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**Draft Initial Study/Negative Declaration**  
**General Plan Amendment, Zone Change, Specific Plan**  
**Amendment and Objective Design and Development**  
**Standards (ODDS) to Implement the**  
**Housing Incentive Overlays (HIO)**  
**Programs 11, 12, and 16**  
**2021-2029 Housing Element**

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Buena Park, CA 90622-5009  
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December 20, 2023



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## CHAPTER ONE – INTRODUCTION

### 1.1 Purpose and Authority

This Initial Study/Negative Declaration (“IS/ND”) has been prepared in accordance with the California Environmental Quality Act (California Public Resources Code §§ 21000 *et seq.*) (“CEQA”) to evaluate the potential environmental impacts associated with the implementation of the proposed General Plan - Land Use Plan Map and Official Zoning Map Amendments, and Housing Incentive Overlay (HIO) Objective Design and Development Standards (“Project”) located within the City of Buena Park, California. This document is prepared in conformance with CEQA and the CEQA Guidelines (California Code of Regulations, Title 14, § 15000 *et seq.*). This IS/ND is intended to serve as an informational document for the public agency decision makers and the public regarding the Project.

### 1.2 Documents Incorporated by Reference

As permitted by Section 15150 of the CEQA Guidelines, this IS/ND references several technical studies and analyses. Information from the documents incorporated by reference is briefly summarized in the appropriate section(s). The relationship between the incorporated part of the referenced document and the IS/ND has also been described. The documents and other sources used in the preparation of this IS/ND include, but are not limited to:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
- City of Buena Park 2035 General Plan Update Final Environmental Impact Report (November 2010)
- City of Buena Park City Code (current through Ordinance 1724 and the July 2023 code supplement)

### 1.3 Organization of Document

This Initial Study is organized in the following manner:

- *Chapter 1 Introduction* provides the purpose of the Initial Study and the authority of the City of Buena Park as the Lead Agency under CEQA Guidelines. Additionally, Chapter 1 includes a list of the documents referenced in the Initial Study.
- *Chapter 2 Environmental Checklist* includes a detailed description of the components of the proposed Project and the existing environment in which it is proposed.
- *Chapter 3 Environmental Impact Discussion* provides the environmental analysis of the proposed Project under CEQA Guidelines assessing the level of potential impacts the Project may have on the environment.
- *Chapter 4 References and Preparers* specifies the resources used in the preparation of this Initial Study in addition to the professionals that prepared it.



## CHAPTER TWO – ENVIRONMENTAL CHECKLIST

### 2.1 Project Summary

#### 1. Project Title

General Plan Amendment, Zone Change, Specific Plan Amendment, and Objective Design and Development Standards (ODDS) to implement the Housing Incentive Overlays (HIO) - Programs 11, 12, & 16 of the 2021-2029 Housing Element Update

#### 2. Lead Agency Name and Address:

City of Buena Park  
6650 Beach Blvd.  
Buena Park, CA 90622-5009

#### 3. Contact Person and Phone Number:

Swati Meshram, Planning Manager  
(714) 562-3611

#### 4. Project Location:

The Project site is comprised of 410 parcels throughout the City. The City encompasses 10.3 square miles and is located on the northwestern boundary of Orange County. *Figure 2-1, Regional Vicinity*, shows the City's location within Orange County and *Figure 2-2, Project Boundary*, shows the City limits as the Project boundary.

#### 5. Project sponsor's Name and Address:

City of Buena Park, Community Development Department  
6650 Beach Blvd.  
Buena Park, CA 90622-5009

#### 6. General Plan Land Use Designation:

Existing: High Density Residential, Medium Density Residential, Low Density Residential, General Mixed-Use, Entertainment Mixed-Use, Central Buena Park Mixed Use, Beach and Orangethorpe Mixed-Use SP, Commercial, Office Manufacturing, Office Professional, Light Industrial and Open Space.

Proposed: High Density Residential, Mixed-Use Overlay-45, Mixed Use Overlay-60, Mixed Use Overlay-100, Religious Congregational and Fraternal Sites Overlay, Hotel/Motel Conversion Overlay and Housing Opportunities Overlay.

#### 7. Zoning Designation:

Existing: One Family Residential (RS-6), Estate Residential (RS-10), Low Density Multifamily Residential (RM-10), Medium Density Multifamily Residential (RM-20), General Mixed Use (GMU), Light Industrial (ML), Commercial General (CG), Office (CO), Commercial Manufacturing (CM), Regional Commercial (CR), Community Shopping (CS), Open Space



(OS), Auto Center Specific Plan (ACSP), Beach and Orangethorpe Mixed-Use Specific Plan (BOMUSP), and Entertainment Corridor Specific Plan (ECSP).

Proposed: Mixed-Use Overlay-45, Mixed Use Overlay-60, Mixed Use Overlay-100, Religious Congregational and Fraternal Sites Overlay, Hotel/Motel Conversion Overlay and Housing Opportunities Overlay.

**8. Project Description:**

Project Background

The City of Buena Park (“City”) updated their General Plan 2021-2029 Housing Element in January 2022 for the 6th Cycle of the City’s Regional Housing Needs Assessment (RHNA). Based on the Southern California Association of Governments (SCAG) 6th Cycle Final RHNA, the City has a total RHNA allocation of 8,919 housing units broken down into the following income categories as shown in *Table 2-1, City of Buena Park 2021-2029 RHNA Allocation*.

**Table 2-1 City of Buena Park 2021-2029 RHNA Allocation**

Income Level	Dwelling Units	Percentage
Extremely Low Income	1,059	12%
Very Low Income	1,059	12%
Low Income	1,343	15%
Moderate Income	1,573	17%
Above Moderate Income	3,884	44%
Total	8,919	100%

Source: SCAG 6<sup>th</sup> Cycle Final RHNA, adopted March 4, 2021.

The 6th Cycle Housing Element Update indicates that the City can accommodate approximately 10,322 housing units through pending projects, the City’s inventory of vacant and underutilized land, accessory dwelling units (ADUs), rezoned sites, and Housing Incentive Overlay sites. In order to plan for an additional 10,322 housing units, the City must update the Land Use & Community Design Element of the General Plan, Single Family Residential Zones, Multifamily Residential Zones, and create development standards for Mixed-Use Zones to allow increased densities under the land use designations and provide development standards under the zoning ordinance that accommodate increased densities.

