identify possible actions to be taken to mitigate this risk. The Laguna Beach Fire and Police Departments ensure that the City's emergency access routes, emergency contact lists, and public information regarding designated facilities and routes are regularly reviewed to ensure that up to date information is available to the City and the public in the event of an emergency.

Regional access to the site is provided via the Pacific Coast Highway (SR-1) located southwest of the Project site. Local access to the Project site is provided from Gainsborough Drive. Within the Project area, Diamond Street provides access to Gainsborough Drive. Project-related construction activities are not anticipated to result in significant traffic or queuing along Gainsborough Drive or other roadways within the area that could potentially impede emergency vehicles or impair any emergency evacuation plan.

[15] California Department of Toxic Substances Control (DTSC), *EnviroStor*, https://www.envirostor.dtsc.ca.gov/public/map/, accessed September 10, 2024.
[16] City of Laguna Beach, *Plans Policies, Reports,* https://www.lagunabeachcity.net/live-here/emergency-management/plans-policies-reports, accessed September 10, 2024.

Construction staging would occur on-site; no building materials would be stored in the public right-of-way. A construction staging and management plan would be required for approval by the City's Building Official prior to the start of construction. The site is bounded by Gainsborough Drive and residential development zoned D/CSP to the north of Gainsborough Drive; undeveloped land and residential development zoned D/CSP to the east; residential development zoned D/CSP to the south; and residential development to the west.

The Project proposes to reconstruct the existing curb along the western side of Gainsborough Drive to allow driveway access to the Project site. Additionally, the Project would include a four-by-four catch basin located several feet north of the Project site in the Gainsborough Drive right-of-way and proposes an off-site parking space which would be combined with the required off-site parking space at 840 Gainsborough Drive, and be located directly west of the Project site. No other street improvements are proposed. The Project would not involve substantial physical modifications to Gainsborough Drive such as reducing the width or length of the roadway or modifying the grade or alignment of the roadway that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and, as such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. According to the General Plan and CalFire Fire Hazard Severity Zone Maps, the Project site and surrounding area are located within a Very High Fire Hazard Severity Zone (VHFHSZ).[17] The Project site parcel is currently undeveloped. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. Laguna Beach Municipal Code Title 15, *Fire,* adopts the State Fire Code, and regulates life support services for nonresidents. Compliance with Municipal Code, and State and federal regulations pertaining to fire safety, would ensure the Project does not expose people to a significant risk of loss, injury or death involving wildland fires. Impacts would be less than significant. Refer also to Section 4.20, *Wildfire*.

Mitigation Measures: No mitigation measures are required.

[17] California Department of Forestry and Fire Protection (CalFire), *FHSZ Viewer*, https://egis.fire.ca.gov/FHSZ/ , accessed September 10, 2024.

4.10 Hydrology and Water Quality

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
Surface Water and Flooding				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: i) result in a substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?			X	
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

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

Less than Significant Impact.

Construction

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

Operation

Proposed Project operations could result in long-term impacts to surface water quality from urban stormwater runoff. The Project would result in a lot coverage of 36 percent of the parcel. The Project site is currently vacant and runoff from the Project site flows down the slope to Gainsborough Drive to the existing catch basin located in the right-of-way. The Project proposes removing the existing catch basin and replacing it. The off-site catch basin would be four feet by four feet, located in the right-of-way, and be connected to an existing 18-inch storm drain pipe located in Gainsborough Drive.

The City of Laguna Beach Water Quality Department completed review of the Project proposal. The Water Quality Department review indicates that since the Project proposes less than 5,000 square feet of impervious surface area, it is not considered a "priority development project" as defined in the National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Systems (MS4) Permit. As such, preparation of a Water Quality Management Plan or Hydromodification Management Plan is not required.

The Project site is located within the South Orange County Watershed Management Area, under the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB). The City, as co permittee, is required to control pollutant discharges into and from its storm drain system, in compliance with the NPDES MS4 Permit (Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-0100, NPDES No. CAS0109266). The City's Local Implementation Plan, also known as the Jurisdictional Runoff Management Program, identifies Laguna Beach Municipal Code Chapter 16.01, *Water Quality Control*, as underpinning the City's water quality/pollution prevention program. The Project would be required to comply with Laguna Beach Municipal Code Chapter 16.01, *Water Quality Control*, including Section 16.01.040, *Control of Urban Runoff*, which states that prior to issuance of a grading permit, building permit, or coastal development permit, the community development department shall review project plans and impose BMPs, terms, conditions and requirements on the project to ensure that pollutant discharges are prevented, reduced, or removed to the extent practicable. The Project would also

be required to comply with Laguna Beach Municipal Code Chapter 19.01, *Water Efficient Landscape*, which would promote the efficient use of water and enhance stormwater management. Compliance with the City's requirements and applicable NPDES MS4 Permit would ensure that the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

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

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

Less than Significant Impact. The Project site is currently vacant and undeveloped. Under proposed conditions, the Project site would have an impervious area of approximately 36 percent. Thus, the Project would increase impervious area in the proposed condition compared to the existing condition. According to the Geotechnical Report (see Appendix C), on-site water infiltration is not recommended due to shallow bedrock. The Geotechnical Report recommends that surface and subsurface drainage should be directed toward approved outlets that carry collected water away from foundations.

The Laguna Beach County Water District (LBCWD) provides water service to the Project site. According to the LBCWD Urban Water Master Plan & Water Shortage Contingency Plan (UWMP), LBCWD's water supplies consist of imported water from Metropolitan Water District of Southern California and groundwater pumped from the Orange County Basin. The Project site does not currently receive water services, as the site is undeveloped. The LBCWD obtains its groundwater through an agreement with the City of Newport Beach. Newport Beach is located between LBCWD's historical well location and the LBCWD service area. The LBCWD has rights to 2,025 acre-feet per year of groundwater from the Orange County Basin. Groundwater levels fluctuate depending on numerous factors including Basin storage and Santa Ana River water capture, which are somewhat influenced by climatic conditions. During past single dry year and multiple dry year events, groundwater supplies were available in this non-adjudicated Basin, but at a higher price.[18] The Project site does not overlay the Orange County Basin, and is therefore not used for groundwater recharge.

LBCWD's 2020 UWMP confirms that there is a sufficient amount of water to supply residents of the LBCWD service area, including the Project site, during average, single dry, and multiple dry years through 2045.[19] According to the 2020 UWMP, water usage due to new development is not expected to substantially increase over the next 20 years. It is anticipated that the encouragement of drought resistant landscaping, water use efficiency and changes in behavior to limit urban runoff, it is anticipated that existing water use will be relatively stable. With most of Laguna Beach developed and no change anticipated to the District's LAFCO Sphere of Influence for expansion, water demand projections were

[18] Karen E. Johnson, Water Resources Planning, *Laguna Beach County Water District, 2020 Urban Water Management Plan & Water Shortage Contingency Plan*, June 2021.
[19] Karen E. Johnson, Water Resources Planning, *Laguna Beach County Water District, 2020 Urban Water Management Plan & Water Shortage Contingency Plan*, June 2021.

based on projections adapted to reflect developable lands consistent with the General Plan. Demand projections in the UWMP reflect the development of vacant parcels, as well as some increased densities of existing uses. The 2020 UWMP determined that the 2020 demand was 156 gallons per capita per day (gpcd). The City of Laguna Beach General Plan designates the Project site as Village Low Density. The Village Low Density designation is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences. The Project site is zoned as D/CSP (Diamond/Crestview Specific Plan), which is intended for low-density, single-family residential areas. As the Project proposes a single-family residential use, consistent with the General Plan land use designation and zoning for the Project site, the Project would be within the population projections anticipated and planned for by the City's General Plan and would not increase growth beyond what was anticipated in the UWMP. Therefore, the Project's impacts to groundwater supplies would be less than significant.

