
Draft
Initial Study/Negative Declaration
2021-2029 Housing Element
and
Environmental Justice Element



LEAD AGENCY:

City of Buena Park
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Buena Park, CA 90622-5009
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NEGATIVE DECLARATION

Title of Project:	2021-2029 Housing Element and Environmental Justice Element
Project Location:	<p>The City of Buena Park encompasses approximately 6,752 acres within its 10.28-square-mile corporate limits. The City is located in the northwestern portion of Orange County, southeast of the Los Angeles County line. Surrounding cities include La Mirada to the north, Anaheim to the south and east, Fullerton to the east, La Palma and Cerritos to the west, and Cypress to the west and south. Regional access to the City is provided by the Artesia Freeway (SR-91) and the Santa Ana Freeway (I-5). The proposed project applies to all properties within the municipal boundaries of the City of Buena Park.</p>
Project Proponent:	City of Buena Park
Brief Description of Project:	<p>The project is the adoption and implementation of the 2021-2029 Housing Element, which represents an update of the City’s 2013-2021 Housing Element.</p> <p>The Housing Element is an integral component of the City’s General Plan, as it addresses existing and future housing needs of all types for persons of all economic segments in the City and identifies the City’s “fair share” of the Regional Housing Needs Assessment (RHNA). The Southern California Association of Governments (SCAG) assigned Buena Park a housing allocation of 8,919 units for very low, low, moderate, and above moderate income levels. for the 2021-2029 housing element period. The City of Buena Park’s long-term housing goal is to provide housing opportunities to meet the diverse needs of the community.</p> <p>In addition, the project involves the adoption and implementation of a new element to the General Plan – the Environmental Justice Element. The Environmental Justice Element includes policies and programs that reflect the City’s commitment to reducing environmental burdens that disproportionately affect low-income communities and communities of color, as well as ensuring all residents have the opportunity to access public goods and services that improve their quality of life.</p>
Project Impacts:	The Initial Study/Negative Declaration found that the project would have no impacts or less than significant impacts.
Mitigation Measures:	No mitigation measures are required.
Cortese List:	Not Applicable. The 2021-2029 Housing Element and Environmental Justice Element are policy documents, and as such are not related to a specific parcel.

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1.0 INTRODUCTION

The 2021-2029 Housing Element and Environmental Justice Element (herein referenced as the “project” or “proposed project”) involves adoption and implementation of the two elements. Following a preliminary review of the proposed project, the City of Buena Park has determined that the proposed project is subject to the guidelines and regulations of the *California Environmental Quality Act (CEQA)*. This Initial Study addresses the direct, indirect, and cumulative environmental effects of the project, as proposed.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

This environmental document has been prepared in conformance with *CEQA* (California *Public Resources Code [PRC]* Section 21000 et seq.); *CEQA Guidelines* (California *Code of Regulations [CCR]*, Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of *CEQA*, as adopted by the City of Buena Park.

In accordance with *CEQA Guidelines* Sections 15051 and 15367, the City of Buena Park (City) is identified as the Lead Agency for the proposed project. Under *CEQA* (Public Resource Code Sections 21000-21177) and pursuant to *CEQA Guidelines* Section 15063, the City is required to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration. Such determination can be made only if “there is no substantial evidence in light of the whole record before the Lead Agency” that such impacts may occur (*PRC* Section 21080(c)).

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 relevant to the project. The resulting 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.

The environmental documentation and supporting analysis are subject to a public review period. During this review, agency and public comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the project’s environmental review and include them with the Initial Study documentation for consideration by the City.



1.2 PURPOSE

The purposes of an Initial Study are to:

1. Identify environmental impacts;
2. Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a negative declaration;
3. Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared;
4. Facilitate environmental assessment early in the design of the project;
5. Document the factual basis of the finding in a negative declaration that a project would not have a significant environmental effect;
6. Eliminate needless EIRs;
7. Determine whether a previously prepared EIR could be used for the project; and
8. Assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

CEQA Guidelines Section 15063 identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

- A description of the project, including the location of the project
- Identification of the environmental setting
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries
- Discussion of ways to mitigate significant effects identified, if any
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study

1.3 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to *CEQA Guidelines* Sections 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of *CEQA*, the term “responsible agency” includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (Section 15381)



“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Wildlife, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386)

For this project, the City of Buena Park is the Lead Agency and has the sole responsibility of processing and approving the project. There are no Responsible or Trustee Agencies that have oversight, approval, or permit responsibility associated with the project, or require consultation with the City of Buena Park. In addition, no other agency is required to approve the 2021-2029 Housing Element; however, it will be reviewed by the California Department of Housing and Community Development for the purpose of determining whether it complies with the requirements of State Housing Element law.

1.4 CONSULTATION

The City complied with Tribal Cultural Resources consultation requirements under *CEQA* and AB 52 (Gatto, 2014), and *PRC* Section 21080.3.1. Formal notification was sent to 16 tribes. The City received no requests for consultation.

1.5 INCORPORATION BY REFERENCE

Pertinent documents relating to this Initial Study have been cited in accordance with *CEQA Guidelines* Section 15150, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents are hereby incorporated by reference into this EIR. Information contained within these documents has been utilized for this Initial Study. These documents are available for review at the City of Buena Park Community Development Department, located at 6650 Beach Boulevard, Buena Park, California 90622, and online, if available, with the links provided below.

The *Buena Park 2035 General Plan (2035 General Plan)* was adopted In December 2010, and is a long-range planning document that guides decisions related to land use. The *2035 General Plan* includes an Introduction Chapter, Implementation Program and the following nine elements: Land Use and Community Development, Mobility, Community Facilities, Conservation and Sustainability, Open Space and Recreation, Safety, Noise, Economic Development and Housing. *Table 1-1* identifies the assumed change over existing conditions that would occur within each Focus Area of the General Plan and *Table 1-2* identifies the assumed change by land use type.

<http://www.buenapark.com/city-departments/community-development/planning-division/general-plan>



**Table 1-1
General Plan Focus Areas Projected Land Use Change**

Focus Area	Acres	Residential (DU)	Commercial (SF)	Industrial/Office/ Manufacturing (SF)
Central Buena Park	100.26	21	119,974	29,253
Orangethorpe Corridor East	81.68	235	40,987	808,184
Orangethorpe Corridor West	140.98	-144	751,200	-233,616
Entertainment Corridor	380.43	585	3,224,484	226,912
Entertainment Corridor North	67.95	854	1,124,585	194,887
Northwest	144.63	0	4,549	1,610,590
Civic Center	58.22	0	49,854	5,826
Commonwealth Corridor	48.92	-34	-2,807	67,269
North Beach Commercial	50.78	0	51,124	200,975
Fillmore/Jackson	13.81	0	0	0
Total Net Change	1,087.66	1,517	5,363,950	2,910,280
Notes: DU = dwelling unit; SF = square feet				

**Table 1-2
General Plan Focus Areas Projected Land Use Change By Use Type**

Focus Area	Acres	Residential (DU)	Commercial (SF)	Industrial/Office/ Manufacturing (SF)	Public Use (SF)
Central Buena Park	100.26	608	384,080	161,231	27,641
Orangethorpe Corridor East	81.68	411	227,937	1,042,412	61,943
Orangethorpe Corridor West	140.98	242	1,009,959	991,723	16,363
Entertainment Corridor	380.43	831	4,971,773	261,481	20,338
Entertainment Corridor North	67.95	937	1,688,543	259,550	0
Northwest	144.63	0	50,006	4,223,357	0
Civic Center	58.22	411	119,731	49,328	139,239
Commonwealth Corridor	48.92	250	80,987	276,690	2,604
North Beach Commercial	50.78	122	357,148	222,320	0
Fillmore/Jackson	13.81	296	0	0	0
Outside Focus Area	4,226.79	22,113	1,188,635	8,241,687	177,384
Total Net Change	5,314.45	26,222	10,113,364	15,729,779	445,512
Notes: The 2035 buildout projections assume full utilization of land to the maximum potential allowed by the General Plan policy. It is understood that the assumed buildout projections may not be fully realized during the life of the General Plan. The total acreage does not include the acreage associated with roadways/freeways. DU = dwelling unit; SF = square feet					



Buena Park 2035 General Plan Update Environmental Impact Report. The *Buena Park 2035 General Plan Update Environmental Impact Report (2035 General Plan EIR)*, State Clearinghouse Number [SCH No.] SCH NO. 2009111026, evaluates the environmental effects associated with the adoption and implementation of the 2035 General Plan Update initiated by the City of Buena Park.

The *2035 General Plan EIR* reviewed the following topics: Land Use; Population, Housing, and Employment; Aesthetics, Light, and Glare; Traffic and Circulation; Air Quality/Climate Change; Noise, Geology and Seismic Hazards; Hydrology, Drainage, and Water Quality; Hazards and Hazardous Materials; Cultural Resources; Water Supply; Wastewater; Fire Protection; Police Protection; Schools; Parks and Recreational Facilities; and Solid Waste. *Table 1-3, General Plan Update Growth Assumptions*, identifies the growth analyzed in the EIR through 2035.

**Table 1-3
General Plan Update Growth Assumptions**

Description	2008/2009 ¹	2035 ¹	Change
Population	83,385 ²	88,616	+5,231 ³
Dwelling Units	24,705	26,222	+1,517
Household Size (Persons/Household)	3,448 ²	N/A	N/A
Non-Residential Development (Square Feet)	18,014,425	26,338,649	+8,324,224
Vacant Acreage	118	N/A	N/A
Notes: 1. The planning horizon for the General Plan Update extends from 2008/2009 to 2035. 2. State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2009, with 2000 Benchmark</i> , Sacramento, California, May 2009. 3. Based upon the addition of 1,517 dwelling units over existing conditions (2008/2009) and 3.448 persons per household. DU = dwelling unit; SF = square feet			

EIR Section 9.0, Significant Environmental Effects Which Cannot Be Avoided If The Proposed Action Is Implemented

The EIR concluded the following significant and unavoidable impacts:

- Traffic and Circulation
 - General Plan Update Traffic Operations
 - CMP Consistency
 - Cumulative Traffic Operations
- Air Quality/Global Climate Change
 - Construction-Related Emissions
 - Regional Operational Emissions
 - AQMP Consistency
 - Cumulative Construction, Operational Impacts and Greenhouse Gas Emissions Impacts
- Noise
 - Cumulative Long-Term Operational Noise
- Parks and Recreation
 - Parks and Recreational Facilities
 - Cumulative Park and Recreational Facilities Impacts



EIR Section 8.1, Initial Study Environmental Checklist Conclusions

EIR Section 8.1, Initial Study Environmental Checklist Conclusions, summarizes the impacts that were identified as no impact or less than significant, and as such, were not addressed in the EIR. The following topics were addressed in this section: Agriculture Resources; Air Quality; Biological Resources; Geology and Soils; Hazardous and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; and Transportation.

EIR Section 8.2, EIR Conclusions

EIR Section 8.2.1, Less Than Significant Impacts Without Mitigation, summarizes impacts that were identified as less than significant and did not require additional mitigation beyond the proposed General Plan Update Policies and Implementation Measures. The following topics were addressed in this section: Land Use; Population, Employment, and Housing; Aesthetics, Light, and Glare; Traffic and Circulation; Air Quality/Climate Change; Noise; Geology and Soils; Hydrology, Drainage, and Water Quality; Hazardous and Hazardous Materials; Cultural Resources; Water Supply; Wastewater; Fire Protection; Police Protection; School Facilities; Parks and Recreational Facilities; and Solid Waste.

EIR Section 8.2.2, Less Than Significant Impacts With Mitigation, summarizes impacts that were identified as potentially significant, but were reduced to less than significant with the imposition of proposed General Plan Update Policies and Implementation Measures, as well as additional mitigation measures. The following topics were addressed in this section: Aesthetics, Light and Glare; Air Quality/Climate Change; Noise; Hydrology, Drainage, and Water Quality; and Hazards and Hazardous Materials.

The City Council certified the *Buena Park 2035 General Plan Update Environmental Impact Report* in December 2010, as well as adopted a Statement of Overriding Considerations for significant unavoidable impacts, and adopted a Mitigation Monitoring and Reporting Program.

Buena Park City Code. The *Buena Park City Code (City Code or Municipal Code)* consists of codes and ordinances adopted by the City, and is current through Ordinance 1690 and the January 2021 code supplement. The *City Code* include standards intended to regulate land use, development, health and sanitation, water quality, public facilities, and public safety. The *Zoning Ordinance* (Title 19 of the *City Code*) identifies land uses permitted and prohibited according to the zoning category of particular parcels and establishes the development standards and regulations for each zone. Building and Construction Safety (Title 15 of the *City Code*) specify rules and regulations for construction, alteration, and building for uses of human habitation and occupation.

[Buena Park Municipal Code \(Buena Park, California\) \(qcode.us\)](http://qcode.us)

Beach and Orangethorpe Mixed Use Specific Plan. The *Beach and Orangethorpe Mixed Use Specific Plan (BOMUSP)* was adopted in October 2008. The *BOMUSP* involves the creation of an urban mixed-use development on a 12.75-acre site in two phases; refer to [Table 1-4](#).



**Table 1-4
Beach and Orangethorpe Mixed Use Specific Plan
Maximum Allowed Development**

Use	Phase 1	Phase 2	Total
Multi-Family Residential	681 DU ¹	319 DU	1,000 DU ²
Hotel	300 Rooms/ 270,000 SF	0 SF	300 Rooms/ 270,000 SF
Retail	355,000 SF	0 SF	355,000 SF
Parking ³	2,920 Stalls	1,640 Stalls	4,560 Stalls
Notes: 1. As an option, one of the residential buildings in Phase 1 could be developed with office uses, which would decrease the Phase 1 units by 177 units (504 multi-family units) and add 195,000 SF of office space. 2. If the office space is included in Phase 1, the total number of multi-family units would be 823 DU. 3. The final parking requirements would be set through a comprehensive parking demand study. DU = dwelling unit; SF = square feet			

The size and location of individual structures would be determined during tentative tract map and precise plan submittals, but would be developed in compliance with the requirements set forth in the BOMUSP. In no case would buildout exceed the maximum allowed under the BOMUSP.

Beach and Orangethorpe Mixed Use Specific Plan Environmental Impact Report. The City Council certified the *Beach and Orangethorpe Mixed Use Specific Plan Environmental Impact Report* in October 2008, as well as adopted a Statement of Overriding Considerations for significant unavoidable impacts, and adopted a Mitigation Monitoring and Reporting Program.

Significant and Unavoidable Impacts. The following impacts were determined to be significant and unavoidable after mitigation.

- Aesthetics (Shade and Shadow)
- Air Quality
- Hydrology and Water Quality (Fullerton Creek Channel)
- Population, Housing, and Employment
- Transportation (Intersections, Freeway Ramps, Freeway Mainlines)
- Greenhouse Gas Emissions and Climate Change

All other impacts were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation in the Initial Study or Environmental Impact Report.

Beach Boulevard Entertainment Corridor Specific Plan. The Beach Boulevard Entertainment Corridor Specific Plan (ECSP) was adopted in August 1987, and has been amended seven times, with the last amendment in 2013.



**2021-2029 Housing Element & Environmental Justice Element
Initial Study/Negative Declaration**

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2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Buena Park 2021-2029 Housing Element and Environmental Justice Element Project applies to all properties within the municipal boundaries of the City of Buena Park (City), Orange County, California. The City is located in the northwestern portion of Orange County, southeast of the Los Angeles County line. Regional access to the City is provided by the Artesia Freeway (SR-91) and the Santa Ana Freeway (I-5). Refer to *Exhibit 2-1, Regional Location*, and *Exhibit 2-2, Buena Park City Boundary*.

2.2 ENVIRONMENTAL SETTING

2.2.1 EXISTING LAND USES

The City of Buena Park encompasses approximately 6,752 acres within its 10.28-square-mile corporate limits. Buena Park has been fully urbanized for many years, and development is characterized primarily as a residential community with a mix of housing types, commercial and industrial businesses located primarily along major highways and streets, and public institutional and open space uses.

2.2.2 SURROUNDING LAND USES

The City of Buena Park is bordered by the City of La Mirada to the north, City of Anaheim to the south and east, City of Fullerton to the east, Cities of La Palma and Cerritos to the west, and City of Cypress to the west and south. The neighboring cities and communities are also fully urbanized with a mix of residential, commercial, industrial, public institutional, and open space uses.