Project Description

The 6th Cycle Housing Element Update was approved by the City Council on January 25, 2022. An Initial Study/Negative Declaration (IS/ND) was prepared for the Housing Element Update and was approved at the January 25, 2022, Council hearing. Cities within Orange County are required to receive certification from the California Department of Housing and Community Development (HCD) for their Housing Elements. In order for the City to receive certification from HCD for its 2021-2029 Housing Element, it must rezone parcels to address the shortfall of sites to accommodate the City’s RHNA allocation. Thus, the proposed Project Description includes the following components:

1. Amend the City’s General Plan Land Use Map and Official Zoning Map (See Figures 2-1 through 2-8)



2. Amend the Auto Center Specific Plan (ACSP) and Entertainment Corridor Specific Plan (ECSP)
3. Approve the Objective Design and Development Standards to implement the Housing Incentive Overlays (HIO) as approved in the Housing Element Update (See Appendix A).

The General Plan Land Use Map will be amended to include five (5) new Housing Incentive Overlays, two (2) land use designation amendments and incorporate all General Plan Amendments since 2010. The Official Zoning Map will be amended to include six (6) new Housing Incentive Overlays and one (1) change of zone. The ACSP will be amended to include two (2) new Housing Incentive Overlays and the ESCP will be amended to include one (1) new Housing Incentive Overlay. The Objective Design and Development Standards will support and guide the development of affordable housing with a minimum of 20% affordable units restricted to low-income residents within the City of Buena Park's six (6) new Housing Incentive Overlays (HIO).

The 2021-2029 Housing Element Update identifies 410 parcels throughout the City that can accommodate the additional housing units. Of the 410 parcels, 95 parcels will require no land use change, zone change, or HIO as they are underutilized residential lots that are either vacant or developed at a density less than the maximum density permitted. Of the remaining 315 parcels, 60 parcels have a Housing Opportunities Overlay where the base density of this Overlay will increase from the current 30 du/ac to the proposed 50 du/ac. The remaining 255 parcels are candidates for a Housing Incentive Overlay, Change of Zone, or General Plan land use designation amendment. Of these 255 candidate parcels, the Housing Element identifies six (6) Housing Incentive Overlays that will be applied to 253 parcels as listed below:

- The Mixed-Use Overlay – 45 will be applied to 107 parcels.
- The Mixed-Use Overlay – 60 will be applied to 112 parcels.
- The Mixed-Use Overlay – 100 will be applied to 13 parcels.
- The Hotel/Motel Conversion Overlay will be applied to 3 parcels.
- The Religious Congregational and Fraternal Overlay will be applied to 17 parcels.
- The Housing Opportunities Overlay will be applied to 1 parcel. The addition of the 1 parcel to the 60 existing Housing Opportunity Overlay parcels will result in a total of 61 Housing Opportunity Overlay parcels within the City.

In brief, 253 of the 255 candidate parcels will require a Housing Incentive Overlay, and the remaining 2 parcels will require a land use designation amendment to High Density Residential. Of the 2 parcels that will require a land use designation amendment, 1 parcel will also require a change of zone to RM-20, Medium-Density Multifamily Residential.

The Housing Incentive Overlays allow the following densities and intensities, however, the Housing Incentive Overlays shall maintain a minimum density of 20 du/ac, as well as, have a minimum site area of 0.5 acres, and accommodate at least 16 units on the site, as illustrated in Program 11 of the Housing Element Update.





**Table 2-2 Housing Incentive Overlay Densities**

<b>Housing Incentive Overlay</b>	<b>Base Density</b>	<b>Floor Area Ratio</b>
Mixed-Use Overlay-45	Up to 45 du/ac	1.5 FAR
Mixed-Use Overlay-60	Up to 60 du/ac	1.0 FAR
Mixed-Use Overlay-100	Up to 100 du/ac	1.75 FAR
Housing Opportunities Overlay	Up to 50 du/ac	N/A
Religious Congregational and Fraternal Overlay	Up to 40 du/ac	N/A
Hotel/Motel Conversion Overlay	Varies	N/A

Housing Element Implementation Programs

As the City moves towards receiving HCD certification of its Housing Element, it must continue to implement all programs identified in the Housing Element including but not limited to the following:

- Program 5 – Preservation of At-Risk Units
- Program 8 – Affordable Housing Incentives
- Program 11 – Adequate Sites to Accommodate the RHNA
- Program 14 – Special Needs Housing
- Program 15 – Zoning Ordinance Updates
- Program 16 – Streamline Entitlement and Permit Processing
- Program 18 – Fair Housing

As an implementation strategy to meet the City’s RHNA allocation, the City is in the process of initiating the Land Use and Community Design Element and Residential Zoning Code Updates to establish development standards for Mixed-Use Zones, create five (5) Housing Incentive Overlays with a variety of densities as indicated above, and update the existing Housing Opportunities Overlay to allow increased densities. These implementation programs will establish consistency between the 2021-2029 Housing Element Update, Residential Zoning Code, and Land Use & Community Design Element. The Land Use and Community Design Element and Residential Zoning Code updates will be analyzed in a forthcoming Focused Environmental Impact Report (FEIR) with accompanying technical studies that analyze any potential impacts to the environment. Development projects proposed prior to the adoption of the FEIR will continue to adhere to the City’s policies and CEQA Guidelines. Thus, the Land Use and Community Design Element and Residential Zoning Code Updates are not associated with this IS/ND.



**9. Surrounding Land Uses and Setting:**

The Project would amend the General Plan Land Use Map, Official Zoning Map and implement the HIO Objective Design and Development Standards and as such, would be applied Citywide. The City has been fully urbanized for many years, and development is characterized by a mix of housing types, a solid commercial base and a well- established manufacturing and distribution base. Residential development is the dominant land use in the City. 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.