Neither the construction nor operational phases of the Project are expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge. As such, Project impacts would be less than significant in this regard.

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

i) result in a substantial erosion or siltation on- or off-site;

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

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

iv) impede or redirect flood flows?

Less than Significant Impact. The Project proposes to construct a new three-story, single-family residence and attached garage with hardscaping and landscaping. Construction activities have the potential to temporarily alter the existing drainage patterns of the Project site. The Project would be required to comply with Laguna Beach Municipal Code Chapter 16.01, *Water Quality Control*, including Section 16.01.040, *Control of Urban Runoff*, which states that prior to issuance of a grading permit, building permit, or Coastal Development Permit, the community development department shall review project plans and impose BMPs, terms, conditions and requirements on the project to ensure that pollutant discharges are prevented, reduced, or removed to the extent practicable. As such, Project-related construction activities would not result in substantial erosion or siltation on- or off-site.

The Geotechnical Report (see Appendix C) determined that on-site water infiltration is not recommended for the Project site due to shallow bedrock and to minimize water intrusion behind proposed subterranean walls. As discussed in Response 4.10(a), under the proposed condition, the off-site catch basin would be four feet by four feet, located in the right-of-way, and be connected to an existing 18-inch storm drain pipe located in Gainsborough Drive. Storm water on the site would be directed to the proposed off-site catch basin. Therefore, the Project would not substantially increase the rate of surface runoff or impede

flood flows. Further, according to FEMA, the Project site is not located within a mapped flood hazard zone.[20] Thus, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site; increase the rate or amount of surface runoff which would result in flooding on- or offsite; create or contribute runoff that would exceed the capacity of the existing drainage system; or impede or redirect flood flows. Impacts would be less than significant in this regard.

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

No Impact. Tsunamis are sea waves that are generated in response to large-magnitude earthquakes, which can result in coastal flooding. Seiches are the oscillation of large bodies of standing water, such as lakes, that can occur in response to ground shaking. The Project site is not located within a flood hazard, tsunami, or seiche hazard zone.[21, 22] Thus, no impacts associated with risk of pollutants due to project inundation would occur.

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

Less Than Significant Impact. The Project site is currently undeveloped. The Project proposes to construct a new three-story, single-family residence, attached garage, with hardscaping and landscaping. The Project site is not located within a designated groundwater recharge area and based on geotechnical conditions, groundwater is not anticipated to be encountered during construction. The single-family residence proposed as part of the Project would be similar to existing residences in the area and is not anticipated to introduce significant new pollutants to the area. As discussed in Response 4.10(b), the Project proposes a single-family residential use, consistent with the General Plan land use designation and zoning for the Project site, the Project would be within the population projections anticipated and planned for by the City's General Plan and would not increase growth beyond what was anticipated in the UWMP. Therefore, the Project's impacts to water supplies would be less than significant. Construction activities would adhere to local, State, and federal regulations regarding construction emissions to ensure water quality is not significantly degraded. As such, the Project would not be in conflict with any water quality control plans or sustainable groundwater management plans; impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[20] Federal Emergency Management Agency (FEMA), *FEMA National Flood Insurance Program, Flood Insurance Rate Map, Orange County California, Panel 419 of 539 (Map Number 06059C0419K)*, March 2019.
[21] Ibid.
[22] City of Laguna Beach, *Local Hazard Mitigation Plan*, 2023.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

a) Physically divide an established community?

No Impact. The Project site zoned D/CSP (Diamond/Crestview Specific Plan), which allows for low-profile, single-family residences that preserve existing public and private views and minimize building mass and bulk in a manner that is sensitive to their terrain and to environmental constraints. The site is bounded by Gainsborough Drive and residential development zoned D/CSP to the north of Gainsborough Drive; undeveloped land and residential development zoned D/CSP to the east; residential development zoned D/CSP to the south; and residential development to the west. The Project site is undeveloped. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The proposed Project would not physically divide or separate the residential neighborhood within the surrounding area, as development of the site, as proposed, would provide a continuation of residential uses that occur within the surrounding area. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The Project site has a land use designation of Village Low Density and is zoned D/CSP (Diamond/Crestview Specific Plan). Adjoining parcels are designated Village Low Density and zoned D/CSP. The Village Low Density designation is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences. The intent and purpose of the D/CSP zone is to promote, preserve, and enhance this unique area by creating special land use development standards appropriate for the area and to allow for the safe and orderly development of the unique area. It is recognized that the Diamond/Crestview area, due to its lot configuration, steep and varied topography, historical development pattern and limited roadway improvements and public service, has special problems, which must be solved with specific planning solutions, development controls and public actions. All new development in this zone shall be responsive to the environmental sensitivity of the neighborhood. The proposed single-family residential use would not conflict with General Plan land use and zoning for the Project site. The proposed Project, if approved, would be contingent upon approval of design review, coastal development permit, and revocable encroachment permit for a single-family residence.

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

Table 4.11-1
General Plan Consistency Analysis

General Plan Policy	Consistency Analysis
Policy 2.3: Preserve and enhance the qualities that contribute to the character of the residential community, including quiet neighborhoods, pedestrian use of streets, and appropriate levels of illumination and nighttime activity and seek to mitigate the effects of high-volume thru-traffic.	Consistent. The Project site is undeveloped. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The Project would not conflict with the character of the existing residential community, generate new noise at levels not typical of existing residential development, or conflict with pedestrian use of Gainsborough Drive. Project lighting and nighttime activity would be typical of residential uses in the surrounding area. Gainsborough Drive would remain a local roadway that provides access to residential uses.
Policy 7.7: Protect marine resources by implementing methods to minimize runoff from building sites and streets to the City's storm drain system (e.g., on-site water retention). *(Same as Policy 10.7.)*	Consistent. As discussed in Section 4.9, *Hydrology and Water Quality*, the proposed Project would be required to comply with Laguna Beach Municipal Code Chapter 16.01, *Water Quality Control*, Section 16.01.040, *Control of Urban Runoff*, which states that prior to issuance of a grading permit, building permit, or coastal development permit, the community development department shall review project plans and impose BMPs, terms, conditions and requirements on the project to ensure that pollutant discharges are prevented, reduced, or removed to the extent practicable. The Geotechnical Report (see Appendix C) determined that on-site water infiltration is not recommended for the Project site due to shallow bedrock and to minimize water intrusion behind proposed subterranean walls. The Project proposes a four-by-four off-site catch basin to connect to the City's existing storm drain system.
Policy 7.10: Require new construction and grading to be located in close proximity to preexisting development to minimize environmental impacts and growth-inducing potential.	Consistent. The Project site is undeveloped. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The Project site is located within an established residential neighborhood, immediately adjacent to existing single-family residences. Thus, the proposed Project would