2.3 GENERAL PLAN AND ZONING DESIGNATIONS

Not Applicable (Citywide).



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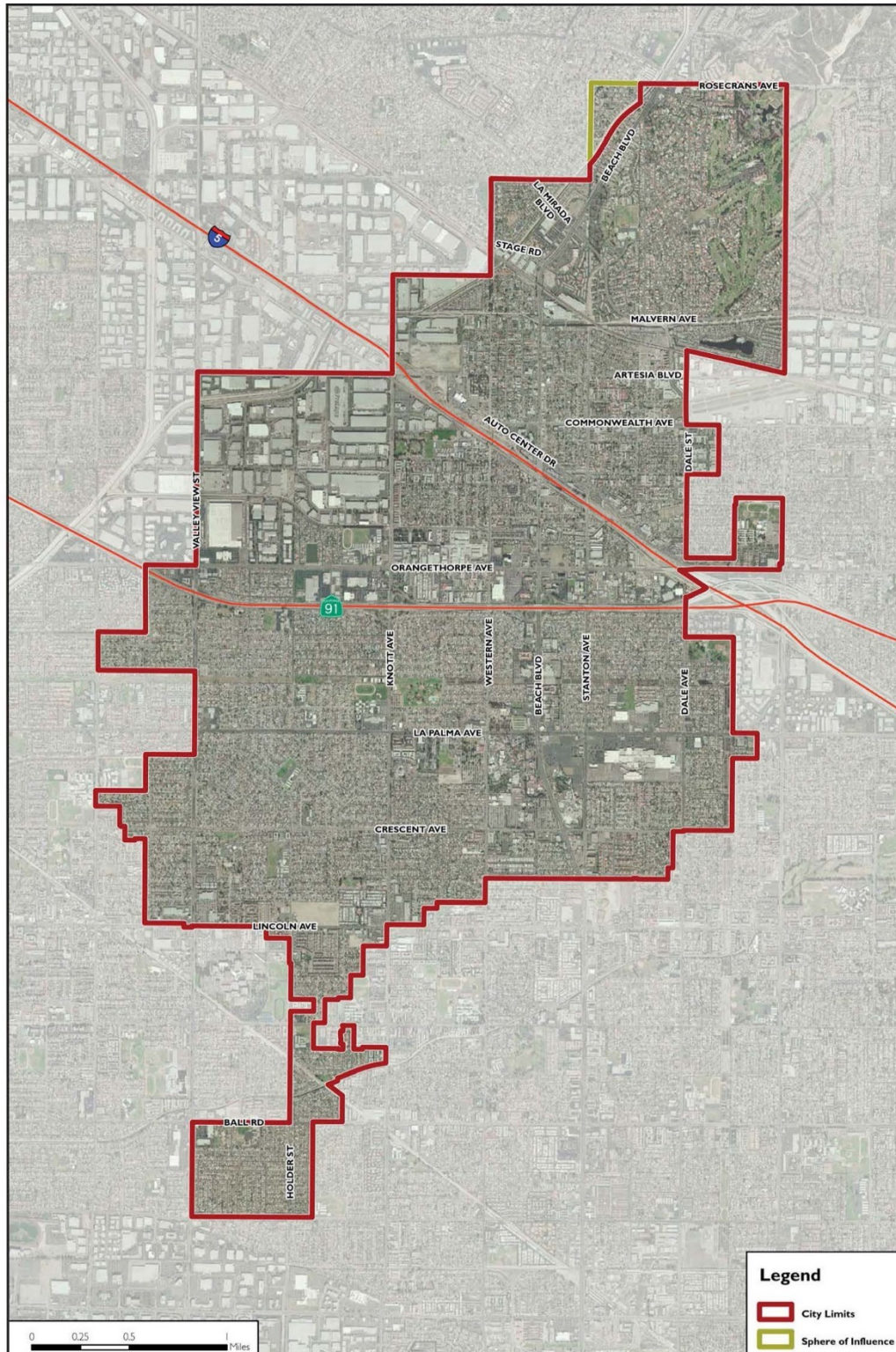
Exhibit 2-1 Regional Location



Source: City of Buena Park, Buena Park 2035 General Plan Update Environmental Impact Report (December 2010)



Exhibit 2-2 Buena Park City Boundary



Source: City of Buena Park, *Buena Park 2035 General Plan Update Environmental Impact Report* (December 2010)



2.4 PROJECT CHARACTERISTICS

2.4.1 DESCRIPTION OF PROJECT

The project is the adoption and implementation of the 2021-2029 Housing Element and new Environmental Justice Element.

2021-2029 HOUSING ELEMENT

The 2021-2029 Housing Element represents an update of the City's 2013-2021 Housing Element. The Housing Element is an integral component of the City's General Plan, as it addresses existing and future housing needs of all types for persons of all economic segment groups in the City. The Housing Element serves as a tool for decision-makers and the public in understanding and meeting housing needs in Buena Park. While the law does not require local governments to actually construct housing to meet identified needs, it does require that the community address housing needs in its discretionary planning actions.

PURPOSE AND ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is one of the seven mandatory elements of a General Plan. Through policies, procedures, and incentives, it provides an action-plan for maintaining and expanding the housing supply in the City of Buena Park.

The Housing Element is organized into the following sections and appendices:

Sections	Appendices
Introduction Housing Needs Assessment Housing Constraints Housing Resources Review of Past Accomplishments Housing Plan	A. Community Outreach B. 2013-2021 Housing Element Review C. Residential Site Inventory D. Affirmatively Furthering Fair Housing

Buena Park's Housing Element for the 6th cycle planning period of October 15, 2021 to October 15, 2029 describes policies and programs that include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement and development of housing;
- Identification of adequate sites for housing; and
- Adequate provision for existing and projected needs of all economic segments of the community.



Element and Appendices

Pursuant to *Government Code* Section 65583, the housing element contains four basic parts:

1. Analysis of demographic, social, and housing characteristics, current and future housing needs due to population growth and change, and other factors affecting housing need;
2. Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities;
3. Inventory of resources available to address the City's housing needs, including available land for housing, as well as the financial resources and administrative capacity to manage housing programs; and
4. Specific actions or programs to address the development, improvement, and conservation of housing to meet current and future needs. This includes goals, policies, and specific housing programs.

Parts 1 through 4 are addressed in the 2021-2029 Housing Element.

Appendix A contains a list of residents, interested parties, and organizations that participated in the 2021-2029 Housing Element.

Appendix B contains a review of the programs from the previous element and identifies the City's accomplishments as well as changes that are appropriate for the new planning period based on changed circumstances.

Appendix C contains a parcel-specific listing of potential sites for housing development.

Appendix D contains an analysis of areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk.

HOUSING GOALS AND POLICIES

The 2021-2029 Housing Element goals and policies are listed below. Refer to the 2021-2029 Housing Element (separate document) for a full description of the programs associated with each goal.

CONSERVE AND IMPROVE THE EXISTING HOUSING STOCK

Goal 1.0 **Maintain and enhance the existing viable housing stock and neighborhoods within Buena Park.**

Policy 1.1 Enforce adopted code requirements that set forth the acceptable health and safety standards for the occupancy of existing housing.

Policy 1.2 Utilize the Neighborhood Improvement Program and Task Force to bring substandard units into compliance with City codes and to improve overall housing conditions in Buena Park.

Policy 1.3 Continue to offer rehabilitation programs that provide financial and technical assistance to low and moderate income households for the repair and rehabilitation of existing housing with substandard conditions.

Policy 1.4 Facilitate the removal of existing housing that poses serious health and safety hazards to residents and adjacent structures.



- Policy 1.5 Work with property owners and nonprofit housing providers to preserve existing housing for low and moderate income households.
- Policy 1.6 Continue to offer City services and facilities that encourage neighborhood pride and property maintenance.
- Policy 1.7 Promote energy conservation through City housing programs and affordable housing developments that receive City funding or development incentives.

ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

Goal 2.0 Assist in the provision of housing that meets the needs of economic segments of the community.

- Policy 2.1 Facilitate homeownership opportunities for low and moderate income households.
- Policy 2.2 Use density bonuses and other incentives to facilitate the development of new housing for very low and low income households.
- Policy 2.3 Create collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower income households.
- Policy 2.4 Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, and supportive housing.
- Policy 2.5 Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

PROVIDE ADEQUATE HOUSING SITES

Goal 3.0 Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

- Policy 3.1 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density town homes, and higher-density apartments, condominiums, and units in mixed-use developments.
- Policy 3.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.
- Policy 3.3 Encourage compatible residential development in areas with recyclable or underutilized land.
- Policy 3.4 Allow flexibility within the City's standards and regulations to encourage a variety of housing types.
- Policy 3.5 Ensure that future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind.

REMOVE GOVERNMENTAL CONSTRAINTS

Goal 4.0 Mitigate any potential governmental constraints to housing production and affordability.

- Policy 4.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing, particularly housing for lower and moderate income households and for persons with special needs.



AFFIRMATIVELY FURTHER FAIR HOUSING OPPORTUNITIES

Goal 5.0 Continue to promote equal housing opportunity in the City’s housing market.

- Policy 5.1 Provide fair housing services to Buena Park residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.
- Policy 5.2 Provide equal access to housing for special needs residents such as the homeless, elderly, and disabled.
- Policy 5.3 Promote the provisions of disabled-accessible units and housing for mentally and physically disabled (including developmentally disabled).
- Policy 5.4 Require affirmative marketing of affordable housing units to outreach to all segments of the community.

REGIONAL HOUSING NEEDS ASSESSMENT

California *Government Code* Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 sets forth the legal requirements for a housing element and encourages the provision of affordable and decent housing in suitable living environments for all communities to meet statewide goals. The 2021-2029 Housing Element is a statement by the City of Buena Park of its current and future housing needs identified in a policy document that sets forth the City’s goals, policies, and programs to address those identified needs.

Specifically, *Government Code* Section 65580 states the housing element shall consist of “...an identification and analysis of existing and projected housing needs and a statement of goals, polices, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.” The housing element must also contain a housing plan with quantified objectives for the implementation of the goals and objectives described in the housing element. State law requires the housing element be updated every eight years or as otherwise required by State law.

Government Code Article 10.6, Section 65589 – 65589.8, Chapter 3 of Division 1 of Title 7 sets forth the legal requirements for a housing element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. This Initial Study evaluates the environmental effects of the adoption and implementation of the 2021-2029 Housing Element. The planning period is from October 15, 2021 through October 15, 2029.

Government Code Section 65583 requires that housing elements include the following components:

- A review of the previous element’s goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs;
- An analysis and program for preserving assisted housing developments;
- A Statement of community goals, quantified objectives, and policies relative to the preservation, improvement and development of housing;.
- A program which sets forth an eight-year schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element.



Several factors influence the demand for housing in the City of Buena Park. Four major “needs” categories considered in the Housing Element include:

- 1) housing needs resulting from overcrowding;
- 2) housing needs that result when households are paying more than they can afford for housing;
- 3) housing needs of "special needs groups" such as the elderly, large families, female heads of households, households with persons with disabilities (including persons with developmental disabilities) and the homeless; and
- 4) housing needs resulting from population growth in the City and surrounding region.

California housing element law requires that each city and county develop local housing programs designed to meet their “fair share” of housing needs for all income groups. The California Department of Housing and Community Development (HCD), Housing Policy Division develops the Regional Housing Needs Assessments (RHNA) for each region of the State, represented by councils of governments. The Southern California Association of Governments (SCAG) determines the housing allocation for each city and county within its six-county jurisdiction, which includes Orange County. SCAG assigned Buena Park a housing allocation of 8,919 units, as shown in [Table 2-1, Regional Housing Needs Allocation 2021-2029](#). The RHNA covers the period of October 15, 2021 to October 15, 2029.

Table 2-1
Regional Housing Needs Allocation 2021-2029

Income Category	Number of Units
Very Low Income	2,119
Low Income	1,343
Moderate Income	1,573
Above Moderate Income	3,884
Total Units	8,919
Source: City of Buena Park, <i>Buena Park 2021-2029 Housing Element</i> (October, 2021)	

Residential Sites Inventory

The Residential Sites Inventory summarizes the sites available in Buena Park to accommodate the RHNA through land recycling primarily through pending projects, the City’s inventory of vacant and underutilized land, Accessory Dwelling Units (ADUs), and rezoned and mixed-use overlay sites. A parcel-specific list of potential sites for housing development is provided in Housing Element Appendix C.



Comparison of Sites Inventory and RHNA

As detailed in Housing Element Appendix C, identified properties have the combined capacity to accommodate approximately 9,954 additional housing units (*Table 2-2, Comparison of Site Inventory and 2021-2029 RHNA*). The Residential Sites Inventory and the associated land use regulations can facilitate the production of 3,479 lower-income units, 2,144 moderate-income units, and 4,331 above-moderate-income units during the planning period, which exceeds the City’s RHNA allocation for the 2021-2029 planning period.

**Table 2-2
Comparison of Site Inventory and 2021-2029 RHNA**

Site Inventory	Income Category			
	Lower ¹	Moderate	Above Moderate	Total
Recyclable Land	283	225	494	1,002
Rezone/Overlay Sites ²	3,033	1,847	3,832	8,712
Accessory Dwelling Units (ADUs) ³	163	72	5	240
Area Inventory Total	3,479	2,144	4,331	9,954
6TH CYCLE RHNA (2021-2029) ALLOCATION	3,462	1,543	3,884	8,919
Delta (Site Inventory Total Minus 6th Cycle RHNA)	+17	+601	+447	+1,035
Source: City of Buena Park, <i>Buena Park 2021-2029 Housing Element</i> (October 2021)				
Notes 1. Lower RHNA = Very Low (2,199) + Low (1,343) 2. Includes vacant sites and pending projects. 3. Assumes 30 ADUs permitted per year				

Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvement (e.g., curbs, gutters, sidewalks, etc.) along the property frontages would also be constructed at that time.

While providing sufficient quality housing in Buena Park is an important goal, the production of housing must be balanced with other City principles and goals expressed throughout the *2035 General Plan* relative to land use and community design, economic development, transportation and mobility, conservation and sustainability, safety and noise, and community facilities, open space, and recreation. The City’s balanced consideration of City principles and goals will provide capacity for over 9,950 new housing units with a mix of ownership and rental projects. The City’s residential development capacity exceeds the RHNA obligation of 8,919 units for the 2021-2029 Housing Element planning period. The adequacy of these housing opportunity sites to accommodate the appropriate mix and affordability of housing is discussed in the Housing Element Appendices.

The 2021-2029 Housing Element identifies sites evaluated previously for potential environmental impacts in the *2035 General Plan EIR*. The 2021-2029 Housing Element Update identifies a range of tentatively reserved sites that could be developed to meet the City’s sixth cycle RHNA throughout Buena Park. Some of these sites may



differ from those identified in the *2035 General Plan* and could require land use changes in the future that would allow for increased density or other provisions.

Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites including adoption of minimum density and development standards, and cities that fail to adopt a Housing Element that HCD finds to be in substantial compliance within 120 days of the statutory deadline for adoption, shall complete rezoning of sites no later than one year from the statutory deadline adoption of the Housing Element. The sites inventory (provided in Appendix C) yields housing units that provide more than 100 percent of the RHNA requirements, as demonstrated in *Table 2-2*. Furthermore, each future development proposal would be subject to environmental analysis, as applicable, pursuant to *CEQA Guidelines* Section 15168(c) and as required by State law, to evaluate potential impacts specific to that proposal.

HOUSING ELEMENT ASSUMPTIONS

This document is based on the following assumptions:

1. **General Plan Consistency.** The 2021-2029 Housing Element is consistent with the adopted *Buena Park 2035 General Plan*. As the General Plan is updated in the future, the City will ensure that the updated General Plan is consistent with the policies contained in the Housing Element.
2. **Purpose of Housing Element Environmental Review.** This Initial Study is not intended to and does not address the particular impacts of future housing projects on any site identified in the 2021-2029 Housing Element. The Initial Study is limited to the review of potential environmental impacts resulting from the adoption and implementation of the 2021-2029 Housing Element and is not intended to analyze impacts of current or future specific development activities.
3. **Project-Specific Environmental Review.** In the City of Buena Park, all housing development proposals are subject to a CEQA review process.

ENVIRONMENTAL JUSTICE ELEMENT

The City will be adding a new element to the *Buena Park 2035 General Plan* – Chapter 12, Environmental Justice Element.