**10. Other Public Agencies Whose Approval is Required:**

(e.g., permits, financing approval, or participation agreement)

- Airport Land Use Commission for Fullerton Municipal Airport and Joint Forces Training Base Los Alamitos

**11. California Native American Tribes:**

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

In accordance with SB 18 and AB 52, the Native American Heritage Commission (NAHC) provided a consultation list of tribes with traditional lands of cultural places located within the boundaries of the proposed Project. Formal notification of the Project pursuant to SB 18 and AB 52 was sent out by the Lead Agency on July 15, 2022 to the following tribes: Campo Band of Diegueno Mission Indians, Ewiiapaayp Band of Kumeyaay Indians, Gabrieleno Band of Mission Indians – Kizh Nation, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrielino/Tongva Nation, Gabrielino Tongva Indians of California Tribal Council, Gabrielino-Tongva Tribe, Juaneno Band of Mission Indians Acjachemen Nation – Belardes, La Posta Band of Diegueno Mission Indians, Manzanita Band of Kumeyaay Nation, Mesa Grande of Diegueno Mission Indians, Pala Band of Mission Indians, Santa Rosa Band of Cahuilla Indians and Soboba Band of Luiseno Indians.

As of October 25, 2023, the City has not received any consultation requests on the proposed Project, resulting in the conclusion of the SB 18 and AB 52 process. Further discussion on tribal cultural resources is provided in *Section 3.18 Tribal Cultural Resources* of this Initial Study.



GPA, ZC, SPA & HIO ODDS – Programs 11, 12, & 16 Housing Element Initial Study/Negative Declaration

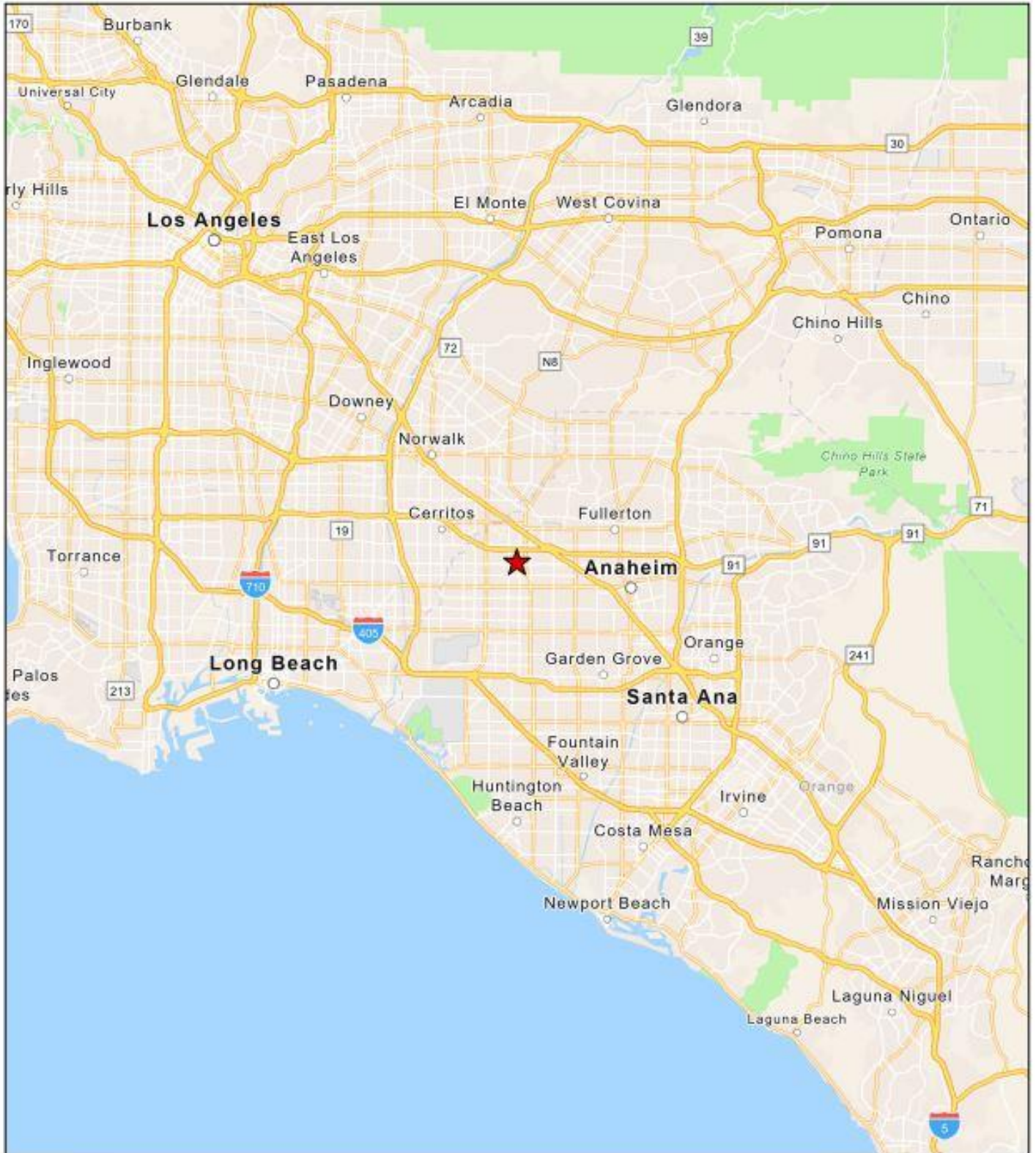
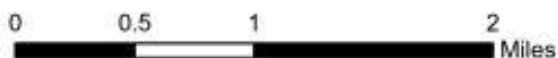
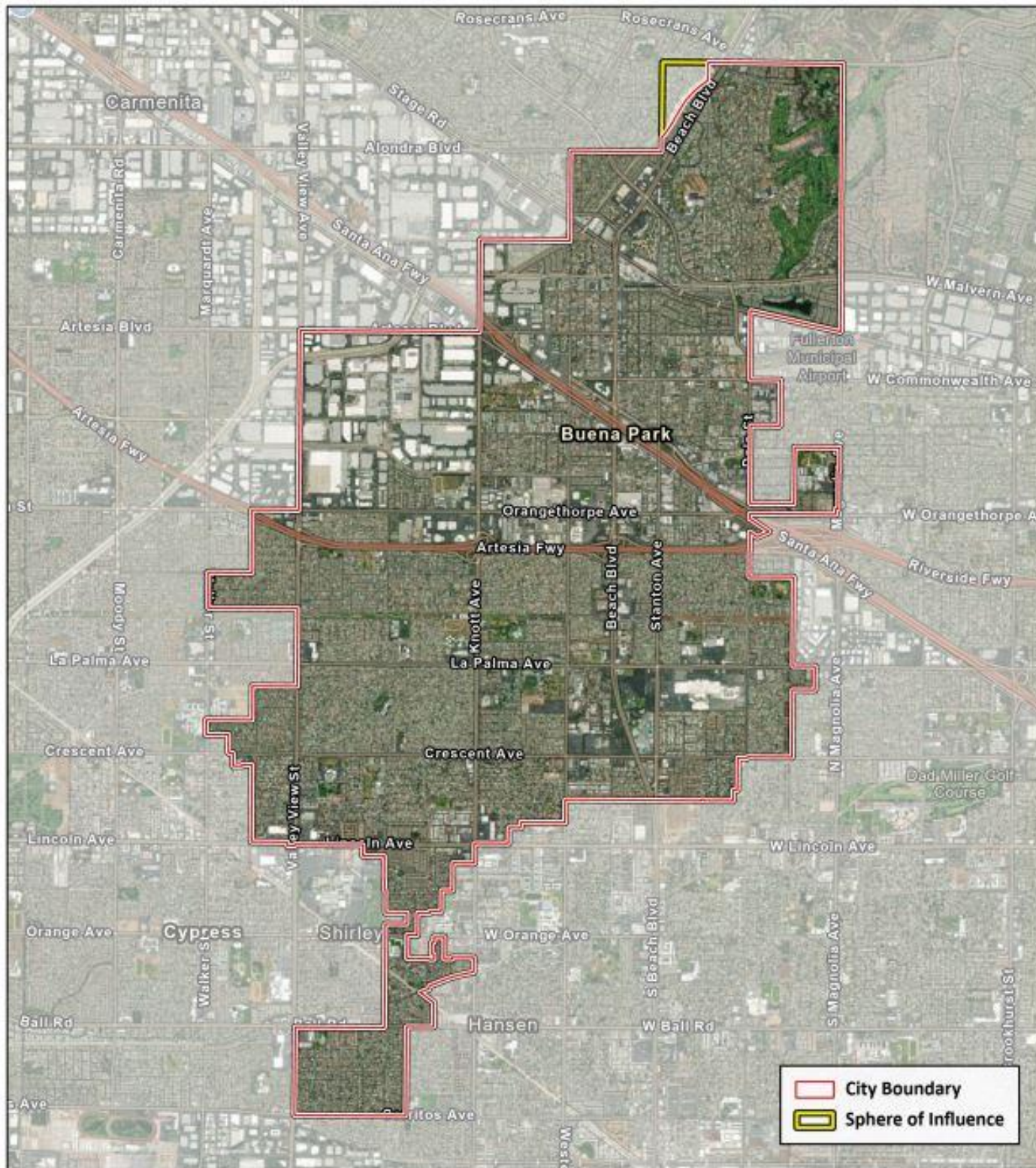