General Plan Policy	Consistency Analysis
	not introduce new uses or construction activity within an area not already developed.
Policy 9.6: Continue to prohibit new roads or extensions of existing roads that are inconsistent with the Municipal Code and General Plan.	Consistent. The proposed residence would be accessed via a driveway from existing Gainsborough Drive. The existing curb along the western side of Gainsborough would be reconstructed to allow driveway access. The Project would not require new roads or extensions of existing roads and would not be inconsistent with the Municipal Code and General Plan.
Policy 9.8: Avoid the extension of community facilities, roads, and other infrastructures into environmentally sensitive areas when surplus capacities could facilitate or discourage extension of new development detrimental to those areas. Avoid the extension of roads and other infrastructure for the support of cellular/radio communication towers into environmentally sensitive areas and to protect public coastal views whenever feasible.	Consistent. The Project site is currently vacant. As discussed in Section 4.4, *Biological Resources*, the Project site includes a mixture of coastal sage scrub and non-native species and disturbed exposed soil. Direct impacts to disturbed coastal sage scrub habitat is considered less than significant because only a small amount (0.07 acre) is being impacted, this habitat is disturbed and common in the surrounding vicinity and does not represent CNDDB or CDFW sensitive plant communities. The Project site also contains designated High Value Habitat, as defined under the Laguna Beach General Plan Open Space/Conservation Element. However, the site is highly disturbed, partially graded and is located in between residential houses. Therefore, the Biological Resources Assessment concludes that these areas do not meet the definition of a High Value Habitat and should not be considered as such. The Project is located within an established residential neighborhood and would not impair public coastal views; infrastructure is generally in place. The Project would connect to existing infrastructure and does not include any new community facilities, roads, or other infrastructure.
Policy 9.11: Ensure adequate evaluation of environmental impacts, coastal hazards, rates of erosion, sea level rise, tsunami hazard and safety hazards associated with public facilities and infrastructure improvements.	Consistent. The environmental analysis included within this IS/MND evaluates the potential environmental impacts, including tsunami hazards and other safety hazards associated with the proposed Project, and these impacts were determined to be less than significant. The Project, if approved, would be contingent upon approval of design review, coastal development permit, and revocable encroachment permit for a single-family residence and any further associated CEQA compliance.

As discussed, the Project would be consistent with the General Plan land use designation and would be consistent with the zoning for the Project site. Further, the Project would be consistent with the City-

imposed development standards for the D/CSP zone. Thus, the proposed Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

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

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

No Impact. The State Mining and Geology Board (SMGB) establishes Mineral Resources Zones (MRZs) to designate lands that contain mineral deposits. The following classifications are used by the State to define MRZs:

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

The Laguna Beach General Plan does not discuss the presence of mineral resources, and the Department of Conservation Mineral Land Classification Map classifies the Project site as MRZ-1, meaning an area where available geologic information indicates no significant likelihood of significant mineral deposits.[23] There are no existing mineral resource recovery operations on the Project site or surrounding area.[24]

[23] California Department of Conservation (California Geological Survey), *Special Report 143: Laguna Beach Quadrangle, Plate 3.29*, 1981.
[24] California Department of Conservation, *Mines Online*, https://maps.conservation.ca.gov/mol/index.html, accessed September 10, 2024.

Therefore, the Project would not result in the loss of availability of known mineral resources of value to the region or result in the loss of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impact to mineral resources would occur.

Mitigation Measures: No mitigation measures are required.

4.13 Noise

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Generation of excessive groundborne vibration or groundborne noise levels?			X	
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

FUNDAMENTALS OF NOISE – DEFINITIONS

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

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

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

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

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

REGULATORY FRAMEWORK

Laguna Beach General Plan

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

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

> Goal 2: Incorporate noise considerations into Iand use planning decisions. These measures will be achieved through the following policies as they apply to completed projects, not construction actions.
>
> Policy 2.2 Ensure acceptable noise levels near schools, hospitals, residences and other noise sensitive areas.
>
> Policy2.3 Encourage acoustical mitigation design in new construction.
>
> Goal 4: Develop measures to control construction noise impacts.
>
> Policy 4.1: Consider incorporating the following provisions into the Noise Ordinance to address the problems of construction noise:
>
> Action 4.1: Clearly state the permitted hours of construction and expressly prohibit construction on Saturday, Sunday and Holidays.
>
> Action 4.2: Consider exempting the resident/builders in single family zones from the Saturday, Sunday, and Holiday construction ban for maintenance purposes only, provided such maintenance is limited to the hours specified in the Noise Ordinance or meets the noise limits set in the Noise Ordinance.
>
> Action 4.3 During the environmental review of all projects requiring extensive construction, determine the proximity of the site to the established residential areas. If the project will involve pile driving, night time truck hauling, blasting, 24 hour pumping (important in coastal excavations), or any other very high noise equipment, the environmental review shall include a construction noise alternative analysis. From this analysis specific mitigation measures shall be developed to mitigate potential noise impacts. This may include but not be limited to:
>
> - requirements to use quieter, potentially costlier construction techniques;
> - notification of adjacent residents (homeowner and renters) of time, duration, and location of construction;
> - relocation of residents to hotels during noisy construction period;
> - developer reimbursement to City for 24 hour on-site inspection to verify compliance with required mitigation; and
> - limit hours of operation of equipment 15 dB above noise ordinance limits to the hours of 10am to 4pm.

Table 4.13-1
Noise/Land Use Compatibility Guidelines

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

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

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

Laguna Beach Municipal Code

Noise Regulations

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

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

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

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

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

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

Section 7.25.040, *Exterior Noise Standards*, officiates the following table:

Table 4.13-2
Allowable Exterior Noise Level[1]

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

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

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

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

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

(D) Exceptions.

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

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

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

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

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

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

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

Construction activities for certain public benefit nonprofit art organizations, specifically the Sawdust Festival, Art-A-Fair and the Laguna Art Museum, shall be permitted between the hours of seven-thirty a.m. and ten p.m. Monday through Friday, seven-thirty a.m. and eight p.m. on Saturday and Sunday. (Ord. 1448 § 1, 2005).

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

Less Than Significant Impact.

Short-Term Construction Noise Impacts

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

Construction activities would include demolition, site preparation, grading, building construction, paving, architectural coating, and landscaping. Such activities would require concrete saws, excavators, and dozers during demolition; tractors and dozers during site preparation; excavators, graders, and dozers during grading; cranes, generators, tractors, and welders during building construction; pavers, compactors, and rollers during paving; and air compressors during architectural coating. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. As shown in Table 4.13-3, noise levels would be loudest during site preparation phase when earth moving equipment is used, which would last approximately four months. However, site preparation activities would be distributed throughout the Project site and would not just occur along the property lines. The small size of the Project site, approximately 0.12 acres, would limit the amount of construction equipment that could operate at any given time.

Table 4.13-3
Typical Construction Noise Levels

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

Construction noise would produce short-term noise impacts for the single-family residences surrounding the Project site, however, construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. The existing surrounding residences to the south and north are located above or below the Project site due to the topography of the area. The topography of the site would reduce noise impacts, since the hillside would serve as a noise barrier. The residence directly adjacent to the Project site at 840 Gainsborough Drive is currently under construction. It is expected that short-term noise levels would be noticeable during construction activities, particularly during the site preparation phase of construction which would last approximately four months. However, construction would be limited to the permissible hours in accordance with the City's General Plan and Municipal Code, and the amount of equipment used at any given time would be limited by the small size of the Project site. To reduce potential noise impacts to the adjacent residential units, construction activities would be limited to the allowed daytime hours and prohibited on weekends as specified in the City's Noise Ordinance (Municipal Code Chapter 7.25, *Noise*). In addition, all construction equipment would be properly maintained to minimize noise impacts, by identifying and fixing worn or damaged components that can create excessive vibrations and sounds.