Environmental justice is the movement to recognize and improve the disproportionate burden of environmental pollution and other toxins faced by low-income communities and communities of color. Senate Bill 1000 (SB 1000) was signed into law in 2016 which requires local jurisdictions that have disadvantaged communities to incorporate environmental justice policies into their general plans. For the purpose of general plan requirements, environmental justice is defined as: “*the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies*” (*California Government Code* Section 65040.12). Residents living in or near neighborhoods with high levels of pollution are at an increased risk for developing respiratory and cardiovascular diseases. Pregnant women living in highly polluted neighborhoods are also at an increased risk for experiencing poor birth outcomes, such as preterm birth. The Environmental Justice Element is intended to confront these types of inequities by addressing the specific environmental hazards faced by disadvantaged communities in meaningful policy.



ENVIRONMENTAL JUSTICE GOALS AND POLICIES

The Environmental Justice Element goals and policies are listed below. Refer to the Environmental Justice Element (separate document) for a full discussion of the principles associated with each goal and the implementation programs.

Goal EJ-1 Reduce pollution exposure and improve air quality.

- Policy EJ-1.1 Support policies and programs which clean up or remove existing fixed-source polluters through amendments to the permitted land use tables and amortization of specified polluting operations where possible.
- Policy EJ-1.2 Separate fixed-source polluters from sensitive land uses through buffer requirements using CARB's Air Quality and Land Use Handbook: A Community Health Perspective.
- Policy EJ-1.3 Mitigate the impacts of pollution on existing sensitive land uses and prevent the development of new pollution generating sources by requiring adequate mitigation of air contaminant exposure in any new sensitive land-use developments that are close to mobile or stationary sources of pollution.
- Policy EJ-1.4 Minimize potential impacts from air pollution among sensitive land use through feasible and effective measures, such as setbacks, vegetative barriers, ventilation systems, and/or air filters.
- Policy EJ-1.5 Encourage policies and ordinances which support smoke-free workplaces, parks and other community spaces to reduce exposure to second-hand smoke.
- Policy EJ-1.6 Educate, and if feasible, provide subsidies, to residential property owners to retrofit properties affected by adverse air quality with air filters, ventilation systems, landscaping or other measures.
- Policy EJ-1.7 Educate residents on how to protect themselves from extreme heat, and smoke exposure during wildfire events, and additional climate vulnerabilities.
- Policy EJ-1.8 Address any known sources of water contamination and ensure that all residents have access to safe, clean and affordable drinking water.

Goal EJ-2 Promote food access.

- Policy EJ-2.1 Support projects, policies and programs which encourage convenient access to healthy foods in all neighborhoods and districts.
- Policy EJ-2.2 Promote statewide efforts to expand usage of food assistance benefits (e.g., CalFresh, WIC, and Market Match) at farmers' markets and local retailers.
- Policy EJ-2.3 Continue to support and encourage the operation of farmers' markets in the City.
- Policy EJ-2.4 Support projects, policies and programs which encourage healthy food options at all municipal buildings and at City events where food is made available by the City.
- Policy EJ-2.5 Support projects, policies and programs which encourage existing liquor stores, convenience stores, and ethnic markets to stock fresh produce and other healthy foods.
- Policy EJ-2.6 Encourage the installation and/or expansion of community gardens where appropriate.

Goal EJ-3 Promote public facilities.

- Policy EJ-3.1 Prioritize and allocate city resources to provide public facilities and services to communities in need.



- Policy EJ-3.2 Support public and private investments in vulnerable communities that increase economic opportunity and environmental quality.
- Policy EJ-3.3 Pursue grant funding for investments that increase the resiliency and adaptive capacity of low-income households and communities.
- Policy EJ-3.4 Support projects, programs and policies which support equal access to public facilities and infrastructure for all community residents.
- Policy EJ-3.5 Plan and design projects, including City Capital Improvement Program (CIP) projects, to consider current and planned adjacent land uses, local transportation needs, and climate change vulnerabilities, while incorporating the latest and best practice design guidance.
- Policy EJ-3.6 Coordinate with regional planning and transportation agencies to provide high quality public transit services.
- Goal EJ-4 Promote safe and sanitary homes.**
- Policy EJ-4.1 Support policies, projects and programs within the City’s Housing Element to support the development, retention and rehabilitation of safe and sanitary homes in Buena Park.
- Policy EJ-4.2 Support the adoption and implementation of planning programs, such as specific plans and zoning amendments, to improve environmental quality, and strengthen economic and educational opportunities.
- Policy EJ-4.3 Support policies, projects and programs which encourage transit-oriented development that provides access to local and regional opportunities and strengthens community development.
- Goal EJ-5 Promote physical activity.**
- Policy EJ-5.1 Continue to maintain and, if possible, expand the public park system, promote use of bicycles, and encourage day and evening pedestrian activity through improved sidewalks and lighting.
- Policy EJ-5.2 Incorporate Complete Streets principles into all transportation projects at all phases of development, including planning and land use decisions, scoping, design, implementation, maintenance, and performance monitoring.
- Policy EJ-5.3 Increase the City’s urban tree canopy cover to contribute to an attractive and comfortable pedestrian environment, and maximize additional co-benefits of trees, such as, capturing particulate matter pollution, and reducing urban heat, energy use and urban runoff.
- Policy EJ-5.4 Provide a variety of parks, facilities, and programs to meet the recreational needs of a diverse population, including children, teens, adults, persons with disabilities, elderly, and visitors.
- Goal EJ-6 Promote civic engagement.**
- Policy EJ-6.1 Proactively and meaningfully engage community residents in the planning and development process by using culturally appropriate and accessible channels, including: providing appropriate language services; providing child care; holding meetings, focus groups, or listening sessions at a variety of venues throughout the community; and using participatory facilitation techniques.
- Policy EJ-6.2 Consult with California Native American tribes to provide them with an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to cultural places.



- Policy EJ-6.3 Facilitate the meaningful participation of community residents, businesses, and organizations in the development, adoption, and implementation of planning, public facilities and built environment initiatives, and consider their input throughout the decision-making process.
- Policy EJ-6.4 Foster collaborative partnerships, including with public health professionals and other public and private sector stakeholders, to develop and implement Environmental Justice-related initiatives.

ENVIRONMENTAL JUSTICE POLICIES IN OTHER GENERAL PLAN ELEMENTS

In addition to the policies and implementation measures proposed within the newly created Environmental Justice Element, the General Plan already addresses or includes related environmental justice topics required by state law. Table 2-3 identifies other General Plan Elements where Environmental Justice topics are considered or included.

**Table 2-3
Existing Environmental Justice Policies in General Plan**

Environmental Justice Topic	General Plan Element or Chapter
Reducing pollution exposure and improving air quality	Land Use and Community Design Element; Conservation and Sustainability Element; Safety Element
Promoting public facilities	Community Facilities Element
Promoting food access	Land Use Element
Providing safe and sanitary homes	Housing Element
Promoting physical activity	Open Space and Recreation Element
Reducing additional unique or compounded health risks	Safety Element
Promoting civic engagement in the public decision-making process	Introduction

2.5 PERMITS AND APPROVALS

The City of Buena Park (lead agency under CEQA) will use this Initial Study/Negative Declaration in making decisions with regard to the adoption and implementation of the 2021-2029 Housing Element and Environmental Justice Element.

- General Plan Amendment
- Negative Declaration



3.0 INITIAL STUDY CHECKLIST

3.1 BACKGROUND

1.	Project Title: 2021-2029 Housing Element and Environmental Justice Element
2.	Lead Agency Name and Address: City of Buena Park 6650 Beach Boulevard Buena Park, CA 90622-5099
3.	Contact Person and Phone Number: Ms. Swati Meshram, PhD, AICP, LEED AP, Planning Manager P: 714.562.3614 E: smeshram@buenapark.com
4.	Project Location: The City of Buena Park encompasses approximately 6,752 acres within its 10.28-square-mile corporate limits. The City is located in the northwestern portion of Orange County, southeast of the Los Angeles County line. Surrounding cities include La Mirada to the north, Anaheim to the south and east, Fullerton to the east, La Palma and Cerritos to the west, and Cypress to the west and south. Regional access to the City is provided by the Artesia Freeway (SR-91) and the Santa Ana Freeway (I-5). The proposed project applies to all properties within the municipal boundaries of the City of Buena Park.
5.	Project Sponsor's Name and Address: City of Buena Park 6650 Beach Boulevard Buena Park, CA 90622-5009
6.	General Plan Designation: Not Applicable (Citywide)
7.	Zoning: Not Applicable (Citywide)
8.	Description of the Project: Refer to <u>Section 2.4, Project Characteristics</u> .
9.	Surrounding Land Uses and Setting: Refer to <u>Section 2.2.2, Surrounding Land Uses</u> .
10.	Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). Refer to <u>Section 2.5, Permits and Approvals</u> .
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 The City has complied with Tribal Cultural Resources consultation requirements under CEQA and AB 52 (Gatto, 2014). Formal notification was sent to 16 tribes. The City received no requests for consultation.



3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant Impact,” as indicated by the Initial Study Checklist questions in Section 4.1 through Section 4.20.

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



4.0 ENVIRONMENTAL ANALYSIS

EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include those cited in [Section 3.2](#).

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines* and used by the City of Buena Park (City) in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less Than Significant Impact With Mitigation Incorporated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development will have impacts, which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures would be required, so that impacts may be avoided or reduced to a less than significant level, if feasible.

The following sections include a discussion of potential project impacts as identified in the Initial Study Checklist.



**2021-2029 Housing Element & Environmental Justice Element
Initial Study/Negative Declaration**

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4.1 AESTHETICS

Would the project, except as provided in Public Resources Code Section 21099:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Have a substantial adverse effect on a scenic vista?			✓	
B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
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). In an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
D. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	
Note: Certain projects within a transit priority area need not evaluate aesthetics (Public Resources Code Section 21099).				

A. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?

Less Than Significant Impact. The City’s topography is relatively flat and the City is densely developed with residential, commercial, industrial, entertainment, hospitality, open space, and recreational uses. Buildings and the adjacent roadways are the dominant visual elements in the City’s environment. Thus, distant views are obstructed by existing development. In addition, the *2035 General Plan* does not identify any scenic vistas in the City.¹

The 2021-2029 Housing Element includes policies and programs that are applicable City-wide and are designed to facilitate the construction of housing units to meet the City’s share of the regional housing need. The Environmental Justice Element includes policies and programs to reduce environmental burdens that disproportionately affect low-income communities and communities of color, as well as to improve the quality of life for all residents by providing access to public goods and services.

The 2021-2029 Housing Element and Environmental Justice Element are policy documents that do not involve any site-specific designs or proposals, nor construction on any particular site in the City. Future development proposals would be subject to project-specific environmental impact and design review, and any potential impacts to scenic vistas would be identified and mitigated, as applicable, on a project-by-project basis. Adoption and implementation of the proposed project would not have adverse impacts relative to scenic vistas within the City. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

¹ City of Buena Park, *Buena Park 2035 General Plan*, Open Space and Recreation Element and Conservation and Sustainability Element (December 2010).



B. WOULD THE PROJECT SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY?

No Impact. No scenic vistas, trees, rock outcroppings, or state scenic highways occur within Buena Park.² The 2021-2029 Housing Element and Environmental Justice Element apply to the entire City. The 2021-2029 Housing Element only identifies sites where new housing may be developed consistent with adopted land use policy, but does not involve construction at any particular site in the City. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

C. IN NONURBANIZED AREAS, WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF PUBLIC VIEWS OF THE SITE AND ITS SURROUNDINGS? (PUBLIC VIEWS ARE THOSE THAT ARE EXPERIENCED FROM PUBLICLY ACCESSIBLE VANTAGE POINT). IN AN URBANIZED AREA, WOULD THE PROJECT CONFLICT WITH APPLICABLE ZONING AND OTHER REGULATIONS GOVERNING SCENIC QUALITY?

Less Than Significant Impact. The City of Buena Park is considered an urbanized area. The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. Therefore, it is not possible at this time to conduct an assessment of potential site-specific visual impacts relative to future development proposals. Instead, a case-by-case review of future development proposals would be carried out to ensure that existing public views and aesthetic conditions are preserved, and that the future development proposals are consistent with all applicable General Plan goals and policies and Zoning Ordinance regulations relative to visual character and scenic quality. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?

Less Than Significant Impact. The 2021-2029 Housing Element and Environmental Justice Elements are policy-level documents that do not address new lighting sources, nor do they include any site-specific development proposals. As such, it is not possible at this time to conduct and an assessment of potential site-specific light and glare impacts relative to future development proposals. Generally, potential glare and lighting glare impacts can be mitigated through use of non-reflective building materials and lighting that is shielded downward.

A case-by-case review of future development proposals would be carried out to ensure that light and glare impacts are addressed through minimization and/or mitigation, and that the future development proposals are consistent with all applicable General Plan goals and policies and Zoning Ordinance regulations relative to light and glare. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

² City of Buena Park, *Buena Park 2035 General Plan*, Open Space and Recreation Element and Conservation and Sustainability Element (December 2010).



4.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

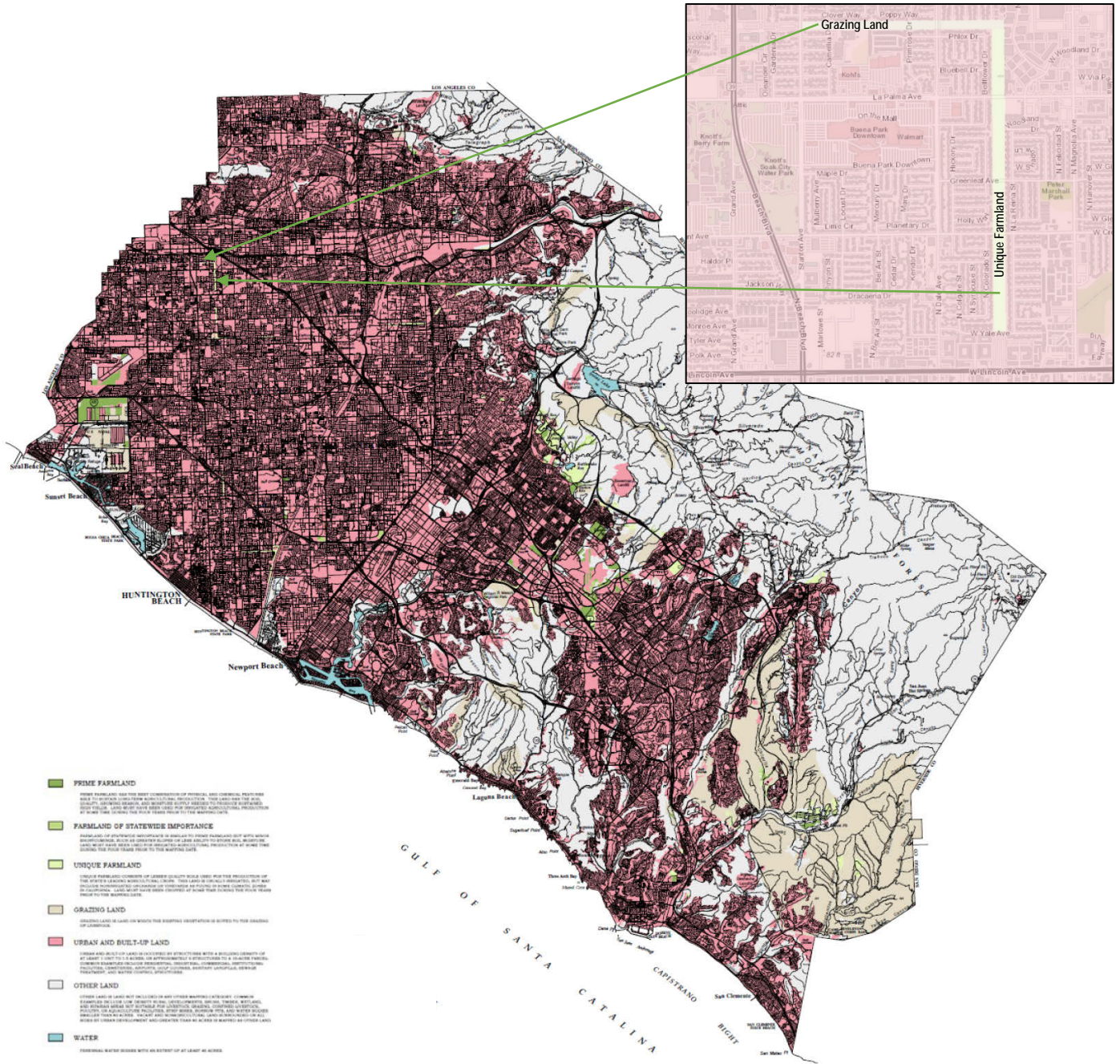
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
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?				✓
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?				✓

A. WOULD THE PROJECT CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE (FARMLAND), AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?