Exhibit 2-1: Regional Vicinity

City of Buena Park

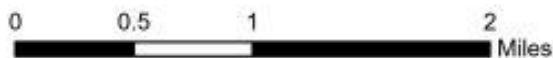
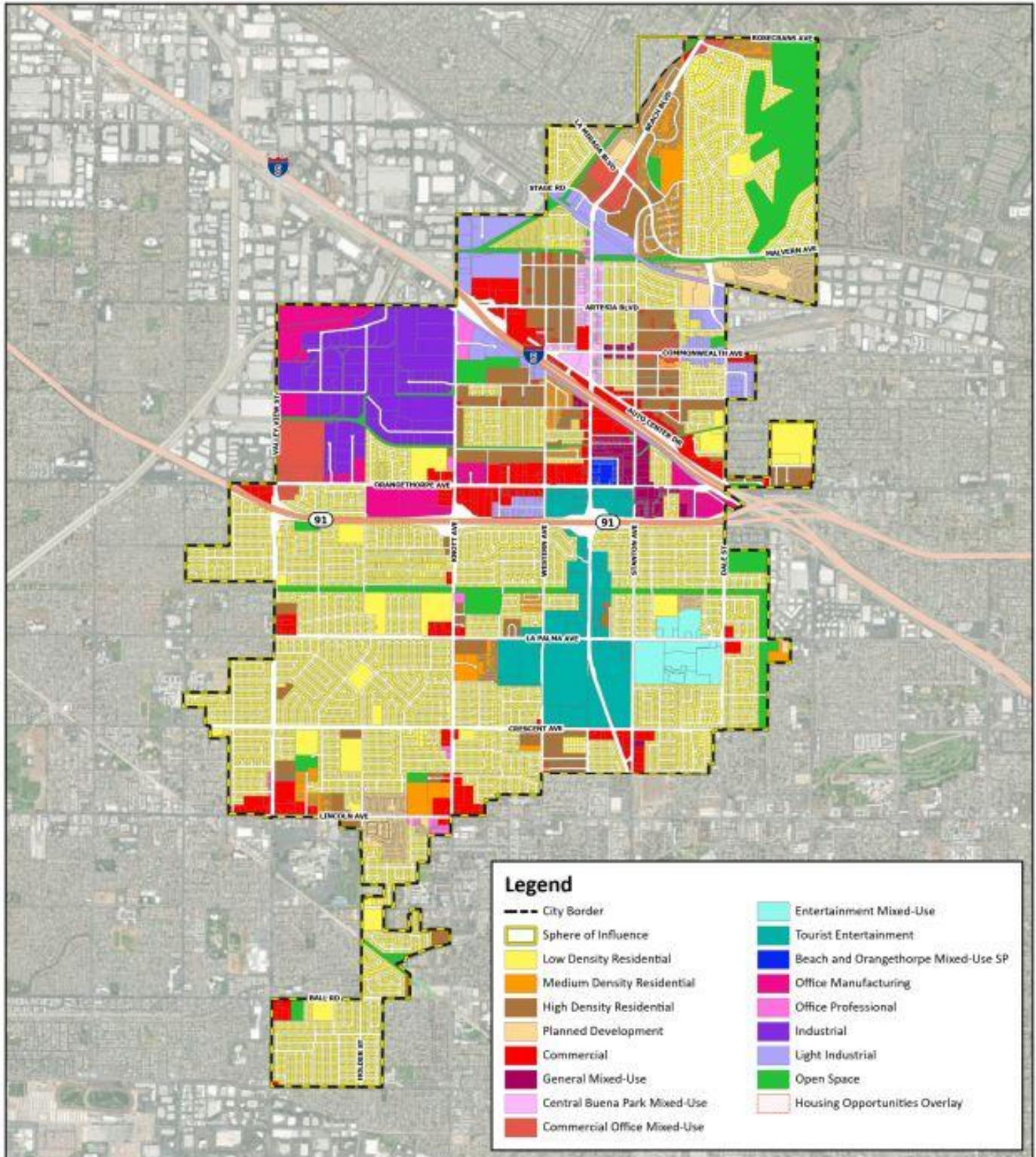