Operational Noise Impacts

The Project site has a General Plan land use designation of Village Low Density. The Village Low Density designation is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences. The Project

site is zoned as D/CSP (Diamond/Crestview Specific Plan), which is intended for low-density, single-family residential areas, which will provide a suitable environment for family life for residents. The purpose of the D/CSP Zone is to allow low-profile, single-family residences that preserve existing public and private views and minimize building mass and bulk in a manner that is sensitive to their terrain and to environmental constraints. The Project would be consistent with the General Plan land use designation and would be consistent with the zoning for the Project site.

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

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

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

Project construction would not require the use of equipment, such as pile drivers or blasting, which are known to generate substantial construction vibration levels. Project-related construction activities would include grading, construction of retaining walls, and construction of the proposed residence and associated improvements. The primary vibration source during construction would be operation of equipment such as loading trucks and jackhammers.

The City has not adopted specific standards for vibration impacts during construction. Therefore, the Caltrans Transportation and Construction Vibration Guidance Manual (2020) is used to evaluate potential construction vibration impacts related to both potential building damage and human annoyance. According to the manual, construction vibration impacts would be significant if vibration levels exceeded 0.5 peak particle velocity (inches per second) for residential structures. The nearest existing residential structure to the Project site is located approximately 40 feet to the east. The residential home under construction at 840 Gainsborough Drive will be located approximately five feet from the Project site. A large bulldozer has a peak particle velocity of 0.089 (inches per second) at 25 feet and a jackhammer has a peak particle velocity of 0.035 (inches per second).[25] Therefore, according to the Caltrans vibration criteria, groundborne vibration from typical construction equipment would not exceed the applicable threshold of a peak velocity of 0.5 (inches per second). In addition, construction activities would be limited to the allowed daytime hours and prohibited on weekends as specified in the City's Noise Ordinance (Municipal Code Chapter 7.25, *Noise*). Vibration impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

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

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

Mitigation Measures: No mitigation measures are required.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

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

Less Than Significant Impact. The Project would not induce substantial unplanned population growth directly through new homes or indirectly through the extension of roads or other infrastructure. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The Project site parcel (APN 644-291-08) has a General Plan land use designation of Village Low Density, which is intended to provide for single-family residential development and has been accounted for under General Plan build-out. Thus, the Project would not induce substantial unplanned population growth to the area either directly or indirectly and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The Project site is currently undeveloped. Thus, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			X	
2) Police protection?			X	
3) Schools?			X	
4) Parks?			X	
5) Other public facilities?			X	

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

1) Fire protection?

Less Than Significant Impact. The Laguna Beach Fire Department (LBFD) provides fire protection and emergency response services to the City, including the Project site. There are four fire stations within Laguna Beach.[26] Fire Station 2, located at 285 Agate Street, approximately 0.7 miles west of the Project site, is the nearest fire station to the site. Station 2 is staffed with a Captain, Engineer, and Firefighter and

[26] City of Laguna Beach, *Fire Stations*, https://www.lagunabeachcity.net/government/departments/fire/operations/fire-stations, accessed September 10, 2024.

is the largest fire station in the City. In addition, a two-person ambulance crew also responds out of this station.[27]

The Project proposes to construct a new single-family residence on a vacant lot. The proposed Project would not result in the need for construction of new or physically altered fire facilities. Service to the Project site by LBFD occurs under existing conditions and Project implementation is not anticipated to increase calls for service or alter response times or other performance objectives that would result in the need for new or substantially altered LBFD facilities. In addition, the Project would be required to comply with the California Fire Code, as amended, in accordance with Laguna Beach Municipal Code Chapter 15.01, *California Fire Code*. Implementation of all Fire Code requirements would further reduce potential impacts concerning fire protection services. The Project would not require the need for new or physically altered fire station facilities in order to maintain acceptable service ratios, response times or other performance objectives and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

2) Police protection?

Less Than Significant Impact. Laguna Beach Police Department provides law enforcement services to the City, including the Project site. Police Services for the City are located at 505 Forest Avenue, approximately 2.0 miles northwest of the Project site.[28]

The proposed Project would not result in the need for construction of new or physically altered police facilities. Similar to fire protection services, Laguna Beach Police currently provides services to the Project site under existing conditions and the proposed Project is not anticipated to increase calls for service or alter response times or other performance objectives that would result in the need for new or substantially altered law enforcement facilities. The Project would not require the need for new or physically altered police facilities in order to maintain acceptable service ratios, response times or other performance objectives, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) Schools?

Less Than Significant Impact. The City of Laguna Beach, including the Project site, is served by the Laguna Beach Unified School District (LBUSD). The Project proposes to construct new single-family residence on a vacant lot. Due to the nature of the proposed use (one single-family residential), the Project would not result in a significant increase in potential new students to the LBUSD. Additionally, the Project would be subject to payment of school impact fees in accordance with Senate Bill 50 (SB 50). Pursuant to Government Code Section 65995(3)(h), payment of statutory fees is deemed to be full and complete

[27] City of Laguna Beach, *Fire Stations, Station 2*, https://www.lagunabeachcity.net/Home/Components/FacilityDirectory/FacilityDirectory/8/544, accessed September 10, 2024.

[28] City of Laguna Beach, *Police Department*, https://www.lagunabeachcity.net/government/departments/police, September 10, 2024.

mitigation of impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use or development of real property…" The Project Applicant would be required to pay all statutory fees in place at the time and demonstrate proof of payment to the City for approval of a building permit. With payment of the fees, Project impacts to schools would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Parks?

Less Than Significant Impact. According to the General Plan Land Use Element, the City of Laguna Beach maintains 29 oceanfront parks and viewing areas totaling approximately 24.7 acres. In addition, the City's 6.2 miles of coastline provide recreational beach opportunities, with public access to approximately 82 acres of sandy beaches. Community recreational needs are further supplemented by 13 neighborhood parks, totaling 11.3 acres and 25 acres of outdoor recreational facilities provide by the LBUSD. Combined with parks and beach, total public recreational acreage in Laguna Beach is approximately 143 acres. The single-family residence proposed as part of the Project would not induce substantial unplanned population growth within the City that would potentially result in a significant increase in the use of existing parks within the area. The proposed Project would not involve the construction of new park facilities, nor would it result in the need for new or physically altered park facilities. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

5) Other public facilities?

Less Than Significant Impact. As described in Section 4.14, *Population and Housing*, the Project would not involve a significant increase in new residents to the City of Laguna Beach, as the Project proposes a single-family residence on a previously undeveloped site designated and zoned for future residential development. Employment-generating uses do not currently occur within the site and are not proposed as part of the Project. The proposed Project would not result in the need for new or physically altered public facilities. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, and impacts would be less than significant in.

Mitigation Measures: No mitigation measures are required.

4.16 Recreation

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

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

Less Than Significant Impact. Refer to Response to 4.15(a)(4).

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Refer to Response to 4.15(a)(4). The development of recreational facilities is not proposed as part of the Project. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.17 Transportation

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

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

Less Than Significant Impact.

Transit Facilities

Orange County Transportation Authority (OCTA) provides public transportation services within the City of Laguna Beach and surrounding jurisdictions. There are no transit facilities located adjacent to the Project site.[29] An OCTA bus stop is located at the corner of Diamond Street and Pacific Coast Highway, approximately 0.35 miles southwest of the Project site. In addition, the City of Laguna Beach operates a City-run public trolley system that is free to use.[30] There are trolly stops located along either side of the Pacific Coast Highway; the nearest trolly stop to the Project site is located at the corner of Diamond Street and Pacific Coast Highway, approximately 0.35 miles southwest of the Project site, at the same location of the OCTA stop.