No Impact. The City contains no land designated as Prime Farmland or Farmland of Statewide Importance, but does contain Unique Farmland on the California Important Farmland Finder (CIFF) and Orange County Important Farmland Maps published by the State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. There are 32.6 acres of Unique Farmland located along the City's eastern border within a north-south utility easement. The Unique Farmland area generally extends from an west-east utility easement north of Phlox Drive south to West Yale Avenue. Refer to Exhibit 4-1, Orange County Important Farmland.



Exhibit 4-1 Orange County Important Farmland



Source: California Department of Conservation (2018)



The CIFF designates the remainder of the City as Urban and Built-Up Land along with 15.5 acres designated as Grazing Land within an east-west utility easement west of Stanton Avenue and north of Phlox Drive. Refer to Exhibit 4-1. The Urban and Built-Up Land category is defined as land developed at a density of at least 1 dwelling unit (du) per 1.5 acres, or approximately 6 structures to a 10-acre parcel. Land uses include, but are not limited to, residential, industrial, office/commercial, institutional, and public administration.

The 2021-2029 Housing Element and Environmental Justice Element are policy documents that do not involve any site-specific designs or proposals. Because no properties in Buena Park are designated as prime farmland or farmland of statewide importance, and there are limited acres of unique farmland located within an utility easement, no impact would result from adoption or implementation of the proposed project in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?

No Impact. The City and surrounding area are developed and urbanized. The City has no agricultural land use designation in the *2035 General Plan*. However, agriculture is a permitted use in the Open Space, Recreational Open Space, and Single-Family Residential zones, as well as within the Agricultural Overlay.³ As noted in Response 4.2.B, there is no land designated as Prime Farmland or Farmland of Statewide Importance, but there are 32.6 acres of Unique Farmland within a utility easement designated as Open Space in the General Plan. In addition, no property within the City is under a Williamson contract.

The 2021-2029 Housing Element and Environmental Justice Element are policy documents that do not involve any site-specific designs or proposals. Therefore, adoption and implementation of the proposed project would not affect any land zoned for agricultural uses and would not conflict with a Williamson Act Contract. No impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR, OR CAUSE REZONING OF, FOREST LAND (AS DEFINED IN PUBLIC RESOURCES CODE SECTION 12220(G)), TIMBERLAND (AS DEFINED BY PUBLIC RESOURCES CODE SECTION 4526), OR TIMBERLAND ZONED TIMBERLAND PRODUCTION (AS DEFINED BY GOVERNMENT CODE SECTION 51104(G))?

No Impact. There is no zoning designation for forest land in the City of Buena Park, and no areas within the City are classified as forest or timberland as defined by *Public Resources Code* Section 4526. Forestry operations do not occur within the City. Also, no property within the City supports trees capable of 10 percent native tree cover of any species, including hardwoods, under natural conditions, or that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Adoption and implementation of the proposed project would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

³ City of Buena Park, *Buena Park City Code*, Sections 19.312.010, 19.312.040, and 19.612.010.



D. WOULD THE PROJECT RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

No Impact. Refer to Response 4.2.C.

Mitigation Measures: No mitigation measures are required.

E. WOULD THE PROJECT INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT, WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

No Impact. The City contains no forest land, nor is any property within the City zoned for agriculture. The adoption and implementation of the proposed project would not result in changes to the environment that would result in the conversion of farmland to a non-agricultural use or forest land to a non-forest use. Thus, there would be no potential for the conversion of these resources. No impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.



4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

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

- A. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?**
- B. WOULD THE PROJECT RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE PROJECT REGION IS NON-ATTAINMENT UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?**

Less Than Significant Impact. The City of Buena Park is located within the South Coast Air Basin (SCAB), which is a non-attainment area for Federal and State criteria air pollutants, including ozone, PM₁₀ and PM_{2.5}.

The 2021-2029 Housing Element includes policies and programs that are applicable City-wide and are designed to facilitate the construction of housing units to meet the City’s share of the regional housing need. The Environmental Justice Element includes policies and programs to reduce environmental burdens that disproportionately affect low-income communities and communities of color, as well as to improve the quality of life for all residents by providing access to public goods and services.

Future development proposals would be required to comply with the density and intensity standards set forth in the General Plan Land Use Element and current Zoning Ordinance. Adoption and implementation of the proposed project would not directly result in the construction of new housing or pollutant emissions, but would facilitate housing construction consistent with adopted land use policy. Nevertheless, future development proposals facilitated by programs in the 2021-2029 Housing Element or Environmental Justice Element have the potential to result in pollutant emissions. A case-by-case review of future development proposals would be necessary to ensure that potential pollutant emissions do not conflict with or obstruct implementation of the applicable air quality plan nor result in a cumulatively considerable net increase of any criteria pollutant.

In addition, the City would ensure each future development proposal is reviewed, if applicable, to ensure consistency with Federal, State, and local air quality standards; the applicable Air Quality Management Plan; and



the General Plan goals and policies relative to air quality. Therefore, a case-by-case review of future development proposals would be necessary to ensure that air quality is protected and that potential impacts are consistent with all applicable General Plan goals and policies; standard Building Code requirements; State and Federal regulations; and South Coast Air Quality Management District rules and programs. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures. No mitigation measures are required.

C. WOULD THE PROJECT EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?

Less Than Significant Impact. Land uses that are considered more sensitive to changes in air quality than others are referred to as sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods.

Adoption and implementation of the 2021-2029 Housing Element and Environmental Justice Element would not directly result in the exposure of persons to substantial pollutant concentrations. Future development proposals would be required to comply with the density and intensity standards set forth in the General Plan Land Use Element and current Zoning Ordinance. A case-by-case review of future development proposals would be necessary to ensure that potential emissions do not adversely affect sensitive receptors and to ensure consistency with all applicable General Plan goals and policies, standard Building Code requirements, and SCAQMD rules. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures. No mitigation measures are required.

D. WOULD THE PROJECT RESULT IN OTHER EMISSIONS (SUCH AS THOSE LEADING TO ODORS) ADVERSELY AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?

Less Than Significant Impact. Adoption and implementation of the 2021-2029 Housing Element and Environmental Justice Element would not directly result in the exposure of persons to other emissions or odors. Future development proposals would be required to comply with the density and intensity standards set forth in the General Plan Land Use Element and current Zoning Ordinance. A case-by-case review of future development proposals would be necessary to ensure that potential other emissions or odors do not adversely affect a substantial number of people and are consistent with all applicable General Plan goals and policies, standard Building Code requirements, and SCAQMD rules. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
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?				✓
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?				✓
E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
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?				✓

A. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATIONS, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS, OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?

No Impact. The City of Buena Park is an urbanized community. As such, the City does not contain habitat supportive of special status plant or wildlife species. Adoption and implementation of the proposed project would not result in a substantial adverse effect, either directly or through habitat modifications, on any sensitive species. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN LOCAL OR REGIONAL PLANS, POLICIES, REGULATIONS OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?

No Impact. The City of Buena Park has been fully urbanized for many years, and as such, is void of riparian habitat or other sensitive natural communities. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.



Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH, VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?

No Impact. The City of Buena Park has been fully urbanized for many years, and as such, is void of Federally protected wetlands. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?

No Impact. The City of Buena Park has been fully urbanized for many years. Due to the lack of quality biological habitat and wildlife corridors within the City, adoption and implementation of the proposed project would not interfere with the movement of fish or wildlife or impact wildlife corridors. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

E. WOULD THE PROJECT CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE?

No Impact. The City of Buena Park has no local policies or ordinances protecting biological resources. Nor has the City adopted a tree preservation ordinance. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

F. WOULD THE PROJECT CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?

No Impact. The City of Buena Park is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.5 CULTURAL AND TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?			✓	
B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?			✓	
C. Disturb any human remains, including those interred outside of formal cemeteries?				✓
D. 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 the 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 the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			✓	

A. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN CEQA GUIDELINES SECTION 15064.5?

Less Than Significant Impact. The National Register of Historic Structures does not list any structures in the City. The California Office of Historic Preservation lists the Old Maizeland School as a California Historic Landmark, and is the only state-registered landmark within the City. In addition, there are several other landmarks of regional significance noted by the Orange County Historical Commission, and several landmarks of local interest.⁴ The 2035 General Plan Conservation and Sustainability Element provides for the development of a Historic Overlay District designation to preserve historic structures in the City.⁵

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. Thus, it is not possible at this time to conduct an assessment of potential site-specific historical resource impacts relative to future development proposals. Instead, a case-by-case review of future development proposals would be carried out to ensure that historically significant buildings and resources are preserved, as applicable, and that the future development proposals are consistent with all applicable General Plan goals and policies and Zoning Ordinance regulations relative to historic

⁴ City of Buena Park, Buena Park 2035 General Plan, Conservation and Sustainability Element (December 2010).

⁵ City of Buena Park, Buena Park 2035 General Plan, Conservation and Sustainability Element (December 2010).



resources. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO CEQA GUIDELINES SECTION 15064.5?

Less Than Significant Impact. As noted in *2035 General Plan EIR* Section 5.10, Cultural Resources, there is the possibility of a prehistoric resource site extending into the northern boundary of the City near the Bellehurst neighborhood. In 1975, the site was identified to be located within the boundaries of Buena Park and Fullerton and to contain archaeological artifacts. In the 1976, the site was resurveyed and determined the site boundaries to lie entirely in Fullerton. The 1976 survey was not confirmed by the Archaeological Information Center at the University of California Los Angeles.⁶ Grading near the Ralph B. Clark Regional Park and the Bellehurst neighborhood may uncover archaeological or paleontological resources.⁷ However, in most other areas of the City, previous construction and other human activities have likely disturbed or destroyed any archaeological resources that may have been present in the past.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. A case-by-case review of future development proposals would be carried out to confirm the absence or presence of archaeological resources, as applicable, and that the future development proposals are consistent with all applicable General Plan goals and policies and Zoning Ordinance regulations relative to archaeological resources, and *CEQA* Section 21083.2. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

C. WOULD THE PROJECT DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?

No Impact. No formal cemeteries exist within the City of Buena Park. And to the level of past disturbance associated with development throughout the City, it is not anticipated that human remains exist within the City.

Human remains are defined as any physical remains of a human being. The term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of associated cultural resources (funerary objects) with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

The Native American Graves Protection and Repatriation Act (NAGPRA) provides guidance that agencies shall consult with organizations on whose aboriginal lands the remains and cultural items might be discovered, who are reasonably known to have a cultural relationship to the human remains and other cultural items.

⁶ City of Buena Park, *Buena Park 2035 General Plan Update Environmental Impact Report* (December 2010).

⁷ City of Buena Park, *Buena Park 2035 General Plan Update Environmental Impact Report* (December 2010).



In the event human remains are encountered during earth removal or disturbance activities associated with future development proposals, all activities would cease immediately and a qualified archaeologist and Native American monitor would be immediately contacted. California *Health and Safety Code* Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to *Public Resources Code* Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner would notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Compliance with the above protocols per *Health and Safety Code* and *Public Resources Code* ensures no impacts would occur.

Mitigation Measures: No mitigation measures are required.

- D. 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 THE 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 RESOURCES CODE SECTION 5024.1, THE LEAD AGENCY SHALL CONSIDER THE SIGNIFICANCE OF THE RESOURCE TO A CALIFORNIA NATIVE AMERICAN TRIBE.**

Less Than Significant Impact.

Tribal Consultation

Chapter 532, Statutes of 2014 (AB 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources 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, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource."

Also per AB 52 (specifically *Public Resources Code* [PRC] Section 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.



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The Native American Heritage Commission (NAHC) was contacted by the City in June 2021 requesting a list of potential Native American contacts for consultation. The NAHC provided a Tribal Consultation List to the City on June 15, 2021. In addition, the City reviewed its list of tribes that had requested AB 52 notification.

The City sent letters via email for the purposes of SB 18⁸ and AB 52 consultation to 16 tribes listed below on June 21, 2021:

1. Gabrieleño Band of Mission Indians – Kizh Nation - Andrew Salas, Chairperson
2. San Gabriel Band of Mission Indians – Anthony Morales, Chairperson
3. Gabrielino/Tongva Nation – Sandonne Goad, Chairperson
4. Gabrielino Tongva Indians of California Tribal Council – Robert Dorame, Chairperson
5. Gabrielino Tongva Indians of California Tribal Council – Christina Conley
6. Gabrielino-Tongva Tribe – Charles Alvarez
7. Juaneno Band of Mission Indians Acjachemen Nation – Belardes – Matias Belardes, Chairperson
8. Pala Band of Mission Indians – Shasta Gaughen, Tribal Historic Preservation Officer
9. Santa Rosa Band of Cahuilla Indians – Lovina Redner, Tribal Chair
10. Soboba Band of Luiseno Indians – Isaiah Vivanco, Chairperson
11. Gabrielino-Tongva Indian Tribe - Linda Candelaria, Tribal Co-Chair
12. Juaneno Band of Mission Indians Acjachemen Nation - Teresa Romero, Chairperson
13. Juaneno Band of Mission Indians Acjachemen Nation – Belardes – Joyce Perry, Tribal Manager
14. Juaneno Band of Mission Indians – Sonia Johnston, Chairperson
15. Gabrielino-Tongva Indian Tribe – Sam Dunlap
16. Soboba Band of Luiseno Indians – Joseph Ontiveros, Cultural Resource Department

The City's letter specifically noted that the Housing Element is required to be updated every eight years, and within Orange County, jurisdictions are required to prepare, adopt, and receive certification from the California Department of Housing and Community Development (HCD) of their 6th cycle Housing Element by October 15, 2021. As such, the City respectfully requested that each tribe respond within 30 days for the both the SB 18 and AB 32 consultation.

At the conclusion of the 30-day period, the City received no requests for SB 18 or AB 52 consultation.

⁸ SB 18 (Chapter 905, Statutes of 2004) (Public Resources Code Section 65352.3) requires cities and counties to contact and consult with California Native American tribes prior to amending or adopting any general plan or specific plan, or designating land as open space.



Impact Analysis

Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources.

Given the long-standing history of the multiple tribes in and around the City of Buena Park, there is the potential that the construction of future development proposals would impact tribal cultural resources. Past construction and development practices in the City were not as sensitive to tribal cultural resources as current practices. Thus, ground-disturbing activities, such as grading or excavation, could disturb previously unidentified subsurface resources.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. A case-by-case review of future development proposals would be carried out to confirm the absence or presence of tribal cultural resources, as applicable, and that the future development proposals are consistent with all applicable General Plan goals and policies and Zoning Ordinance regulations relative to tribal cultural resources. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



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4.6 ENERGY

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

A. WOULD THE PROJECT RESULT IN POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO WASTEFUL, INEFFICIENT, OR UNNECESSARY CONSUMPTION OF ENERGY RESOURCES, DURING PROJECT CONSTRUCTION OR OPERATION?

B. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT A STATE OR LOCAL PLAN FOR RENEWABLE ENERGY OR ENERGY EFFICIENCY?

No Impact. The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. Future development proposals would be required to comply with all applicable regulations and development standards including, but not limited to, the most current adopted version of the *California Building Code* and *California Green Building Standards Code*, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the proposed project would result in no impacts to energy resources, or conflict with or obstruct any plans addressing renewable energy or energy efficiency.

Mitigation Measures: No mitigation measures are required.