### Exhibit 2-2: Project Boundary

City of Buena Park



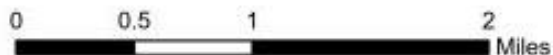
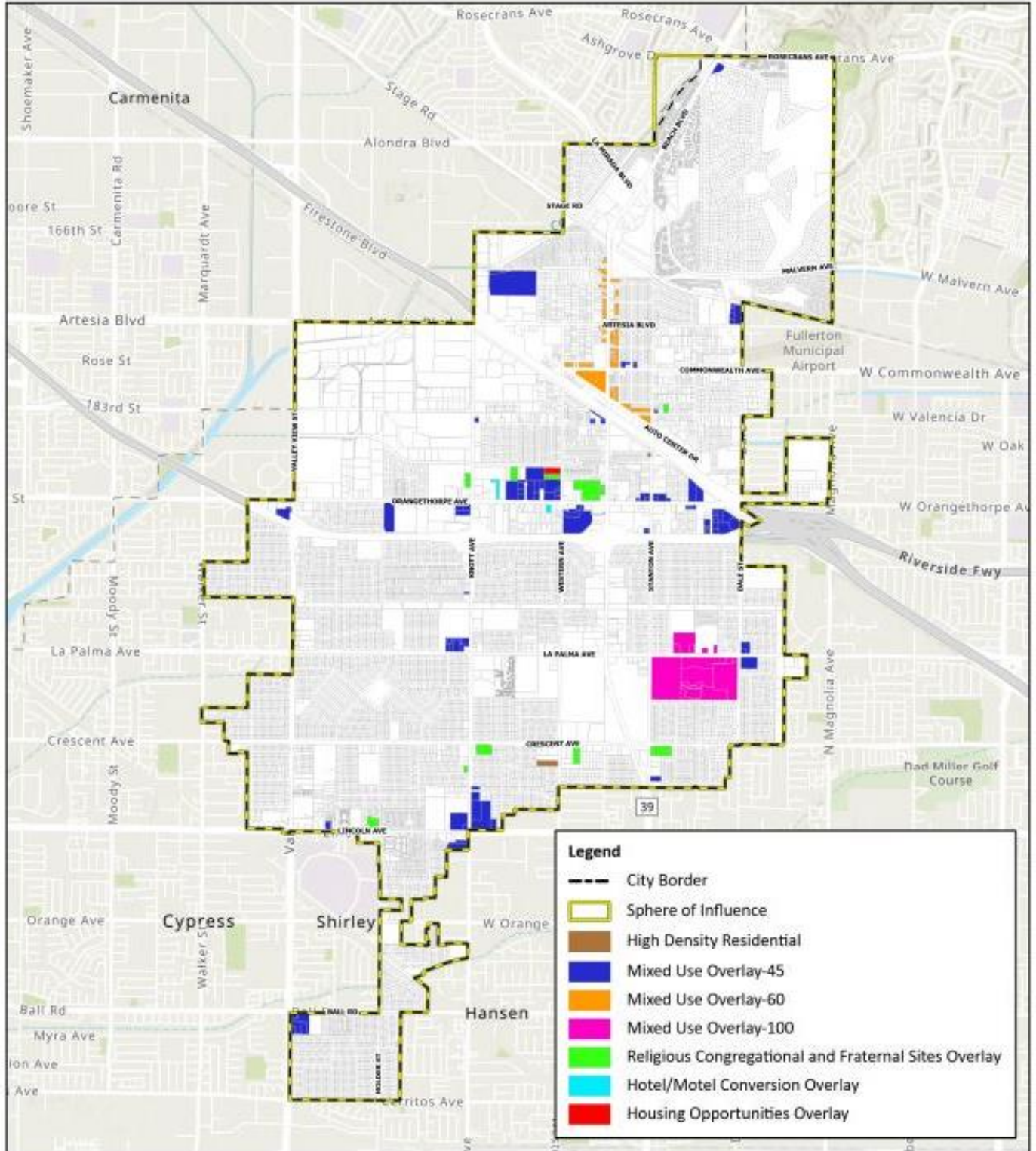