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

[29] Orange County Transportation Authority, OC Bus *South County System map*, https://www.octa.net/ebusbook/routePdf/SouthCounty.pdf?n=2023, accessed September 10, 2024.
[30] City of Laguna Beach, *Laguna Beach Trolley*, https://www.lagunabeachcity.net/live-here/parking-and-transportation/trolleys, accessed September 10, 2024.

Roadway Facilities

Regional access to the site is provided via the Pacific Coast Highway (SR-1) located southwest of the Project site. Local access to the Project site is provided from Gainsborough Drive. Within the Project area, Diamond Street provides access to Gainsborough Drive. No street improvements are proposed with the exception of a new curb along the eastern side of Gainsborough Drive to allow driveway access to the Project site. The Project would not conflict with a program plan, ordinance or policy addressing the circulation system. Gainsborough Drive would remain a local roadway that provides access to residential uses.

Bicycle Facilities

No existing or planned bicycle facilities occur on Gainsborough Drive. The proposed Project would not conflict with a program plan, ordinance or policy specific to bicycle facilities.

Pedestrian Facilities

There are no sidewalks adjacent or in proximity to the Project site. The Project would not reduce the amount of existing sidewalks surface area. The Project proposes to construct a new curb along the eastern side of Gainsborough Drive to allow driveway access to the Project site. Additionally, the Project would include a four-by-four catch basin located several feet north of the Project site in the Gainsborough Drive right-of-way and proposes an off-site parking space which would be combined with the required off-site parking space at 840 Gainsborough Drive, and be located directly west of the Project site. No other street improvements are proposed. Implementation of the Project would not result in a decrease of pedestrian facilities. As such, the Project would not conflict with a program, plan, ordinance or policy addressing pedestrian facilities and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. CEQA Guidelines Section 15064.3(b) identifies appropriate criteria for evaluating transportation impacts. It states that land use projects with VMT exceeding an applicable threshold of significance may indicate a significant impact, and that projects that decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact. The Project proposes to construct a new single-family residence on a vacant lot. According to the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA, land use projects, such as the Project, "that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact."[31] It is anticipated that 215 truck trips will be required over 26 days to remove the cut from the site. Construction vehicle trips are temporary in nature and would not produce more than 110 trips per day. [32] The daily weekday vehicle trips for a single-family residence is 9.43 trips per dwelling unit.[33] Operation of the proposed single-family

[31] California Governor's Office of Planning and Research (OPR), *Technical Advisory on Evaluating Transportation Impacts in CEQA*, https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf accessed September 10, 2024.
[32] For reference, 110 trips per day would be the equivalent of 55 truck loads per day.
[33] Trip generation rate based on the Institute of Transportation Engineers (ITE) rates for single-family detached, ITE LU code 210.

residence would not produce more than 110 trips per day. Therefore, because the Project would not generate substantial new vehicle trips, the Project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3 (b). Impact would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The Project site is part of an existing residential neighborhood that is currently served by local roadways and access driveways. The Project site would continue to be accessed by the existing roadway, Gainsborough Drive. The residence would be accessed via a driveway connecting to Gainsborough Drive. The Project proposes to reconstruct the existing curb along the eastern side of Gainsborough Drive to allow driveway access to the Project site. Additionally, the Project would include a four-by-four catch basin located several feet north of the Project site in the Gainsborough Drive right-of-way and proposes an off-site parking space which would be combined with the required off-site parking space at 840 Gainsborough Drive, and be located directly west of the Project site. No other street improvements are proposed.

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

Mitigation Measures: No mitigation measures are required.

d) Result in inadequate emergency access?

Less Than Significant Impact. Regional access to the site is provided via the Pacific Coast Highway (SR-1) located southwest of the Project site. Local access to the Project site is provided from Gainsborough Drive. Within the Project area, Diamond Street provides access to Gainsborough Drive. The Project proposes to construct a new single-family residence on a vacant lot. Outdoor stairways/pathways along the perimeter of the residence would provide fire access within the Project site. The Project proposes to reconstruct the existing curb along the eastern side of Gainsborough Drive to allow driveway access to the Project site. Additionally, the Project would include a four-by-four catch basin located several feet north of the Project site in the Gainsborough Drive right-of-way and proposes an off-site parking space which would be combined with the required off-site parking space at 840 Gainsborough Drive, and be located directly west of the Project site. No other street improvements are proposed. Project-related construction staging would occur on-site; no building materials would be stored in the public right-of-way. The Project would

be required to obtain approval of a construction staging and management plan from the City's Building Official prior to the start of construction activities. As such, construction activities are not anticipated to result in significant traffic or queuing along Gainsborough Drive or other roadways within the area that could potentially impede emergency vehicles or impair any emergency evacuation plan.

The Project would not involve physical modifications to Gainsborough Drive such as reducing the width or length of the roadway or modifying the grade or alignment of the roadway that would result in inadequate emergency access to the Project site. Additionally, the LBFD will review the Fire Department Site Access Plan for conceptual approval. As such, the Project would not result in inadequate emergency access and impacts would be less than significant.

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

Mitigation Measures: No mitigation measures are required.

4.18 Tribal Cultural Resources

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

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

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

Less Than Significant Impact With Mitigation Incorporated. As discussed in Section 4.5, *Cultural Resources*, results of the cultural resource records search indicate that sixteen previous cultural resource

studies have been completed within a half-mile of the Project site; one of the previous surveys (OR-4179), which was conducted in 2008 and consisted of a historic resource inventory of buildings within the City, included portions of the Project site. Three previously recorded cultural resources are located within a half-mile search radius of the Project site, including one prehistoric shell midden site and two historic-era buildings eligible for listing in the National Register of Historic Places (NRHP). None of these previously recorded resources are within or adjacent to the Project site. A Sacred Lands File (SLF) search was requested from the NAHC on March 22, 2023. On April 3, 2023, the NAHC responded that a search of the SLF was completed with positive results.

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

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

AB 52 also establishes a formal consultation process for California tribes regarding tribal cultural resources. Under AB 52 the lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency. In compliance with AB 52, the City of Laguna Beach provided formal notification via email and hardcopy mailing via the United States Postal Service (USPS) to those California Native American Tribal representatives requesting notification in accordance with AB 52; refer to Appendix E, *Tribal Consultation Communications*. Tribes appearing on a Native American Contact List dated August 23, 2023 and provided by the Native American Heritage Commission (NAHC) were also contacted. The consultation letters provided information regarding the proposed Project and contact information for the Project Planner. Under AB 52, Native American tribes have 30 days to respond and request further project information and formal consultation. The 30-day consultation was initiated on November 21, 2023; a response requesting consultation was received from the Gabrieleño Band of Mission Indians – Kizh Nation on December 1, 2023. In response to the request for consultation, the City engaged with the Gabrieleño Band of Mission Indians – Kizh Nation, which included email correspondence. Additionally, a response was received from the California Cultural Resource Preservation Alliance on December 20, 2023.

The tribal consultation response from the Gabrieleño Band of Mission Indians – Kizh Nation indicated that the Project site is located within a sensitive area for tribal resources. In response to the request for consultation, the City engaged the Gabrieleño Band of Mission Indians – Kizh Nation, emailing on July 12, 2024 as an alternative to meeting in person. To mitigate potential impacts to previously unidentified Native American tribal cultural resources, Mitigation Measure TCR-1 would require the retention of a qualified Native American Monitor who would be present during all construction related ground

disturbances. In the event tribal cultural resources are unearthed, they would be evaluated by the Native American Monitor and if determined to be Native American in origin, would be recovered and retained in the form and/or manner the Tribe deems appropriate, including for educational, cultural and/or historic purposes (Mitigation Measure TCR-2).