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4.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.				✓
2) Strong seismic ground shaking?			✓	
3) Seismic-related ground failure, including liquefaction?			✓	
4) Landslides?			✓	
B. Result in substantial soil erosion or the loss of topsoil?			✓	
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?			✓	
D. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
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?				✓
F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

A. WOULD THE PROJECT DIRECTLY OR INDIRECTLY CAUSE POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY, OR DEATH INVOLVING:

1. RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.

No Impact. Southern California, including the City of Buena Park, is subject to the effects of seismic activity due to the active faults that traverse the area. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years) and/or are in a State-designated Alquist-Priolo Earthquake Fault Zone. No Alquist-Priolo Earthquake Fault zones exist within the City of Buena Park. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



2. STRONG SEISMIC GROUND SHAKING?

Less Than Significant Impact. The City of Buena Park, similar to the rest of California, is located within a seismically active region as a result of being located near the active margin between the North American and Pacific tectonic plates. Several major faults within a 50-mile radius of Buena Park are capable of producing substantial effects from ground shaking. These faults include the San Andreas, Whittier-Elsinore, Chino, Sierra Madre-Cucamonga, and San Fernando faults. A major earthquake produced along any of these faults has the potential to produce strong ground shaking in Buena Park.

The Norwalk Fault traverses the northeast portion of the City, and the Los Coyotes Fault is located near the City's northern boundary. Additionally, the Whittier-Elsinore, Newport-Inglewood, and Los Alamitos Faults located within five miles of the City.⁹

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. The *California Building Code* includes specific design measures, which are based on the determination of Site Classification and Seismic Design Categories specific to the project site. These design measures are intended to maximize structural stability in the event of an earthquake. Future development proposals would be required to comply with all applicable regulations and development standards, including but not limited to the most current adopted version of the *California Building Code*, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3. SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?

4. LANDSLIDES?

Less Than Significant Impact. Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure. In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

The geologic and topographic characteristics of an area often determine its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential slope failure and landslide events.

⁹ City of Buena Park, *Buena Park 2035 General Plan Update Environmental Impact Report* (December 2010).



2035 General Plan EIR Exhibit 5.7-2, Liquefaction/Landslide Potential,¹⁰ shows the liquefaction susceptibility is considered high throughout the majority of the City. The northeastern portion of the City is not mapped as susceptible to liquefaction, except for those areas adjoining Coyote Creek.

The City of Buena Park has been fully urbanized for many years. The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. Future development proposals would be required to comply with all applicable regulations and development standards, including but not limited to the most current adopted version of the *California Building Code*, preparation of site-specific geologic studies, project-specific conditions, and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the proposed project would result in less than significant impacts relative to liquefaction and landslide ground failures.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?

Less Than Significant Impact. The City of Buena Park has been fully urbanized for many years. The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. Future development proposals involving demolition and/or construction activities would be subject to compliance with the *California Building Code*, as well as the requirements set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction activities. The NPDES Storm Water General Construction Permit requires preparation of a Storm Water Pollution Prevention Plan, which would identify specific erosion and sediment control Best Management Practices that would be implemented to protect storm and non-storm water runoff during construction and post-development activities, inclusive of low impact development (LID) design considerations and operational and maintenance requirements. Compliance with the *California Building Code* and NPDES would minimize effects from erosion and ensure consistency with the Santa Ana Regional Water Quality Control Board Water Quality Control Plan. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIALLY RESULT IN AN ON-SITE OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION OR COLLAPSE?

Less Than Significant Impact. Refer to Responses 4.7.A.1.3 and 4.7.A.1.4, above.

Mitigation Measures: No mitigation measures are required.

¹⁰ City of Buena Park, *Buena Park 2035 General Plan Update Environmental Impact Report* (December 2010).



D. WOULD THE PROJECT BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?

Less Than Significant Impact. Expansive soils can be a problem, as variation in moisture content will cause a volume change in the soil. Expansive soils heave when moisture is introduced and contract as they dry. During inclement weather and/or excessive landscape watering, moisture infiltrates the soil and causes the soil to heave (expansion). When drying occurs the soils will shrink (contraction). Repeated cycles of expansion and contraction of soils can cause pavement, concrete slabs on grade and foundations to crack. This movement can also result in misalignment of doors and windows.

2035 General Plan EIR Exhibit 5.7-3, Differential Settlement and Expansion Potential, shows that expansive soils are present on Knott's Berry Farm; at the western edge of the City, west of Knott Avenue; north of La Palma and south of Orangethorpe; in the northeastern portion of the City near the intersection of Fullerton Creek and Interstate 5; and are expected in the Coyote Hills.

The City of Buena Park has been fully urbanized for many years. The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. Future development proposals would be required to comply with all applicable regulations and development standards, including but not limited to the most current adopted version of the *California Building Code*, preparation of site-specific geologic studies, project-specific conditions, and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

E. WOULD THE PROJECT HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?

No Impact. All existing development within the City is connected to a sewer system for the disposal of wastewater. Future development proposals would be required to connect to a sewer system, as well as comply with all applicable regulations, development standards, project-specific conditions, and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



F. WOULD THE PROJECT DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?

No Impact. The 2035 General Plan Conservation Element articulates the City's commitment to maintaining the Emery Borrow Fossil Pit located within the Ralph B. Clark Regional Plan. The City would continue its cooperation with the County of Orange to ensure that the Emery Borrow Fossil Pit is maintained as a viable paleontological site while contributing to open space.¹¹ However, in the remaining areas of the City, previous construction and other human activities have likely disturbed or destroyed any such resources than may have been previously present.

The City of Buena Park has been fully urbanized for many years and does not contain any known paleontological resources beyond those identified above or unique geologic features. The potential for uncovering paleontological resources or unique geologic features within the City is considered remote, given that no such resources have been discovered during prior development activity. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

¹¹ City of Buena Park, *Buena Park 2035 General Plan Update Environmental Impact Report* (December 2010).



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4.8 GREENHOUSE GASES

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

- A. WOULD THE PROJECT GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?**
- B. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?**

Less Than Significant Impact. The 2021-2029 Housing Element establishes policy to facilitate the development of 8,919 housing units for the eight-year period, pursuant to the Regional Housing Needs Assessment (RHNA). The RHNA process allocates numerical housing goals to cities and counties in the Southern California Association of Governments (SCAG) region to accommodate anticipated regional population growth that is consistent under SB 375 with the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments* (also referred to as *Connect SoCal*), which was adopted on May 7, 2020.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. Future development proposals would be required to comply with all applicable regulations and development standards, including but not limited to the most current adopted version of the *California Building Code* and *California Green Building Standards Code*, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes.

In addition, the *2035 General Plan* includes many resource conservation (solid waste, air quality, and energy conservation) and water quality policies that support actions to reduce the use of resources and energy, and thus, the creation of greenhouse gas emissions. *2035 General Plan EIR* Section 5.5, Air Quality/Climate Change, lists over 100 policies¹² from the Land Use and Community Design Element, Mobility Element, Community Facilities Element, and the Conservation and Sustainability Element that address the reduction of greenhouse gas emissions. Future development proposals would be subject to these policies, as applicable.

¹² City of Buena Park, *Buena Park 2035 General Plan Update Environmental Impact Report* (December 2010).



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Thus, adoption and implementation of the proposed project would result in less than significant impacts to greenhouse gas emissions or conflict with adopted plans, policies, and regulations that reduce greenhouse gas emissions.

Mitigation Measures: No mitigation measures are required.



4.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
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?			✓	
C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
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?			✓	
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 for people residing or working in the project area?			✓	
F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

- A. WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?**
- B. WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?**
- C. WOULD THE PROJECT EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?**
- D. WOULD THE PROJECT BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?**

Less Than Significant Impact. The City of Buena Park has been fully urbanized for many years. Businesses that use, transport, or dispose of hazardous materials are required to comply with Federal, State, and local hazardous materials regulations. Specifically, truck traffic, including trucks that transport chemicals, is restricted to designated routes per *City Code* Chapter 10.36, Restricted Use Of Certain Streets.



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The Department of Toxic Substances Control (DTSC) EnviroStor database is an online search tool. EnviroStor provides access to detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. EnviroStor provides site/facility name, site/facility type, clean-up status, address/description, any restricted use (recorded deed restrictions), past use(s) that caused contamination, potential contaminants of concern, potential environmental media affected, site history, planned, and completed activities. As of October 26, 2021, the EnviroStor search results (Cortese List) identify a total of five active sites, three inactive sites, and four referral sites within City of Buena Park; refer to Table 4.9-1. The cleanup status and type of cleanup required for each site is listed in Table 4.9.1.

**Table 4.9-1
EnviroStor Search Results**

Site/Facility Name	EnviroStor Id	Program Type	Status	Address
La Palma Plaza	60002369	Voluntary Cleanup	Active	6883 La Palma Ave.
New Fashion Dry Cleaners	60001918	State Response	Active	4548 Beach Blvd.
Buena Park Nabisco Site	60002101	Voluntary Cleanup	Active – Land Use Restrictions	7301 Artesia Blvd.
Alloy Die Casting Company	30330071	Voluntary Cleanup	Certified O&M – Land Use Restrictions Only – Land Use Restrictions	6550 Caballero Blvd.
Buena Park Dry Cleaners	60001268	State Response	Certified O&M – Land Use Restrictions Only – Land Use Restrictions	6522 Stanton Ave.
Alloy Die Casting Co.	71002822	Tiered Permit	Inactive – Needs Evaluation	6550 Caballero Blvd.
Anaheim Airport	80000967	Military Evaluation	Inactive – Needs Evaluation	---
Oxy Metal Industrial Corp.	80001438	Corrective Action	Inactive – Needs Evaluation	5640 Knott Ave.
Knott's Berry Farm	71002802	Tiered Permit	Refer: Local Agency	8039 Beach Blvd.
Buena Park Strawberry Field	70000162	Voluntary Cleanup	Refer: Other Agency	8932 Holder Ave.
Georgia Pacific Corporation	30260002	Historical	Refer: Other Agency	6300 Regio Ave.
Oxy Metal Industries Corp.	30330002	Historical	Refer: RCRA	5640 Knott Ave.
Source: California Department of Toxic Substances Control, EnviroStor, Hazardous Waste And Substances Site List (Cortese); https://www.envirostor.dtsc.ca.gov/ ; accessed October 26, 2021.				

In addition, the 2035 General Plan Safety Element addresses the protection of residents and business employees from potential hazards with the following policies:

- Policy 2.1 Cooperate with Federal, State, and County agencies to reduce risks to residents associated with the use or transport of hazardous materials.
- Policy 2.2 Develop and maintain a coordinated emergency operations plan, and educate the community on emergency procedures to respond to natural and human activity hazards.



Policy 2.3 Continue to educate the community regarding the safe use and disposal of household hazardous wastes.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. Future development proposals would be required to comply with all applicable policies, regulations, and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes.

Thus, adoption and implementation of the proposed project would not pose a significant hazard to the public or the environment, or involve the transportation, use, or storage of hazardous or potentially hazardous materials. As such, less than significant impacts would occur in this regard.

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 FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?

Less Than Significant Impact. Two airports are located near the City of Buena Park: Fullerton Municipal Airport and the Joint Forces Training Base – Los Alamitos (JFTB Los Alamitos).

Fullerton Municipal Airport

The Fullerton Municipal Airport (FMA), a general aviation airport, is located adjacent to the Buena Park City limits at the Dale Street-Commonwealth Avenue intersection. The Orange County Airport Land Use Commission (ALUC) has adopted an Airport Environs Land Use Plan (AELUP) for FMA. The AELUP requires land use within the planning area boundaries to conform to noise, safety, and height restrictions.

Local jurisdictions within the airport planning boundaries are required to submit general plans and specific plans to the Commission for a determination of consistency.¹³ The 2035 *General Plan* includes Policy LU 19.44 requiring compliance with the AELUP for FMA.¹⁴ The City submitted the 2021-2029 Housing Element and new Environmental Justice Element to the ALUC for review and a consistency determination at an upcoming ALUC public hearing. Future development proposals would be reviewed, as applicable, for consistency with the AELUP.

Joint Forces Training Base - Los Alamitos

The Joint Forces Training Base in Los Alamitos (JFTB) formerly operated as a naval air station and currently provides facilities for multiple armed services. JFTB Los Alamitos is located one-half mile southeast of the City of Buena Park. The Orange County ALUC has adopted an AELUP for JFTB that affects properties within Buena Park only in regard to building height restrictions.¹⁵

¹³ City of Buena Park, *Buena Park 2035 General Plan Update Environmental Impact Report* (December 2010).

¹⁴ Ibid.

¹⁵ Ibid.



Other Airstrips or Airports

No other public or private airstrip is located within the City or within two miles of the City. The City of Buena Park is also located in take-off and landing patterns of Los Angeles International Airport.

Impact Analysis

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. Future development proposals would be reviewed for consistency with the AELUP, as applicable. In addition, future development proposals would be required to comply with all applicable policies, regulations, and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes.

2035 *General Plan* Policy LU-19.44 requires compliance with the AELUP for Fullerton Municipal Airport. Compliance with AELUP policies concerning Accident Impact Areas and building height restrictions would reduce potential safety hazard impacts to less than significant for people residing or working in the City. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

F. WOULD THE PROJECT IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

No Impact. The City of Buena Park, like all local government agencies, has the primary responsibility for emergency management activities within its jurisdiction. As such, the City adopted the *2021 Emergency Operations Plan (EOP)* on June 8, 2021. The *EOP* establishes strategy and policy for the City's response to a disaster or major emergency. In addition, the *EOP* establishes the strategy and guidance needed to coordinate the City's facilities and personnel into an efficient organization capable of responding to any emergency. It provides a framework for the City to use in performing emergency functions before, during, and after a natural, human-caused, or technological emergency — regardless of cause, size, or complexity. While no plan can prevent death and destruction, good plans carried out by knowledgeable and well-trained people can minimize losses.

The *EOP* describes the City's emergency organization, assigns tasks, and specifies policies, goals, and the coordination of planning efforts based on the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). In accordance with SEMS and NIMS, the City's *EOP* is an extension of the State of California Emergency Plan and the Orange County Operational Area (OC OA) *EOP*. Stakeholders have reviewed the Plan, and City staff will test (through training and exercise), revise, and update it as necessary. Buena Park's Disaster Council is ultimately responsible for the development and maintenance of the *EOP*.

Adoption and implementation of the proposed project would not impair the implementation of the *EOP* or interfere with emergency responses or evacuation plans. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.



4.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
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:				
1) Result in a substantial erosion or siltation on- or off-site?			✓	
2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
3) 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?			✓	
4) Impede or redirect flood flows?			✓	
D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			✓	
E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

A. WOULD THE PROJECT VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS OR OTHERWISE SUBSTANTIALLY DEGRADE SURFACE OR GROUND WATER QUALITY?

Less Than Significant Impact. Surface water and groundwater quality in the City of Buena Park is similar to that which is characterized for other urbanized areas surrounding the City and within the County of Orange. The City encourages development projects to be designed with pervious materials and landscaped areas to enhance on-site capture and absorption of stormflows. Also, through the implementation of National Pollution Discharge Elimination System (NPDES) program requirements, the City guards against high pollutant loads and erosive materials in surface runoff.

Future development proposals would be required to provide for the elimination/reduction of pollutant discharges, including capture and treatment of dry weather and first flush runoff in a manner consistent with Santa Ana Regional Water Quality Control Board (SARWQCB) requirements. All storm water discharges must comply with applicable provisions of Orange County's NPDES permit. As a co-permittee, the City is responsible for implementation of the requirements of the NPDES permit issued to the County. Consistent with SARWQCB/NPDES and City requirements, appropriate Best Management Practices (BMPs) would be required throughout



construction processes of future development proposals, thereby controlling potential discharge of pollutants, preventing sewage spills, and avoiding discharge of sediments into streets, stormwater channels, or waterways. In addition, long-term water quality impacts associated with future development proposals would also be avoided through the implementation of structural, non-structural and treatment control BMPs and low impact development (LID) design considerations and operational and maintenance requirements that are identified in the Water Quality Management Plan (WQMP) prepared for each future development proposal to ensure that long-term water quality impacts are minimized. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT SUBSTANTIALLY DECREASE GROUNDWATER SUPPLIES OR INTERFERE SUBSTANTIALLY WITH GROUNDWATER RECHARGE SUCH THAT THE PROJECT MAY IMPEDED SUSTAINABLE GROUNDWATER MANAGEMENT OF THE BASIN?