**Exhibit 2-3: Existing General Plan Land Use**  
City of Buena Park





# GPA, ZC, SPA & HIO ODDS – Programs 11, 12, & 16 Housing Element Initial Study/Negative Declaration



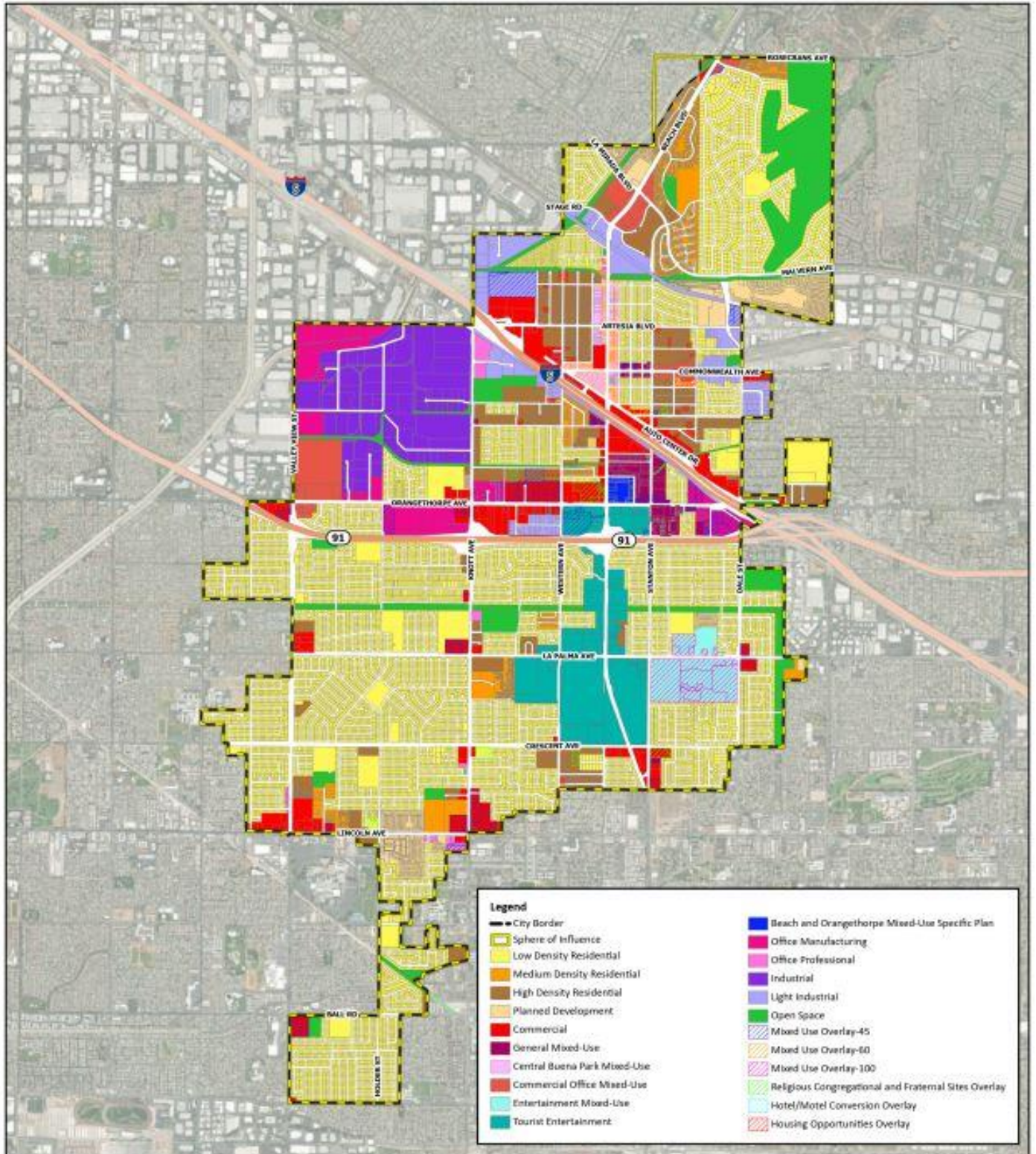
## Exhibit 2-4: Proposed Amendment Areas General Plan Land Use

City of Buena Park





GPA, ZC, SPA & HIO ODDS – Programs 11, 12, & 16 Housing Element  
Initial Study/Negative Declaration



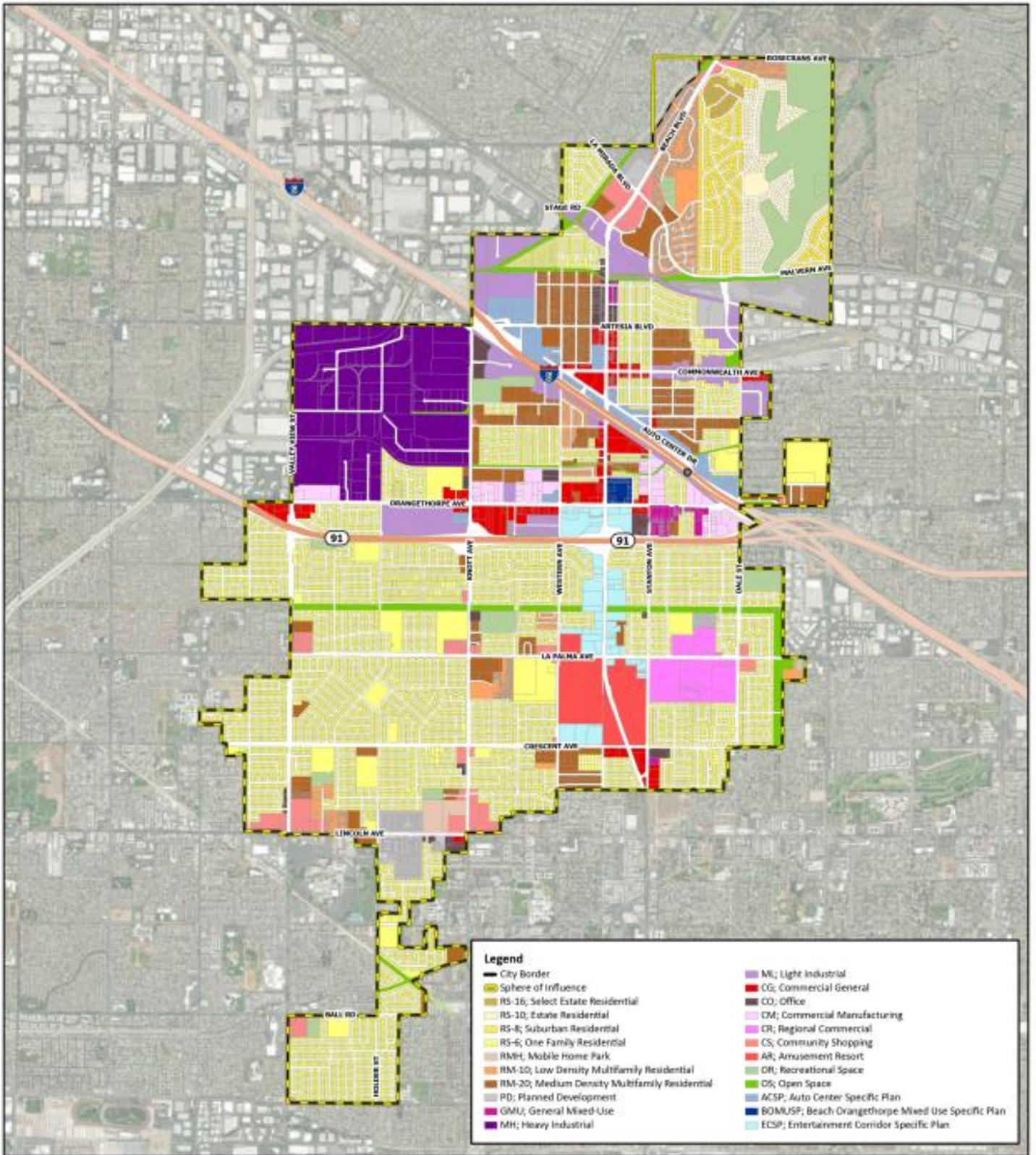
**Exhibit 2-5: Proposed General Plan  
Land Use**