The California Cultural Resources Preservation Alliance responded on December 20, 2023. Although formal consultation was not requested, they recommended that a professional archaeologist and culturally-related Native American be present to monitor during grading activities. The Cultural Resources Memo determined that the site has a low potential for archaeological resources, and no previously documented cultural resources within or adjacent to the site were identified. Measures recommended by California Cultural Resources Preservation Alliance are included within the mitigation measures requested by the Gabrieleño Band of Mission Indians – Kizh Nation.

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

Mitigation Measures:

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

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

discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Project applicant and the Director of Community Development, or designee upon written request to the Tribe.

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

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

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

4.19 Utilities and Service Systems

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

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

Less Than Significant Impact.

Water

The Project site and surrounding area are within the service area of Laguna Beach County Water District (LBCWD).[34] The Project site is does not currently receive water services, as the site is undeveloped.

The Project proposes to construct a new single-family residence on a vacant lot. The Project would connect to existing LBCWD water lines that serve the adjacent residential uses. Therefore, the Project would not require new or expanded water services, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant in this regard.

Refer to Response 4.19(b) regarding water supply.

Wastewater and Wastewater Treatment

Wastewater service in the community is provided by the City of Laguna Beach and the South Orange County Wastewater Authority (SOCWA).[35] The City operates the sewer lines and pump stations that collect wastewater from buildings and facilities in Laguna Beach and conveys it to a regional network operated by SOCWA for treatment. The nearest wastewater treatment facility is the Coastal Treatment Plant located in the unincorporated area of Aliso Canyon. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The Project would connect to existing wastewater lines within Gainsborough Drive that serve the adjacent residential uses. Therefore, the Project would not require new or expanded wastewater services, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant in this regard.

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

Stormwater Drainage

The Project site is undeveloped. In the existing condition, stormwater flows downslope onto Gainsborough Drive where it enters the City's existing storm drainage system.

The Project proposes to construct a new single-family residence with hardscaping and landscaping on a vacant lot. The Project proposes a new catch basin to replace the existing catch basin located several feet north of the Project site. The off-site catch basin would be four feet by four feet, located in the right-of-way, and be connected to an existing 18-inch storm drain pipe located in Gainsborough Drive. The potential environmental effects associated with construction and operation of the Project would be reduced to a less than significant with compliance with regulatory stormwater requirements, including

[34] Karen E. Johnson, Water Resources Planning, *Laguna Beach County Water District, 2020 Urban Water Management Plan & Water Shortage Contingency Plan*, June 2021.
[35] City of Laguna Beach, *Local Hazard Mitigation Plan*, 2023.

those presented in Municipal Code Chapter 16.01, *Water Quality Control*. Municipal Code Section 16.01.040, *Control of Urban Runoff*, states that prior to issuance of a grading permit, building permit, or coastal development permit, the community development department shall review project plans and impose best management practices (BMPs), terms, conditions and requirements on the project to ensure that pollutant discharges are prevented, reduced, or removed to the extent practicable. Thus, the proposed Project would not require or result in relocation or construction of new or expanded storm water drainage facilities, the construction or relocation of which could cause significant environmental effects.

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

Electricity, Natural Gas, and Telecommunications

The Project site is within the service area of SCE and SoCalGas. Telecommunication services are provided by a variety of companies and are typically selected by the individual customer. The Project site is undeveloped; however, the Project site is located within an established residential neighborhood and existing electrical, gas, and telecommunications services and infrastructure are currently in place.

The proposed Project would require connection to electrical, natural gas, and telecommunications infrastructure. The potential environmental effects associated with the construction and operation of the Project would be less than significant with compliance with regulatory requirements. Additionally, the Project's energy demand is analyzed in Response 4.6(a), which finds that the Project would not cause or result in the need for additional energy producing or transmission facilities. Thus, the proposed Project would not require or result in relocation or construction of electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

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

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. The Project site is within the LBCWD jurisdiction. The Project site is undeveloped. The Project proposes to construct a new single-family residence on a vacant lot. LBCWD's 2020 Urban Water Master Plan & Water Shortage Contingency Plan (UWMP) confirms that there is a sufficient amount of water to supply residents of the LBCWD service area, including the Project site, during average, single dry, and multiple dry years through 2045.[36] UWMP water demand forecasts are based in part on adopted General Plans. As the Project proposes a single-family residential use, consistent with the General Plan land use designation and zoning for the Project site, the Project would be within the

[36] Karen E. Johnson, Water Resources Planning, *Laguna Beach County Water District, 2020 Urban Water Management Plan & Water Shortage Contingency Plan*, June 2021.

population projections anticipated and planned for by the City's General Plan and would not increase growth beyond what was anticipated in the UWMP.

Further, the Project's proposed landscape plan would be compliant with the City's Water Efficient Landscape Ordinance (Municipal Code Chapter 19.01). The Water Efficient Landscape Ordinance promotes the conservation and efficient use of water through water efficiency standards for new or rehabilitated landscapes.

As the Project involves a single-family residential use and would be within the population projections anticipated by the UWMP, LBCWD would be able to serve the Project during normal, dry, and multiple dry years. Thus, impacts to water supplies would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less than Significant Impact. Wastewater service in the community is provided by the City of Laguna Beach and SOCWA. The City operates the sewer lines and pump stations that collect wastewater from buildings and facilities in Laguna Beach and conveys it to a regional network operated by SOCWA for treatment. The nearest wastewater treatment facility is the Coastal Treatment Plant located in the unincorporated area of Aliso Canyon. The City's sewer system serves a population of approximately 22,700 in an 8.7 square mile service area, which includes the Project site. The sewer system serves 7,688 residential connections and 355 commercial, industrial and institutional customers as of 2014.[37] The sewer system consists of 85.71 miles of gravity sewers (approximately 2,937-line segments), 2,674 manholes, 9.44 miles of force mains, and 25 lift stations.

The Project site is undeveloped. The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The proposed single-family residence would connect to the existing wastewater system. The Project applicant would be required to pay a sewer connection fee per Section 17.20.030, *Sewer Connection Fees*, of the Laguna Beach Municipal Code. Additionally, the Laguna Beach Municipal Code includes Chapter 17.25, *Sewer Service Charge*, which imposes an annual sewer service charge to pay for operating and capital improvement costs of the City sewer system. The proposed single-family residence is not anticipated to generate a significant amount of wastewater that would require the expansion of such facilities. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

[37] City of Laguna Beach, *Sewer System Management Plan*, January 2015.

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

Less Than Significant Impact. Waste Management provides solid waste and recycling collection services to the City of Laguna Beach.[38] The Project site does not currently generate solid waste, as it is undeveloped. Construction and operational activities associated with the Project would generate solid waste requiring disposal, and would utilize Waste Management services. The Project proposes to construct a new single-family residence. Project operation is expected to generate solid waste in amounts similar to existing single-family residential uses surrounding the Project site. Further, the California Green Building Standard Codes (CALGreen) set recycling requirements for construction and demolition (C&D) projects that occur with the City.[39] Projects are required to reuse, recycle, salvage or divert a minimum percentage or amount of construction and demolition debris in accordance with the requirements of the California Building Standards Code. The Project would be required to comply with the CALGreen standards to ensure impacts remain less than significant.