Less Than Significant Impact. Water providers for the City include the City of Buena Park, City of Fullerton, and Suburban Water Systems. The City's source of domestic water is groundwater and imported supplies. Also, the City has been fully urbanized for many years with established hydrology and water quality systems.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents and thus, would not decrease groundwater supplies or interfere with groundwater recharge. Future development proposals would be reviewed by the City to determine if there is any change to existing runoff conditions or potential increases in the amount of impervious surfaces. In addition, future development proposals would be required to comply with all applicable policies, regulations, and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF STREAM OR RIVER, IN A MANNER WHICH WOULD:

- 1. RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?**
- 2. SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN A MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF-SITE?**
- 3. CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?**

Less Than Significant Impact. The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not propose to alter the existing drainage pattern of any site in the City, nor does it propose to alter any streams or rivers resulting in substantial erosion, surface runoff resulting in flooding, or runoff existing the system's capacity. Any future development proposals would occur on urban land consistent with



adopted land use policy, which provides for protection of existing drainage courses. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

4. IMPEDE OR REDIRECT FLOOD FLOWS?

Less Than Significant Impact. Infrastructure exists with the City, and thus, storm water runoff associated with future development proposals would continue to be conveyed and discharged into the local stormwater system. Additionally, construction of future development proposals would be restricted within the individual site boundary. As such, implementation of the proposed project would not lead to on-site or off-site siltation or erosion impeding or redirecting flood flow. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT IN FLOOD HAZARD, TSUNAMI, OR SEICHE ZONES, RISK RELEASE OF POLLUTANTS DUE TO PROJECT INUNDATION?

Less Than Significant Impact.

Flood Hazards

The majority of the City is located outside the one percent chance (100-year) flooding. However, certain portions of the City lie in Zone AO, identified as having a 100-year shallow flooding with average depths between 1.0 and 3.0 feet.

Dam Inundation

There are four dams located upstream of Buena Park, including Prado Dam, Fullerton Dam, Brea Dam, and Carbon Canyon Dam.

A majority of the City is located within the dam inundation area of Prado Dam. Prado Dam is a flood control and water conservation project constructed and operated by the United States Army Corps of Engineers (USACE) Los Angeles District. The dam provides flood control and water conservation storage for Orange County. The dam is located approximately 22 miles northeast of the City, on the Santa Ana River, west of the City of Corona. According to USACE dam inundation maps, in the event of dam failure, the flood wave would reach Buena Park in approximately 3.25 hours and would be approximately four feet deep.

A small area of the City located northeast of Auto Center Drive, west of Dale Street and just north of Whitaker Avenue is located within the dam inundation area of Fullerton Dam. The Fullerton Dam may release excess waters into the Fullerton Creek Flood Control Channel and result in inundation in the surrounding area.



Seiche, Tsunami, or Mudflow

The City of Buena Park is not located near any body of water or water storage facility that would be susceptible to seiche. Nor is Buena Park located proximate to the Pacific Ocean and as such, is not subject to tsunami hazards. Lastly, the City is relatively flat and fully urbanized and thus is not susceptible to mudflows.

Impact Analysis

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. Future development proposals would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

E. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF A WATER QUALITY CONTROL PLAN OR SUSTAINABLE GROUNDWATER MANAGEMENT PLAN?

Less Than Significant Impact. In 2014, the Governor signed the Sustainable Groundwater Management Act (SGMA) into law, which requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. SGMA empowers local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably and requires those GSAs to adopt Groundwater Sustainability Plans (GSPs) for crucial groundwater basins in California.

Orange County Water District

The Orange County Water District (OCWD) proactively works to manage and protect groundwater. Its groundwater management operations include more than two dozen recharge ponds in Anaheim and Orange that cover over 1,000 acres; a seawater intrusion barrier to prevent saltwater from contaminating the Orange County Groundwater Basin (Basin); the use of Prado Dam to temporarily retain storm flows for recharge and the operation of the world's largest water recycling plant, the Groundwater Replenishment System (GWRS).

Orange County Groundwater Basin

Since its establishment in 1933, OCWD has been monitoring groundwater levels in the basin. In the 1940s, its role shifted. Natural recharge could no longer offset groundwater extraction. As a result, OCWD launched a groundwater replenishment program. Monitoring efforts were soon accompanied by active management of groundwater levels in order to protect the basin.

The OCWD manages the Basin, which underlies north and central Orange County and encompasses 350 square miles in area. The Basin extends from the Pacific Ocean to Yorba Linda and holds over 40 million acre-feet (AF) (49 billion cubic meters) of water. The annual yield of the Basin is approximately 300,000 AF (370 million cubic meters) of water and an operational capacity of roughly 500,000 AF (860 million cubic meters).



Historically, the main source of water for Basin replenishment had been the Santa Ana River. Flowing west from the San Bernardino Mountains, the river winds through San Bernardino and Riverside counties before reaching Orange County. At upstream locations water conservation and recycling occur. Between these activities and periodic drier weather patterns, water flows fluctuate from year to year.

To compensate for these fluctuations in replenishment water, OCWD began importing water from other sources, first the Colorado River and later, the Sacramento-San Joaquin River Delta. Approximately 25 percent of the water supplied to north and central Orange County is derived from these sources. Still, relying on these distant watersheds to quench our thirst and recharge groundwater poses several challenges. Importing water from distant sources is energy-intensive and expensive. Further, the Delta is an environmentally sensitive area that is home to water-dependent threatened and endangered species.

Water rights to the Colorado River are shared among seven states and Mexico, each facing population growth and reduced precipitation. At a time when demand is increasing, the river's flow is decreasing.

Groundwater Replenishment System

The Groundwater Replenishment System (GWRS) is a joint project of OCWD and the Orange County Sanitation District (OC San), and provides the region with water it can count on. These two public agencies are leading the way in water recycling and providing a locally-controlled, drought-proof and reliable supply of high-quality water in an environmentally sensitive and economical manner.

Operational since January 2008, GWRS is a state-of-the-art water purification project that produces up to 100 million gallons (379,000 cubic meters) of high-quality water every day, and would expand to 130 MGD in 2023. GWRS water accounts for one-third of the water that is replenished into the Basin.

Basin 8-1 Alternative

In July 2019, the California Department of Water Resources (DWR) approved the *Basin 8-1 Alternative* to a Groundwater Sustainability Plan (GSP) for the Orange County Groundwater Basin submitted by the Orange County Water District (OCWD), City of La Habra, and Irvine Ranch Water District (IRWD). Alternative plans can be submitted in lieu of GSPs and must demonstrate how water managers have already achieved or will achieve sustainable groundwater management.

In accordance with *Water Code* Section 10733.6(b)(3), the *Basin 8-1 Alternative* presents an analysis of basin conditions that demonstrates that the Basin has operated within its sustainable yield over a period of at least 10 years. In addition, the *Basin 8-1 Alternative* establishes objectives and criteria for management that would be addressed in a GSP and is designed to be “functionally equivalent” to a GSP.

For the purpose of compliance with the SGMA requirement that the entire basin be covered by the *Basin 8-1 Alternative*, the Submitting Agencies (OCWD, City of La Habra, IRWD) divided Basin 8-1 into four management areas: La Habra-Brea, OCWD, South East, and Santa Ana Canyon Management Area. While the four management areas are described separately in the report, it is important to understand that actual “management” is not as distinct, and existing collaborative efforts between agencies in managing groundwater resources will continue.



The *Basin 8-1 Alternative* contains the following:

- Overview. Provides a map and description of Basin 8-1 and a brief description of the basin management areas.
- Hydrogeology of Basin 8-1. Provides a description of the hydrogeology of Basin 8-1 including a description of the basin, the aquifer systems, fault zones, total basin volume, basin cross-sections, basin characteristics, and general groundwater quality.
- La Habra-Brea Management Area. Provides a description of sustainable management of the La Habra-Brea Management Area
- OCWD Management Area. Provides a description of sustainable management of the OCWD Management Area.
- South East Management Area. Provides a description of sustainable management of the South East Management Area.
- Santa Ana Canyon Management Area. Provides a description of sustainable management of the Santa Ana Canyon Management Area.

The Basin 8-1 Alternative shows that Basin 8-1 has been operating within its sustainable yield for more than 10 years without experiencing significant and unreasonable: 1) lowering of groundwater levels; 2) reduction in storage; 3) water quality degradation; 4) seawater intrusion; 5) inelastic land subsidence; or 6) depletions of interconnected surface water that have significant and unreasonable adverse impacts on beneficial uses of the surface water.

Impact Analysis

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. Future development proposals would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes.

The proposed project would not conflict with or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Physically divide an established community?				✓
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?			✓	

A. WOULD THE PROJECT PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?

No Impact. The 2021-2029 Housing Element and Environmental Justice Element set forth policies to encourage development consistent with adopted land use policy. As such, adoption and implementation of the proposed project would not provide for new land use uses that would divide or disrupt neighborhoods in Buena Park. Therefore, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT CAUSE A SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO A CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?

Less Than Significant Impact. The City of Buena Park has been fully urbanized for many years with established development throughout the City.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. While the City is required by State law to facilitate development commensurate with its allocated share of regional housing needs, no change in the location or nature of allowable development would be authorized by the 2021-2029 Housing Element. Future development proposals would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the proposed project would result in less than significant impacts in the regard.

Mitigation Measures: No mitigation measures are required.



**2021-2029 Housing Element & Environmental Justice Element
Initial Study/Negative Declaration**

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4.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
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?				✓

A. WOULD THE PROJECT RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?

No Impact. Appendix A of the 2035 General Plan EIR includes the Initial Study, which concluded there are no mineral resources in the City. As such, there are no known State or locally designated mineral resources or locally important mineral resource recovery sites in the City. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?

No Impact. Appendix A of the 2035 General Plan EIR includes the Initial Study, which concluded there are no mineral resources in the City. As such, there would be no loss of known State or locally designated mineral resources or locally important mineral resource recovery sites in the City. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



**2021-2029 Housing Element & Environmental Justice Element
Initial Study/Negative Declaration**

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4.13 NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
B. Generation of excessive groundborne vibration or groundborne noise levels?			✓	
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?			✓	

A. WOULD THE PROJECT RESULT IN GENERATION OF A SUBSTANTIAL TEMPORARY OR PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE VICINITY OF THE PROJECT IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?

B. WOULD THE PROJECT RESULT IN GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?

Less Than Significant Impact. While adoption of the 2021-2029 Housing Element and Environmental Justice Element would not directly result in the construction of housing, implementation of Housing Element policy would facilitate the construction of future development proposals consistent with adopted land use policy. Typically, residential uses do not generate high noise levels. However, individual residential development projects may result in the exposure of persons to noise levels in excess of standards established in the General Plan or Noise Ordinance. Without identifying the location of future development proposals, it is not possible to determine if they would be placed near land uses that would generate noise levels or groundborne vibrations that would exceed acceptable standards.

Future development proposals would be required to comply with all applicable policies, regulations, and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



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?

Less Than Significant Impact. The two sources of air traffic affecting noise levels within the City of Buena Park are Fullerton Municipal Airport and Joint Forces Training Base – Los Alamitos (JFTB Los Alamitos) . The Orange County Airport Land Use Commission (ALUC) is an advisory body that ensures airport land use compatibility and reviews local agency land use actions and airport plans.

The Fullerton Municipal Airport minimizes noise emanating from the airport by encouraging take-offs over Fullerton industrial areas rather than over Buena Park, as well as restricting “pattern work” and “touch and goes.” Nonetheless, Fullerton Municipal Airport flight operations contribute to the noise environment of Buena Park and can cause significant impacts to residents located in the northeastern portion of the City. Also the JFTB Los Alamitos noise contours extend into the southernmost portions of the City. The JFTB Los Alamitos encourages a flight profile that reduces noise and avoids the over flight of houses.

2035 *General Plan* Noise Element Policies N-1.6 and N-3.14 ensure conformance to the noise attenuation standards set forth in the Airport Environs Land Use Plan (AELUP) for residential, commercial, and industrial development. And Policy N-5.9 ensures the continued implementation of noise control procedures for the airports and create new procedures and policies to reduce noise impacts to the City.

Future development proposals would be required to comply with all applicable policies (including Noise Element Policies N.1-6, N-3.14, and N-5.9, cited above), regulations, and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.14 POPULATION AND HOUSING

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

A. WOULD THE PROJECT INDUCE SUBSTANTIAL UNPLANNED POPULATION GROWTH IN AN AREA, EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?

Less Than Significant Impact. The City of Buena Park has been fully urbanized for many years with established development throughout the City.

The Southern California Association of Governments (SCAG) is the responsible agency for developing and adopting regional housing and population forecasts for local Orange County governments, among other counties, and provides population projection estimates in five-year increments up to 2040. On September 3, 2020, SCAG’s Regional Council unanimously voted to approve and fully adopt *Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy)*, and the *Addendum to the Connect SoCal Program Environmental Impact Report*. SCAG’s Regional Housing Needs Assessment (RHNA) for the Buena Park 2021-2029 housing element period is 8,919 housing units.

As of 2018, the City of Buena Park included a population of 83,995 and 24,146 households. *Connect SoCal* projects a 2040 population of 92,500 and 27,900 households for the City of Buena Park. Refer to Table 4.14-1, 2018 and 2040 Population and Household Projections.

**Table 4.14-1
2018 and 2040 Population and Household Projections**

	2018	2040	Change 2018 - 2040
Population	83,995	92,500	8,505
Households	24,146	27,900	3,754
Sources: Southern California Association of Governments, Profile of the City of Buena Park, Local Profiles Report (2019) Southern California Association of Governments, Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy) Regional Growth Forecast (2016, 2020)			



The 2021-2029 Housing Element sites inventory projects 9,954 units during the eight-year period. Therefore, adoption and implementation of the 2021-2029 Housing Element provides for adequate sites to accommodate the 2021-2019 RHNA number of 8,919 housing units. Assuming 3.37 persons per household, the City's population could increase by up to 33,545 persons for the 9,954 units.

SCAG is responsible for both the developing the Regional Growth Forecast and RHNA, and would be responsible for modifying future population and household growth projections to accommodate the 2021-2029 Housing Element and future housing element RHNA numbers for the City of Buena Park. And therefore, the proposed project would not induce substantial unplanned population growth within the City either directly or indirectly.

Thus, adoption and implementation of the proposed project ensure impacts remain as less than significant impacts.

Mitigation Measures: No mitigation measures are required.

B. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF EXISTING PEOPLE OR HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?

Less Than Significant Impact. The 2021-2029 Housing Element sets forth policies and programs that encourage and facilitate housing production, as well as aim to preserve and enhance the existing housing stock. The Environmental Justice Element includes policies and programs to reduce environmental burdens that disproportionately affect low-income communities and communities of color, as well as to improve the quality of life for all residents by providing access to public goods and services. While no new development would be authorized by the adoption of the proposed project, the future development of vacant properties or underutilized properties with existing homes could result in the displacement of existing housing or people necessitating the construction of replacement housing elsewhere.

Displacement would be evaluated, if needed, as part of a future proposal's development review and environmental impact processes, along with project-specific conditions and mitigation measures to reduce impacts relative to the displacement of people or residential structures. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.15 PUBLIC SERVICES

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

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?**
- 2. POLICE PROTECTION?**

Less Than Significant Impact. The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. As such new housing units associated with future development proposals could require additional fire and police services.

Fire Protection

The City of Buena Park is a member of the Orange County Fire Authority Joint Powers Authority. The Orange County Fire Authority (OCFA) provides fire protection and emergency medical services to the City. Services include structural fire protection, emergency medical and rescue services, hazardous inspections and response, fire prevention planning and inspection, and public education activities. OCFA also participates in disaster planning as it relates to emergency operations, which include high occupant areas and school sites and may participate in community disaster drills planned by others. Resources are deployed based upon a regional service delivery demand, assigning personnel and equipment to emergency incidents without regard to jurisdictional boundaries. The equipment used by OCFA has the versatility to respond to both urban and wildland emergency conditions.



OCFA operates 61 fire stations with three stations located within the City. Fire Station 61, located at 7440 La Palma Avenue, is staffed with ten personnel inclusive of two paramedics, and equipped with one paramedic engine, one reserve engine, and one truck. Fire Station 62, located at 7780 Artesia Boulevard, is staffed with four personnel inclusive of two paramedics, and equipped with one paramedic engine. Fire Station 63, located at 9120 Holder Street, is staffed with three personnel inclusive of one paramedic, and equipped with one paramedic assessment engine and one reserve engine.

Police Protection

The Buena Park Police Department provides police protection services to the City, operating from 6640 Beach Boulevard, 24 hours a day, seven days a week, and 365 days a year. Police services are provided through two divisions: Operations and Support Services. In 2010, the Police Department had 167 staff members. The Police Department's projections include 190 staff members in the next 20 years based on the increases in calls for service, population growth, and the City's Strategic Plan. The Police Department does not have an adopted standard for response times; however, the goal is to respond to Priority 1 calls within four minutes.