City of Buena Park





GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element Initial Study/Negative Declaration



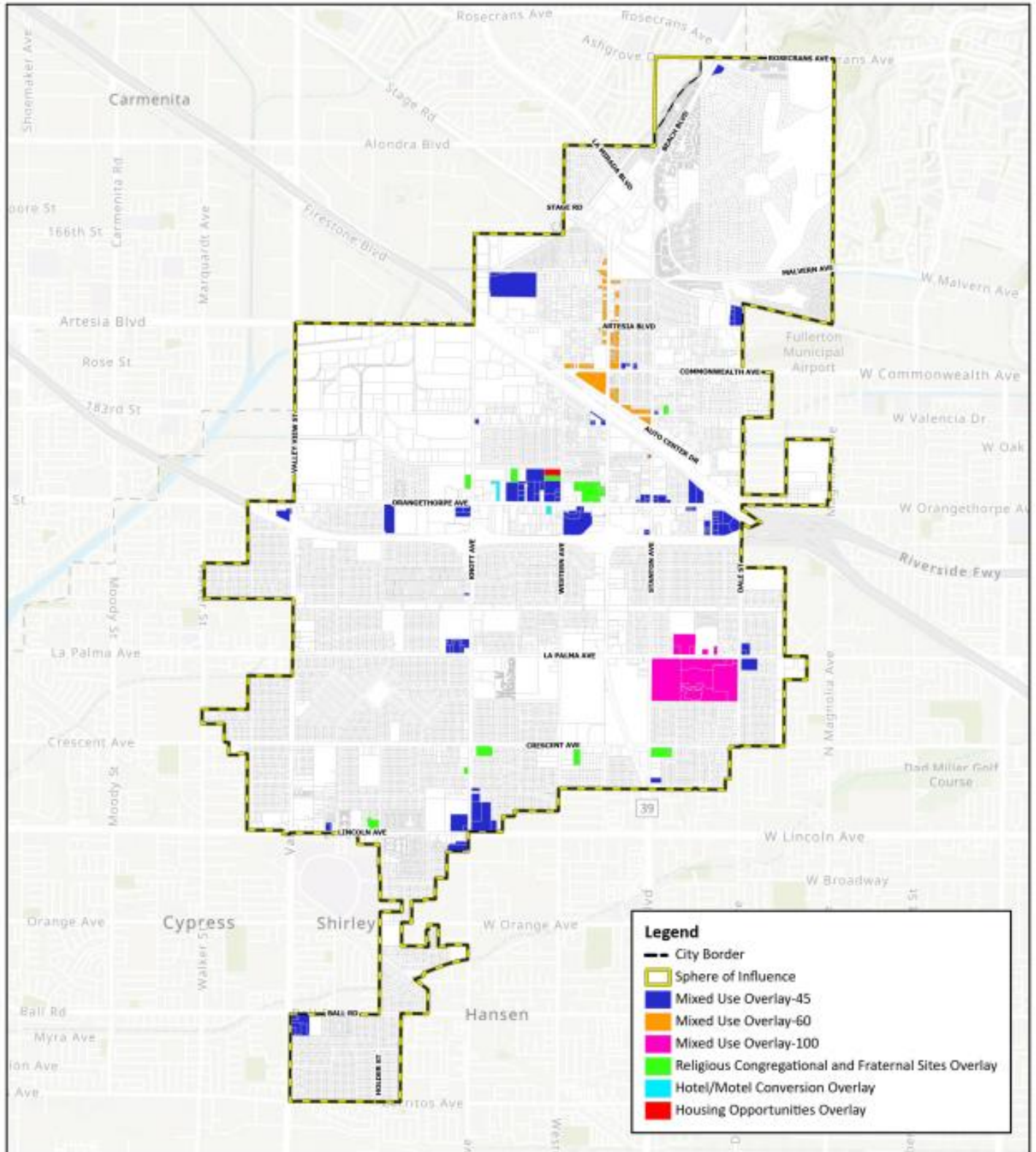
**Exhibit 2-6: Existing Zoning**

City of Buena Park





# GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element Initial Study/Negative Declaration



## Exhibit 2-7: Proposed Amendment Areas Zoning City of Buena Park





GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element Initial Study/Negative Declaration