Thus, the Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[38] City of Laguna Beach, *Organics, Recycling, & Trash*, https://www.lagunabeachcity.net/government/departments/public-works/recycling-waste-and-compost, accessed September 10, 2024.
[39] City of Laguna Beach, *Construction & Demolition Recycling*, https://www.lagunabeachcity.net/government/departments/public-works/recycling-waste-and-compost/construction-demolition-recycling, accessed September 10, 2024.

4.20 Wildfire

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

This section is based in part on the *Revised Alternate Materials & Methods Proposal for 820 Gainsborough Drive* (AM&M Report)*,* dated March 24, 2022, prepared by Interface Management Services, and included as Appendix F, *Alternative Materials and Methods of Construction Design Report*.

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

Less Than Significant Impact. The City operates its own emergency departments: Laguna Beach Fire Department (LBFD) and Laguna Beach Police Department. LBFD actively participates in the county-wide automatic mutual aid system which dispatches the closest available resource, regardless of jurisdiction, to an emergency incident.[40] Among other tasks, the Emergency Management Division prepares evacuation routes for the City.[41] The City of Laguna Beach is broken down into 22 different Evacuation

[40] City of Laguna Beach, *Operations*, https://www.lagunabeachcity.net/government/departments/fire/operations, accessed September 10, 2024.
[41] City of Laguna Beach, *Emergency Management*, https://www.lagunabeachcity.net//live-here//emergency-management, accessed September 10, 2024.

Management Zones. Each zone has a specific evacuation map that can be found on the City's website.[42] The Project site is in Zone 1, Arch Beach Heights. The City uses multiple methods to communicate to residents and visitors during an emergency or to relay time-sensitive information. Some, like Local Text Alerts via Nixle and Alert OC, require users to sign up. Others, like Wireless Emergency Alerts, are broadcast to everyone within a certain area.[43]

As discussed in Section 2.0, *Project Description*, the Project site is identified as being within a Very High Fire Hazard Severity Zone (VHFHSZ) within in a Local Responsibility Area (LRA). As such, the Project includes a landscape plan that includes a fuel modification zone. An Alternative Materials and Methods of Construction Design Report (AM&M Report) was prepared for the Project in 2022, and is included as Appendix F. The AM&M Report identifies existing site conditions, environmental conditions, post construction conditions, and, provides alternative design methods to help ensure that the Project does not exacerbate potential wildfire risks.

The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The future residence would be accessed via a driveway from Gainsborough Drive. The existing curb along the western side of Gainsborough would be reconstructed to allow driveway access. The proposed residence would have 5-foot front yard setback for the garage and a 15-foot setback for the residence. The proposed rear setback for the entire residence is approximately 23 feet with a 13-foot side setback. Outdoor stairways/pathways along the perimeter of the residence would provide fire access.

Regional access to the site is provided via the Pacific Coast Highway (SR-1) located southwest of the Project site. Local access to the Project site is provided from Gainsborough Drive. Within the Project area, Diamond Street provides access to Gainsborough Drive. Project-related construction staging would occur on-site; no building materials would be stored in the public right-of-way. A construction staging and management plan would be approved by the City's Building Official prior to the start of construction. A construction staging plan helps ensure construction activities do not result in significant traffic or queuing along roadways within the area that could potentially impede emergency vehicles or impair any emergency evacuation plan.

The proposed development and subsequent improvements would not involve substantial physical modifications to Gainsborough Drive such as reducing the width or length of the roadway or modifying the grade or alignment of the roadway that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[42] City of Laguna Beach, *Neighborhood Evacuation Maps & Routes*, https://www.lagunabeachcity.net/live-here/emergency-management/evacuation-planning, accessed September 10, 2024.
[43] City of Laguna Beach, *Alert & Warning Systems*, https://www.lagunabeachcity.net/live-here/emergency-management/alert-and-warning-system, accessed September 10, 2024.

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

Less Than Significant Impact. The Project site is located within a VHFHSZ within an LRA and within the City's FM (fuel modification) Zone, as designated by City GIS mapping. The Project site is undeveloped and the vegetation community is comprised primarily of coastal sage scrub with lemonade berry scrub alliance. The Project sits on a natural slope with little or no flat terrain. The Project site is a steep lot with an approximately 40-to-45-degree slope, that steepens as it nears the road with a northerly aspect. The lowest three meters of the slope above the road is nearly vertical. Slope is important in fire behavior analysis as it affects the exposure of fuel beds. Additionally, fires burning uphill spread faster than those burning on flat terrain or downhill, as uphill vegetation is pre-heated and dried in advance of the flaming front, resulting in faster ignition rates.

The Project proposes to construct new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. The proposed residence would have 5-foot front yard setback for the garage and a 15-foot setback for the residence. The proposed rear setback for the entire residence is approximately 23 feet with a 13-foot side setback. Outdoor stairways/pathways along the perimeter of the residence would provide fire access.

Due to the Project's location within a designated VHFHSZ within an LRA and within the City's FM Zone, the Project proposes a landscape plan that includes a fuel modification zone. A fuel modification zone is a strip of land where combustible vegetation has been removed and/or modified and partially or totally replaced with more adequately spaced, drought-tolerant fire-resistant plants in order to provide a reasonable level of protection to structures from wildland fire. The Project proposes all landscaping within the Project site to be consistent with the City's Zone A fuel modification guidelines. The purpose of Zone A is to provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat of wildland fires. The Project would remove and replace the existing plant material within the Project site with an ignition resistive, fully-irrigated and maintained landscape throughout the site adhering to the Zone A fuel modification guidelines. On-site landscaping would include a mix of trees, shrubs, and ground cover.

According to the City of Laguna Beach Landscape/Fuel Modification Guidelines and Maintenance Program, a typical landscape/fuel modification installation in Laguna Beach consists of a 195-foot-wide zone comprised of a 20-foot setback zone (Zone A), a minimum 50-foot irrigated zone, (Zone B), and an additional 125-foot minimum of vegetation thinning zones (Zones C and D).[44] The AM&M Report notes the proposed fuel modification is less than the code requirement, approximately 35 feet. The alternative proposal includes enhanced fire sprinkler head design including sprinkler heads in small spaces, and water flow monitoring, testing of sprinkler and water flow monitoring system, central station monitoring, irrigated landscaping throughout the Project site, concrete retaining walls separating structure from vegetation behind structure, and elevation of structure 20 feet below grade of vegetation behind structure.

[44] City of Laguna Beach Fire Department, *Landscape/Fuel Modification Guidelines and Maintenance Program*, December 2019.

The Project would be required to comply with the CBC, as amended, in accordance with Laguna Beach Municipal Code Chapter 14.50, *Building Code*, and the California Fire Code, as amended, in accordance with Laguna Beach Municipal Code Chapter 15.01, *California Fire Code*. Implementation of building and fire code requirements would further reduce potential impacts related to wildfire. Additionally, the AM&M Report concludes that given the lack of heavy, consistent fuels in close proximity to the structure, combined with the structure's ignition resistance level following construction, the risk of wildfire damage to the proposed residence would be considered lower than the current condition. Mitigation Measure WF-1 implements the AM&M Report recommendation that the fire protection provisions, including all annual maintenance and testing requirements be recorded as a deed encumbrance against the property that will be subject to disclosure. The LBFD will provide the conceptually review of the Project proposal, which includes a Fire Department Site Access Plan.