Impact Analysis

Future development proposals would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact processes. In addition, as part of its annual budget process and periodic review of its contracts with the OCFA and Buena Park Police Department, the City evaluates fire and police protection service levels, and adjusts budgets accordingly to meet identified demand and service goals. This process would continue through the course of the 2021-2029 Housing Element period. With continued application of these programs, the City would be able to address anticipated increased service demands. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

3. SCHOOLS?

Less Than Significant Impact. The 2021-2029 Housing Element includes policies and programs that are applicable City-wide and are designed to facilitate the construction of housing units to meet the City's share of the regional housing need. The Environmental Justice Element includes policies and programs to reduce environmental burdens that disproportionately affect low-income communities and communities of color, as well as to improve the quality of life for all residents by providing access to public goods and services.

There are five elementary and two high school districts serving students living with the City: Buena Park School District, Centralia Elementary School District, Cypress School District, Magnolia School District, Savanna School District, Anaheim Union High School District, and Fullerton Joint Union High School District. School facilities within these seven districts include 14 elementary schools, one junior high school, one high school, one alternative high school, and one special education center.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, does not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. However, the



2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. As such new housing units associated with future development proposals could require additional school services and facilities within the seven school districts identified above. New residents in the future housing developments could place an increased demand on school facilities within the Districts. As allowed by State law, the respective District collects fees for new residential construction to help offset the costs of providing additional education facilities and services. Such fees would be paid by developers at the time individual building permits are issued. Pursuant to SB 50, payment of fees to the School Districts is considered full mitigation for project impacts, including impacts related to 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, or other performance objectives for schools. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

4. PARKS?

Less Than Significant Impact. Buena Park has been fully urbanized for many years with established development, including parks facilities, throughout the City.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. New residents in the future housing developments could place an increased demand on City park facilities. Future development would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact process. Potential impacts to recreation facilities associated with future development proposals would be mitigated on a project-by-project basis, as applicable, per *City Code* requirements. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

5. OTHER PUBLIC FACILITIES?

Less Than Significant Impact. The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. As such, the future development could necessitate public agency oversight, including but not limited to actions by the City of Buena Park Community Development, Community Services, Public Works, and Police Departments and the Orange County Fire Authority. These actions typically fall within routine tasks of these agencies. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



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4.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
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?				✓

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. Buena Park has been fully urbanized for many years with established development, including recreation facilities, throughout the City.

The 2021-2029 Housing Element and the Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. New residents in the future housing developments could place an increased demand on City park facilities. Future development would be required to comply with all applicable regulations and development standards, along with project-specific conditions and mitigation measures to reduce potential impacts required as part of the development review and environmental impact process. Quimby Act park fees paid or other fair share park requirements of new residential developments are used to acquire and/or improve park facilities, which would reduce the impact of additional residents in the City. Potential impacts to recreation facilities associated with future development proposals would be mitigated on a project-by-project basis, as applicable, per *City Code* requirements. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

B. DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?

No Impact. The proposed project is the adoption and implementation of the 2021-2029 Housing Element and the Environmental Justice Element, and as such, does not include plans for or construction of any recreational facilities. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.



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4.17 TRANSPORTATION

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

A. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, ORDINANCE OR POLICY ADDRESSING THE CIRCULATION, INCLUDING TRANSIT, ROADWAY, BICYCLE, AND PEDESTRIAN FACILITIES?

Less Than Significant Impact. The City of Buena Park has been fully urbanized for many years with established development, roads, and transportation systems.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. While the City is required by State law to facilitate development consistent with its allocated share of regional housing needs, no new development would be approved and no substantial changes to development patterns or transportation systems would result from adoption of the 2021-2029 Housing Element. All future development would be evaluated, if applicable, for potential conflicts with relevant circulation plans, ordinances, or policies relative to transit, bicycle, pedestrian, and roadway facilities. Thus, it is not anticipated that adoption and implementation of the proposed project would significantly impact the effectiveness or performance of existing pedestrian, bicycle, or multi-purpose trail facilities, nor would it limit the accessibility for pedestrians or future cyclists, or their ability to utilize existing facilities.

In addition, there is the potential for future development proposals at specific locations throughout Buena Park to contribute to congestion on roadways and at intersections. The City may also require specific roadway or signal improvements to address impacts directly attributable to a specific development proposal. These practices would continue as a means of addressing potential traffic concerns associated with individual projects. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



B. WOULD THE PROJECT CONFLICT OR BE INCONSISTENT WITH CEQA GUIDELINES SECTION 15064.3 SUBDIVISION (B)?

Less Than Significant Impact. *Public Resources Code* Section 21099 defines Transit Priority Areas (TPAs) as an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program. *Public Resources Code* Section 21155(b) defines High Quality Transit Areas (HQTAs) as areas within one-half mile of a fixed guideway transit stop or a bus transit corridor where buses pick up passengers at a frequency of every 15 minutes or less during peak commuting hours.

The City of Buena Park has been fully urbanized for many years with established development, roads, and transportation systems. Within the City of Buena Park, there are four TPAs/HQTAs: 1) Buena Park Metrolink Station, 2) Beach Boulevard, 3) La Palma Avenue, and 4) Lincoln Avenue. The Buena Park Metrolink Station is served by Metrolink trains and Orange County Transportation Authority (OCTA) buses. This station connects to the following train lines: Orange County Line and the 91 Line. Beach Boulevard, La Palma Avenue, and Lincoln Avenue are served by OCTA buses. SCAG did not identify any future TPAs/HQTAs in Buena Park in 2045 beyond those already identified.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. There is the potential that future development proposals would be sited within ½-mile of the four HQTAs/TPAs with access to existing bus and rail transit, and thus, would have the potential to reduce vehicle miles travelled (VMT).

All future development proposals would calculate the quantity of vehicle miles travelled associated with the development and evaluate, if applicable, the VMT impacts and any development-related mitigation measures. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT SUBSTANTIALLY INCREASE HAZARDS DUE TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?

Less Than Significant Impact. The City of Buena Park has been fully urbanized for many years with established development, roads, and transportation systems. The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be evaluated to determine the appropriate land use permit for authorizing its use and the conditions for their establishment and operation. At a minimum, compliance with relevant *City Code* standards would be required.

In addition, future development proposals would be subject to review and approval by the City of Buena Park Community Development, Public Works, and Police Departments. Access to a future development proposal site would be required to comply with all City design standards, which preclude the potential for dangerous conditions.



Also, future development proposals would be evaluated to ensure that adequate access and circulation to and within the future development site is provided. Access to future development proposal sites must comply with all City design standards and would be reviewed by the City of Buena Park and the Orange County Fire Authority Department to ensure that inadequate design features or incompatible uses do not occur and that they are designed to meet adopted standards. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT RESULT IN INADEQUATE EMERGENCY ACCESS?

Less Than Significant Impact. The City of Buena Park has been fully urbanized for many years with established development, roads, and transportation systems.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. The City of Buena Park and the Orange County Fire Authority (OCFA) would review the future development proposals in order to ensure they are designed to meet adopted standards and provide adequate emergency access. In addition, roadways and driveways associated with future development proposals would be required to meet OCFA emergency access standards, as well as comply with requirements from OCFA and Buena Park Police Department on a project-by-project basis. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



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4.18 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			✓	
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?			✓	
D. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

A. WOULD THE PROJECT REQUIRE OR RESULT IN THE RELOCATION OR CONSTRUCTION OF NEW OR EXPANDED WATER, WASTEWATER TREATMENT OR STORM WATER DRAINAGE, ELECTRIC POWER, NATURAL GAS, OR TELECOMMUNICATIONS FACILITIES, THE CONSTRUCTION OR RELOCATION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?

Less Than Significant Impact. Existing water, sanitary sewer (wastewater, sewer), storm drain, electrical, natural gas, and telecommunication facilities exist in the City of Buena Park.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be required to install or relocate, as applicable, on-site and off-site water, wastewater, storm drain, street, electricity, natural gas, and telecommunications infrastructure to serve the development. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



B. WOULD THE PROJECT HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT AND REASONABLY FORESEEABLE FUTURE DEVELOPMENT DURING NORMAL, DRY, AND MULTIPLE DRY YEARS?

Less Than Significant Impact.

Domestic Water Service

Domestic water service in the City is provided by three water agencies: City of Buena Park, City of Fullerton, and Suburban Water Systems.

City of Buena Park

The City is a retail water supplier that provides water to its residents and customers using a combination of local groundwater from the Orange County Groundwater Basin (Basin) and supplemental imported potable water supply obtained from its regional wholesaler, Municipal Water District of Orange County (MWDOC).

The City's water service area includes the Buena Park City limits excluding three areas, which are within the City limits but served by the City of Fullerton and Suburban Water Systems. In addition, the City provides service to two locations that are outside the City limits: one area is in the City of Anaheim and the other is in the City of La Mirada. The City operates eight active groundwater wells, four service connections with MWDOC, a 20-million-gallon (MG) reservoir and manages 236.2-mile water main system with approximately 19,391 service connections.

The City works together with two primary agencies, MWDOC and OCWD, to ensure a safe and reliable water supply that will continue to serve the community in periods of drought and shortage. The sources of imported water supplies include water from the Colorado River and the State Water Project (SWP) provided by Metropolitan Water District of Southern California (MET) and delivered through MWDOC.

In Fiscal Year (FY) 2019-20, the City relied on approximately 80 percent groundwater and 20 percent imported water. It is projected that by 2045, the water portfolio will shift to 90 percent groundwater and 10 percent imported water. Note that these representations of supply match the projected demand. The City can purchase more MET water through MWDOC, should the need arise.

The City does not own or operate wastewater treatment facilities but owns and operates the wastewater collection system in its service area that sends all wastewater to Orange County Sanitation District (OC San) for treatment and disposal. OCWD's Groundwater Replenishment System (GWRS) produces recycled water for indirect potable reuse (IPR) through the replenishment of the Basin. The City benefits from this indirect use of recycled water.

City of Fullerton

The City of Fullerton's Water Utility operates 15 reservoirs with a capacity of 67.5 million gallons (MG), 12 booster pumping stations, 8 active groundwater wells and manages about 424-mile water mains system with approximately 31,936 service connections in a water service area that covers approximately 22.3 square miles.

The City of Fullerton meets all of its demands with a combination of imported water and local groundwater, and works with two primary agencies, MET and OCWD, to ensure a safe and reliable water supply that will continue



to serve the community in periods of drought and shortage. The sources of imported water supplies include water from the Colorado River and the State Water Project (SWP) provided by MET.

The City of Fullerton's main source of water supply is groundwater from the OC Basin. Imported water supplements its water supply portfolio. In FY 2019-20, the City of Fullerton relied on 79 percent groundwater and 21 percent imported water. In 2045, it is projected that the water supply portfolio will shift to approximately 85 percent groundwater and 15 percent imported water. Note that these representations of supply match the projected demand. However, the City of Fullerton has a purchase agreement with MET that allows the City of Fullerton to purchase significantly more imported water, should the need arise.

The City of Fullerton does not own or operate wastewater treatment facilities, but owns and operates the wastewater collection system in its service area that sends all wastewater to OC San for treatment and disposal. The City benefits from its direct and indirect uses of recycled water. OCWD's Green Acres Project (GAP) produces recycled water for direct non-potable reuses such as landscape irrigation. OCWD's GWRS produces recycled water for indirect potable reuse through the replenishment of the OC Basin.

Suburban Water Systems

Suburban Water Systems, a part of SouthWest Water Company, is a retail water supplier providing high-quality water and reliable service in an approximately 42-square-mile service area that covers all or portions of Glendora, Covina, West Covina, Buena Park, Hacienda Heights, City of Industry, Whittier, La Mirada, La Habra, Buena Park and unincorporated portions of California's Los Angeles and Orange counties.

Suburban Water serves a population of approximately 300,000 through a water distribution system that includes 18 wells, 32 reservoirs, and more than 800 miles of pipeline. The network of facilities pumps and distributes approximately 56,000 acre-feet of water annually (an acre-foot of water is about 326,000 gallons, which meets the annual average indoor/outdoor water needs of 1-2 households).

Groundwater comes from Suburban-owned wells in the Main San Gabriel Basin and Central Basin. The well water is disinfected and treated prior to entering the distribution system. This water is supplemented with water purchased mainly from member agencies of the Metropolitan Water District of Southern California (MWD), Covina Irrigating Company, and California Domestic Water Company (Cal Domestic). Suburban Water is regulated by the California Public Utilities Commission.

Urban Water Management Plans

State law requires an urban water supplier (supplier), providing water for municipal purposes to more than 3,000 urban connections/customers or providing more than 3,000 acre-feet annually, to adopt an Urban Water Management Plan (UWMP) every five years demonstrating water supply reliability in normal, single dry, and multiple dry water years.

These plans support the suppliers' long-term resource planning to ensure that adequate water supplies are available to meet existing and future water needs. Within the UWMP, urban water suppliers must: 1) assess the reliability of water sources over a 20-year planning time frame; 2) describe demand management measures and water shortage contingency plans, 3) report progress toward meeting a targeted 20 percent reduction in per-capita (per-person), 4) urban water consumption by a specified year (e.g., 2020, 2025, 2030), and 5) discuss the use and planned use of recycled water.



The California Department of Water Resources (DWR) provides guidance for urban water suppliers by preparing an UWMP Guidebook, conducting workshops, developing tools, and providing program staff to help water suppliers prepare comprehensive and useful water management plans, implement water conservation programs, and understand the requirements in the California Water Code that regulate Urban Water Management Planning. In addition, DWR reviews the submitted plans to ensure they have addressed the requirements identified in the Water Code and submits a report to the Legislature summarizing the status of the plans for each five-year cycle.

The City of Buena Park, City of Fullerton, and Suburban Water Systems have approved 2015 UWMP from DWR. In addition these three agencies and have adopted 2020 UWMPs and submitted them for review and approval from DWR. The 2020 UWMPs cover the following topics: 1) Introduction and UWMP Overview, 2) UWMP Preparation, 3) System Description, 4) Water Use Characterization, 5) Conservation Target Compliance, 6) Water Supply Characterization, 7) Water Service Reliability and Drought Risk Assessment, 8) Water Shortage Contingency Planning, 9) Demand Management Measures, 10) Plan Adoption, Submittal, and Implementation, and 11) References.

Impact Analysis

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be required to comply with the applicable water supplier’s rules and regulations regarding water connection, service, and conservation, as well as the Orange County Fire Authority’s requirements relative to the size of water lines and systems necessary to provide adequate fire flow service to the development.

Implementation of the proposed project would not adversely affect the ability of the three domestic water providers – City of Buena Park, City of Fullerton, and Suburban Water Systems – to have sufficient water supplies available during normal, dry, and multiple dry year conditions for future development proposals within the City. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

C. WOULD THE PROJECT RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER, WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECT’S PROJECTED DEMAND IN ADDITION TO THE PROVIDER’S EXISTING COMMITMENTS?

Less Than Significant Impact.

The City of Buena Park Public Works Department provides sewer service within the City through a network of local sewer mains. The City’s local sewer system connects to regional trunk sewer systems for both the Orange County Sanitation District (OC San) and County Sanitation Districts of Los Angeles County (LACSD).



Orange County Sanitation District

OC San provides wastewater collection, treatment, and disposal services in central and northwest Orange County, and operates two facilities in Fountain Valley and Huntington Beach that treat wastewater from residential, commercial, and industrial sources.

Wastewater Treatment. OC San has two operating facilities that treat wastewater from residential, commercial, and industrial sources in central and northwest Orange County. Reclamation Plant No. 1 is located at 10844 Ellis Avenue, Fountain Valley. Treatment Plant No. 2 is located at 22212 Brookhurst Street, Huntington Beach. In 2019, these two plants treated an average daily wastewater flow of 192 million gallons per day (mgd). The estimated average daily wastewater flow for 2020-2021 is 182 mgd. The permitted capacity for primary treatment for the two plants is 332 mgd: Plant No. 1 – 182 mgd and Plant No. 2 – 150 mgd. Plant No. 2 also has a permitted capacity of 90 mgd for secondary treatment.

Water Reclamation. OC San supplies the Orange County Water District with more than 130 million gallons a day of treated wastewater which is then reclaimed and reused for treatment processes, landscaping, injected into the seawater intrusion barrier to protect groundwater, and for the GWRS. The GWRS produces enough new water for nearly 850,000 residents in north and central Orange County.