Thus, compliance with the City's established regulatory framework, standard engineering practices, and design criteria, which would be verified through the City's development review process would ensure potential impacts associated with wildfire risks, exposure to pollutant concentrations from a wildfire, or the uncontrolled spread of a wildfire beyond existing conditions at the Project site would be less than significant.

WF-1: The fire protection provisions described in the Alternate Materials, and Methods of Construction Design (AM&M), including all annual maintenance and testing requirements, as well as enhanced fire sprinkler head design, testing and monitoring, irrigated landscaping, placement of concrete retaining walls, and elevation of structure below grade of vegetation, shall be recorded as a deed encumbrance against the property that will be subject to disclosure.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The Project site is located within a VHFHSZ within an LRA and within the City's FM Zone. The Project site is undeveloped and vegetation community is comprised of coastal sage scrub with lemonade berry (Rhus integrifolia) scrub alliance. The nearest fire hydrant is located within 70 feet of the Project site, south in front of 840 Gainsborough Drive, which is under the maximum allowable distance of 250 feet from a structure.

The Project proposes to construct a new three-story, single-family residence and attached garage, with hardscaping and landscaping. The future residence would be accessed via a driveway connecting to Gainsborough Drive and would have setbacks of approximately five feet in the front for the garage and a 15-foot setback for the residence, 23 feet one-inch in the rear, and nine foot and four foot -foot side yard setbacks. Outdoor stairways/pathways along the perimeter of the residence would provide fire access.

The Project site is part of an existing residential neighborhood and existing infrastructure, including roadways, water sources, power lines, and utilities transmission lines, occur within the area. The Project site would be accessed by the existing roadway, Gainsborough Drive. The residence would be accessed via a driveway connecting to Gainsborough Drive. The Project proposes to reconstruct the existing curb along the western side of Gainsborough Drive to allow driveway access to the Project site. The off-site parking space would be combined with the required off-site parking space at 840 Gainsborough Drive, and be located directly west of the Project site. No other street improvements are proposed. The Project

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

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The Project site is located within a VHFHSZ within an LRA and within the City's FM (fuel modification) Zone, as designated by City GIS mapping. The Project site is undeveloped and the vegetation community is comprised of coastal sage scrub with lemonade berry (Rhus integrifolia) scrub alliance. The Project sits on a natural slope with little or no flat terrain. The Project site is not located within a 100-year FEMA flood zone.[45]

As discussed in Response 4.10(a), the Project site is currently vacant and runoff from the Project site flows down the slope to Gainsborough Drive to the existing catch basin located in the right-of-way. The Project proposes removing the existing catch basin and replacing it. The off-site catch basin would be four feet by four feet, located in the right-of-way, and be connected to an existing 18-inch storm drain pipe located in Gainsborough Drive. Stormwater runoff from the Project site would be collected in a storm drain system and discharged to the existing storm drain system in Gainsborough Drive.

As discussed in Section 4.7, *Geology and Soils*, the Project site is located within an area identified by the California Geologic Survey as having potential for seismic-induced landslides.[46] As noted in the Geotechnical Report, the Project site is located within a "zone of required investigation" for seismically-induced landsliding. The Geotechnical Report provides recommendations to reduce the risk of such slope failures at the Project site, including observation of excavation activities by a geotechnical consultant. It should also be noted that the landslide incidents have occurred in the surrounding area, as detailed in the City's LHMP.[47] According to the Geotechnical Report, no evidence of deep-seated gross instability was noted. The Project site is not anticipated to be affected by gross instability. The Geotechnical Report notes that soil conditions may vary locally and the contractor(s) should be prepared to remedy local instability if necessary.

The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. Project design and construction would be required to comply with all State and local regulations, including the Laguna Beach Municipal Code Chapter 14.50, which adopts the CBC, with amendments, and includes standards related to soils and foundations, structural design, building materials, and structural testing and inspections to minimize potential geologic hazards. Municipal Code Chapter 14.78, *Geology Report*, prescribes parameters and requirements for the preparation and contents of geology reports within the City in order to safeguard

[45] Federal Emergency Management Agency (FEMA), *FEMA Flood Map Service Center*, https://msc.fema.gov/portal/search, accessed September 10, 2024.
[46] California Department of Conservation, *Earthquake Zones of Required Investigation*, https://maps.conservation.ca.gov/cgs/EQZApp/, accessed September 10, 2024.
[47] City of Laguna Beach, *Local Hazard Mitigation Plan*, 2018.

life and property. The Project would be required to comply with the applicable regulations in the CBC, which would reduce potential impacts associated with geologic hazards such as landsliding, as well as the Geotechnical Report prepared for the Project site as it pertains to the proposed residential structure, site improvements, and street improvements. Further, due to the Project's location within a designated VHFHSZ within an LRA, the Project proposes a landscape plan that includes a fuel modification zone. Combustible vegetation would be managed by removing and/or modifying and partially or totally replacing such vegetation with more adequately spaced, drought-tolerant fire-resistant plants in order to provide a reasonable level of protection to structures from wildland fire.

Construction of the proposed residential structure, site improvements, and off-site improvements would comply with all applicable City standards and regulations. Construction activities would have the potential to temporarily alter the existing drainage patterns of the Project site. However, the Project would be required to comply with Municipal Code Chapter 16.01, *Water Quality Control*, including Section 16.01.040, *Control of Urban Runoff*, which states that prior to issuance of a grading permit, building permit, or Coastal Development Permit, the community development department shall review project plans and impose BMPs, terms, conditions and requirements on the Project to ensure that pollutant discharges are prevented, reduced, or removed to the extent practicable. The Project would comply with Municipal Code Chapter 14.50, *Building Code*, which adopts the CBC and prescribes regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures. The CBC includes standards related to structural design, building materials, and structural testing and inspections to minimize hazards that could occur in a natural hazard event, such as a wildland fire or flood. The Project would also comply with Municipal Code Chapter 15.01, *California Fire Code*, and the City's Landscape/Fuel Modification Guidelines and Maintenance Program. Refer to Section 4.10, *Hydrology and Water Quality*, for further discussion on stormwater impacts.

Compliance with the City's established regulatory framework, standard engineering practices, and design criteria, which would be verified through the City's development review process, would ensure potential impacts associated with exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, would be less than significant.

With implementation of the proposed landscape plan, Project design features, and compliance with local and State regulations, including the CBC and California Fire Code, the Project 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. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.21 Mandatory Findings of Significance

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.			X	
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

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

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

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

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

The Project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant with the implementation of MM BIO-1, BIO-2, and CUL-1.

Mitigation Measures: No additional mitigation measures are required.

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

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

Mitigation Measures: No additional mitigation measures are required.

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

Less Than Significant Impact. Based on the analysis contained in this IS/MND, the proposed Project would not have cumulatively considerable impacts with adherence to established regulatory frameworks. Directly west of the Project site, a single-family residence is under construction at 840 Gainsborough Drive. Additionally, there is a proposed development of a single-family residence at 796 Gainsborough Drive. Potentially, construction of the Project and construction at 796 Gainsborough Drive could happen at the same time. The two projects would both be constructing single-family residences, and would be required to adhere to established regulatory frameworks. Compliance with the regulatory requirements would reduce the potential for the incremental effects that would occur with construction and operation of the proposed Project relevant to the environmental topical areas discussed within this Initial Study.

Mitigation Measures: No additional mitigation measures are required.

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

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

Mitigation Measures: No additional mitigation measures are required.

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