OC San has wastewater conveyance infrastructure located within the City. Wastewater from the City's local conveyance system is discharged into one of two OC San trunk sewers: Knott Inceptor and Miller-Holder Trunk Sewer. Wastewater flows from the OC San trunk sewer system flow to OC San Treatment Plant No. 2. The Cities of Buena Park, La Habra, Fullerton, Anaheim, Cypress, La Palma, Stanton, Los Alamitos, Westminster, and Fountain Valley are located within OC San Revenue Area 3. All sewage flow from Revenue Area 3 is collected and treated at Treatment Plant No. 2 in Huntington Beach.

County Sanitation Districts of Los Angeles County

LACSD Districts 18 and 19 border the City to west. LACSD has wastewater conveyance infrastructure located within the City. Two small service areas in the City drain to the LACSD sewer system in Buena Park, which encompasses a small area located southeast of Artesia Boulevard and Valley View Street and the OC San Orange-Western Subtrunk Relief Sewer located along Crescent Avenue from Knott Avenue to Western Avenue. Wastewater from these portions of the Buena Park drain through the LACSD sewer system to either the City of Cypress or City of Anaheim sewer system.

Wastewater that drains to LACSD District 18 is sent to the Los Coyotes Water Reclamation Plant (WRP) for treatment. The Los Coyotes WRP is located at 16515 Piuma Avenue in Cerritos. This WRP provides primary, secondary, and tertiary treatment of approximately 37.5 mgd, of which 5 mgd of reclaimed water is reused at over 270 sites.

Wastewater that drains to LACSD District 19 is sent to the Long Beach WRP for treatment. The Long Beach WRP is located at 7400 East Willow Street in Long Beach. This WRP provides primary, secondary, and tertiary treatment of 25 mgd, of which 6 mgd of reclaimed water is reused at over 60 sites.



Impact Analysis

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be required to comply with applicable OC San and LACSD rules and regulations regarding wastewater connection and service, including the wastewater lines and systems necessary to provide adequate services to the development. In addition, the City Engineer would review a future development proposal's wastewater (sewer) plans, which would be required to provide sufficient capacity and comply with City standards.

Future development proposals would result in the generation of raw sewage that would be collected in the existing or new sewer collection facilities to support the development, and then transported to the appropriate OC San or LACSD plant where it would be treated and ultimately discharged. The wastewater treatment requirements issued by applicable the RWQCB (Santa Ana RWQCB for the OC San treatment plants and Los Angeles RWQCB for the LACSD treatment plants) were developed to ensure that adequate levels of treatment would be provided for the wastewater flows emanating from all land uses in its service area.

Therefore, implementation of the proposed project would not adversely affect the ability of the City, OC San, or LACSD to provide adequate capacity and service to existing and future developments. Thus, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

D. WOULD THE PROJECT GENERATE SOLID WASTE IN EXCESS OF STATE OR LOCAL STANDARDS, OR IN EXCESS OF THE CAPACITY OF LOCAL INFRASTRUCTURE, OR OTHERWISE IMPAIR THE ATTAINMENT OF SOLID WASTE REDUCTION GOALS?

Less than Significant Impact. Solid waste disposal within the City is subject to the requirements established in *Buena Park City Code* Chapter 8.12, Garbage and Refuse Collection.

Within the City, the collection and disposal of residential and commercial solid waste in the City is provided by Park Disposal. The franchise agreement with Park Disposal covers residential curbside waste, recyclable, greenwaste collection, and commercial on-site waste and recyclable pickup. Household toxic items can be properly disposed at any of the Orange County Regional Hazardous Waste Disposal facilities; the two located closest to the City are in Anaheim and Huntington Beach.

The City's waste stream is processed and sorted at the CR&R, Incorporated (CR&R) Materials Recovery Facility (MRF) located in Stanton. The CR&R MRF is a specialized plant that receives, separates, and prepares recyclable materials for marketing to end-user manufacturers. The remainder of the City's solid waste is disposed at one of three active landfills in Orange County: Frank R. Bowerman Landfill in Irvine, Olinda Alpha Landfill in Brea; and/or Prima Desheca Landfill in San Juan Capistrano. In addition, other regional landfill facilities may receive nominal amounts of waste flow.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Presently,



capacity is available at the several solid waste management facilities serving the City of Buena Park, and these facilities would be available to service future development proposals.

In addition, future development proposals would be required to comply with the *Buena Park City Code*, which requires providing adequate areas for collecting and loading recyclable materials in concert with Countywide efforts and programs to reduce the volume of solid waste entering landfills. In addition, the location of recycling/separation areas is required to comply with all applicable Federal, State, public health, or local laws relating to fire, building, access, transportation, circulation, or safety. Compliance with all applicable State and Orange County regulations for the use, collection, and disposal of solid and hazardous wastes is also mandated. It can be assumed that future development proposals would include adequate, accessible and convenient areas for collecting recyclable materials. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.

E. WOULD THE PROJECT COMPLY WITH FEDERAL, STATE, AND LOCAL MANAGEMENT AND REDUCTION STATUTES AND REGULATIONS RELATED TO SOLID WASTE?

Less Than Significant Impact. State, County, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery and the City of Buena Park. Regulations specifically applicable to the development proposals include the California Integrated Waste Management Act of 1989 (AB 939), *CalGreen Code* Section 4.408, which the *Buena Park City Code* has adopted by reference, and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs.

The Integrated Waste Management Act, which requires every City and County in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, identifies how each jurisdiction will meet the State's mandatory waste diversion goal of 50 percent by and after the year 2000. With SB 341 (2011), the diversion goal, inclusive of recycling, composting, or source reduction of solid waste was increased to 75 percent for the year 2020. In 2016, SB 1383 established methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants (SLCP) in various sectors of California's economy, and established targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law established an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025.

Buena Park City Code Chapter 8.12, Garbage and Refuse Collection, stipulates standards and regulations for the collection and management of solid waste in the City, in accordance with the Integrated Waste Management Act. *CalGreen Code* Section 4.408 requires preparation of a Construction Waste Management Plan that outlines ways in which the contractor would recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition debris.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. During the construction phase, future development proposals would comply with the *CalGreen Code* through the recycling and reuse of at least 50 percent of the non-hazardous construction and demolition debris from the development site.



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Future development proposals would not have unusual waste production characteristics, and thus, would not include any components that would conflict with State laws governing construction or operational solid waste production or diversion. Also, future development proposals would subject to all applicable Federal, State, and local statutes and regulations related to solid waste, including the California Integrated Waste Management Act, Orange County, and City of Buena Park recycling programs, ensuring compliance with Federal, State, and local statutes and implementation requirements related to the management of solid waste. Thus, adoption and implementation of the proposed project would result in less than significant impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.19 WILDFIRE

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✓
If located in or near state responsibility areas or lands classified as high fire hazard severity zones, would the project:				
B. Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
C. 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?				✓
D. 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?				✓
E. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

A. WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES, EITHER DIRECTLY OR INDIRECTLY, TO A SIGNIFICANT RISK OF LOSS, INJURY, OR DEATH INVOLVING WILDLAND FIRES?

No Impact. The City of Buena Park has been fully urbanized for many years with established development throughout the City. The City of Buena Park is not located within wildland urban interface (WUI) area, as shown on the State Wildland Urban Interface map (CAL FIRE, 2019). Future development proposals within the City would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



- B. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, SUBSTANTIALLY IMPAIR AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?
- C. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT, DUE TO SLOPE, PREVAILING WINDS, AND OTHER FACTORS, EXACERBATE WILDFIRE RISKS, AND THEREBY EXPOSE PROJECT OCCUPANTS TO POLLUTANT CONCENTRATIONS FROM A WILDFIRE OR THE UNCONTROLLED SPREAD OF A WILDFIRE?
- D. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT REQUIRE THE INSTALLATION OR MAINTENANCE OF ASSOCIATED INFRASTRUCTURE (SUCH AS ROADS, FUEL BREAKS, EMERGENCY WATER SOURCES, POWER LINES, OR OTHER UTILITIES) THAT MAY EXACERBATE FIRE RISK OR THAT MAY RESULT IN TEMPORARY OR ONGOING IMPACTS TO THE ENVIRONMENT?
- E. IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES TO SIGNIFICANT RISKS, INCLUDING DOWNSLOPE OR DOWNSTREAM FLOODING OR LANDSLIDES, AS A RESULT OF RUNOFF, POST-FIRE SLOPE INSTABILITY, OR DRAINAGE CHANGES?

No Impact. The California Department of Forestry and Fire Protection (CAL FIRE) is focused on fire protection and stewardship of over 31 million acres of California's privately-owned wildlands. Preventing wildfires in the State Responsibility Area (SRA) is a key component of CAL FIRE's mission, and in more recent decades, CAL FIRE has adapted to the evolving destructive wildfires and succeeded in significantly increasing its efforts in fire prevention. CAL FIRE's Fire Prevention Program consists of multiple activities including wildland pre-fire engineering, vegetation management, fire planning, education and law enforcement. Typical fire prevention projects include brush clearance, prescribed fire, defensible space inspections, emergency evacuation planning, fire prevention education, fire hazard severity mapping, and fire-related law enforcement activities. The Office of the State Fire Marshall has the responsibility for Fire and Resource Assessment Program (FRAP), inclusive of preparing the Fire Hazard Severity Zone (FHSZ) mapping.

The City of Buena Park has been fully urbanized for many years with established development throughout the City. No portion of the City is located within either a State responsibility Area (SRA) FHSZ or Local Responsibility Area (LRA) FHSZ, as shown on the Orange County Fire Hazard Severity Zones in State Responsibility Area (SRA) map (CAL FIRE, November 2007) and the Orange Zone County Very High Severity Zones in LRA map (CAL FIRE, October 2011).

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents, and as such, do not include any site-specific development designs or proposals. However, the 2021-2029 Housing Element does include policies and programs that would facilitate the production of future housing development. Current development and future development proposals within the City would not be subject to high fire hazard severity impacts. Thus, adoption and implementation of the proposed project would result in no impacts in this regard.

Mitigation Measures: No mitigation measures are required.



4.20 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate 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?			✓	
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

A. DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF A FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE 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. The City of Buena Park site does not contain threatened species, endangered species, or sensitive habitats. Thus, implementation of the proposed project would not result in impacts to biological resources.

However, there are existing and undiscovered historical, archaeological, paleontological, and tribal cultural resources in the City. Thus, there is the potential to degrade the environment with respect to historical, archaeological, paleontological, or tribal cultural resources.

The 2021-2029 Housing Element and Environmental Justice Element are policy-level documents. Adoption and implementation of the proposed project would not authorize any new housing development, but the 2021-2029 Housing Element does include policies that would facilitate the development of future development proposals. Future development proposals pursued in accordance with the 2021-2029 Housing Element policies and programs must be consistent with adopted General Plan land use policy and the Zoning Ordinance, as well as conduct a review, if applicable, of historical or tribal cultural resources. Thus, less than significant impacts would occur in this regard.



B. DOES THE PROJECT HAVE IMPACTS THAT ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (“CUMULATIVELY CONSIDERABLE” MEANS THAT THE INCREMENTAL EFFECTS OF A PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS)?

Less-Than-Significant Impact. As discussed previously in [Section 4.1](#) through [Section 4.19](#), the proposed project does not directly involve any construction activity. Future development proposals pursued in accordance with the 2021-2029 Housing Element policies and programs must be consistent with adopted General Plan land use policy and the Zoning Ordinance, and as such, would reduce the potential for considerable incremental effects of the proposed project when viewed in connection with the effects of past projects, current projects, or probable future projects. No new cumulative impacts would result from adoption and implementation of the proposed project. Thus, less than significant impacts would occur in this regard.

C. DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH WILL CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?

Less Than Significant Impact. As supported throughout this Initial Study, the proposed project would not result in substantial adverse effects on human beings. Under each environmental consideration addressed in this Initial Study checklist, the proposed project is considered to have no impacts or less than significant impacts.

The proposed project includes several policy documents, and does not identify any specific housing development projects. All future development proposals would be reviewed to ensure compliance with applicable standards and regulations that would avoid or reduce environmental impacts. Where necessary, mitigation measures would be imposed on future development proposals to address potentially significant impacts. As such, the proposed project would not result in environmental impacts that would cause substantial adverse effects on human beings. Thus, less than significant impacts would occur in this regard.



4.21 REFERENCES

Following is a list of reference documents and maps utilized in the preparation of this Initial Study.

- AKM Consulting Engineers, *City of Buena Park Water Master Plan*, April 2019
- Arcadis, U.S., Inc., *Buena Park 2020 Urban Water Management Plan*, June 2021
- Arcadis, U.S., Inc., *Buena Park 2020 Water Shortage Contingency Plan*, June 2021
- Arcadis, U.S., Inc., *Fullerton 2020 Urban Water Management Plan*, June 2021
- City of Buena Park, *Buena Park 2035 General Plan*, December 2010
- City of Buena Park, *Buena Park 2035 General Plan Update Environmental Impact Report*, December 2010
- City of Buena Park, *Buena Park City Code*, Current through Ordinance 1690 and January 2021 code supplement
- City of Buena Park, *2021 Emergency Operations Plan*, June 8, 2021
- City of Buena Park, *2021-2029 Housing Element*, Public Review Draft October 2021
- City of Buena Park, *Environmental Justice Element*, Public Review Draft October 2021
- City of Buena Park, *Local Hazards Mitigation Plan*, November 2017
- California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, California Important Farmland Finder (CIFF), <https://maps.conservation.ca.gov/dlrp/ciff/app>, accessed October 26, 2021
- California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, *Orange County Important Farmland Map*, 2018
- California Department of Toxic Substances Control, EnviroStor, Hazardous Waste and Substances Control List (Cortese), <https://www.envirostor.dtsc.ca.gov/>, accessed October 26, 2021
- California Department of Forestry and Fire Protection (CAL FIRE), Fire and Resource Assessment Program (FRAP), *State of California Wildland Urban Interface map*, 2019
- California Department of Forestry and Fire Protection (CAL FIRE), *Orange County Fire Hazard Severity Zones in State Responsibility Area (SRA) map*, November 7, 2007
- California Department of Forestry and Fire Protection (CAL FIRE), *Orange County Very High Severity Zones in Local Responsibility Area (LRA) map*, October 2011
- DDB Engineering, *Orange County Water District Groundwater Replenishment System, 2020 Annual Report*, June 18, 2021
- Orange County Water District, City of La Habra, Irvine Ranch Water District, *Basin 8-1 Alternative*, January 1, 2017
- Southern California Association of Governments, *Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments)*, May 7, 2020
- Southern California Association of Governments, *Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy), Regional Growth Forecast*, 2016 and 2020



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Southern California Association of Governments, *Addendum to the Connect SoCal Program Environmental Impact Report*, September 3, 2020

Southern California Association of Governments, *Profile of the City of Buena Park, Local Profiles Report*, 2019

Southern California Association of Governments, High Quality Transit Areas, 2016, <https://gisdata-scag.opendata.arcgis.com/maps/edit?content=SCAG%3A%3Ahigh-quality-transit-areas-hqta-2016-scag-region>, accessed October 25, 2021

Southern California Association of Governments, High Quality Transit Areas, 2045, <https://gisdata-scag.opendata.arcgis.com/maps/edit?content=SCAG%3A%3Ahigh-quality-transit-areas-hqta-2045-scag-region>, accessed October 25, 2021



4.22 REPORT PREPARATION PERSONNEL

CITY OF BUENA PARK (LEAD AGENCY)

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Collette L. Morse, AICP, Principal, Project Manager



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5.0 CONSULTANT RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study/Environmental Checklist, I recommend that the City of Buena Park prepare a Negative Declaration for the 2021-2029 Housing Element and Environmental Justice Element Project. I find that the proposed project would not have a significant effect on any environmental issues, and no mitigation measures are required. I recommend that the first category be selected for the City of Buena Park's determination (see Section 6.0, Lead Agency Determination).

November 5, 2021

Date

Collette L. Morse, AICP
Project Manager
Morse Planning Group



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6.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ✓

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0 have been added. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Signature: _____

Title: _____

Planning Manager

Printed Name: _____

Swati Meshram, PhD, AICP, LEED AP

Agency: _____

City of Buena Park

Date: _____

November 5, 2021



**2021-2029 Housing Element & Environmental Justice Element
Initial Study/Negative Declaration**

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