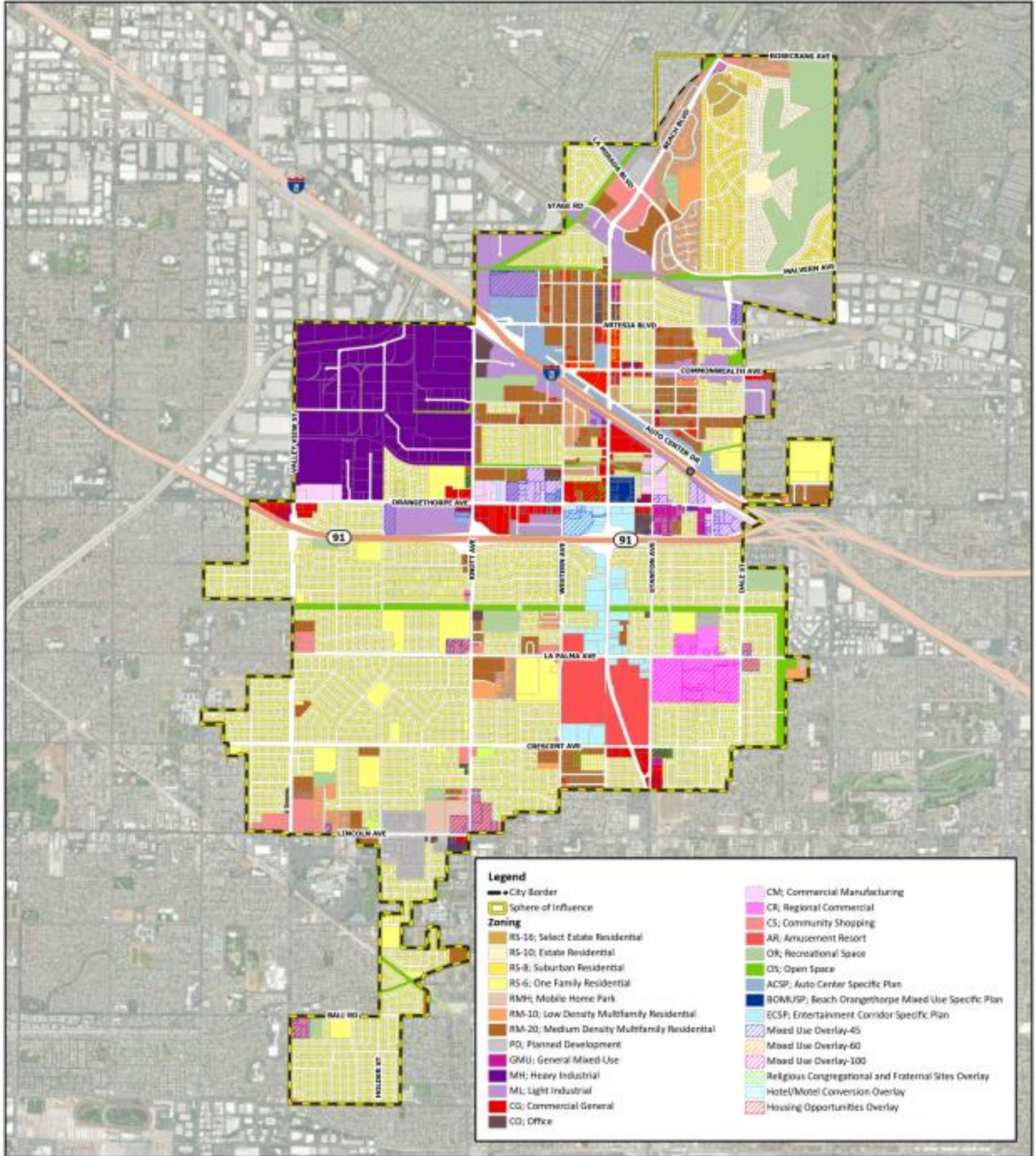


Exhibit 2-8: Proposed Zoning

City of Buena Park



### 2.2 Environmental Factors Potentially Affected

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

<input type="checkbox"/>	<u>Aesthetics</u>	<input type="checkbox"/>	<u>Agriculture and Forestry Resources</u>	<input type="checkbox"/>	<u>Air Quality</u>
<input type="checkbox"/>	<u>Biological Resources</u>	<input type="checkbox"/>	<u>Cultural Resources</u>	<input type="checkbox"/>	<u>Energy</u>
<input type="checkbox"/>	<u>Geology/Soils</u>	<input type="checkbox"/>	<u>Greenhouse Gas Emissions</u>	<input type="checkbox"/>	<u>Hazards &amp; Hazardous Materials</u>
<input type="checkbox"/>	<u>Hydrology/Water Quality</u>	<input type="checkbox"/>	<u>Land Use/Planning</u>	<input type="checkbox"/>	<u>Mineral Resources</u>
<input type="checkbox"/>	<u>Noise</u>	<input type="checkbox"/>	<u>Population/Housing</u>	<input type="checkbox"/>	<u>Public Services</u>
<input type="checkbox"/>	<u>Recreation</u>	<input type="checkbox"/>	<u>Transportation/Traffic</u>	<input type="checkbox"/>	<u>Tribal Cultural Resources</u>
<input type="checkbox"/>	<u>Utilities/Service Systems</u>	<input type="checkbox"/>	<u>Wildfire</u>	<input type="checkbox"/>	<u>Mandatory Findings of Significance</u>

### 2.3 Determination

On the basis of this initial evaluation:

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

12/19/2023

Swati Meshram, Planning Manager

Date



## 2.4 Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the Project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) **Earlier Analysis Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.



- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.





### CHAPTER THREE – ENVIRONMENTAL IMPACT DISCUSSION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.1 Aesthetics</b> – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 5 – Conservation and Sustainability Element
  - Chapter 6 - Open Space and Recreation Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.03 - Aesthetics, Light and Glare
- Buena Park City Code (Ord. 1724)
- California Department of Transportation. List of Eligible and Officially Designated State Scenic Highways, 2019

**Discussion of Impacts**

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

**No Impact:** The City’s General Plan does not identify any scenic vistas within its jurisdiction. The City is densely developed with residential, commercial, industrial, entertainment, hospitality, open space, and recreational uses. The topography in the City is relatively flat with buildings and the adjacent roadways as the dominant view. Therefore, distant views are obstructed by existing development. The proposed Project is a planning action that would amend the City’s General Plan – Land Use Plan, Zoning Map, ACSP,



ECSP and adopt the Objective Design and Develop Standards (ODDS) to implement the Housing Incentive Overlays (HIO's). The Project is not located within a scenic vista and does not include any new development. Thus, no impact would occur.

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

**No Impact:** The nearest State-designated scenic highway to the Project site is a portion of State Route 91 (SR-91) located approximately 8.7 miles east of the City. The Project site is not located within a state scenic highway corridor and implementation of the proposed Project would not have a substantial effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor. Therefore, the proposed Project would not result in adverse impacts to scenic resources adjacent to or near a State Scenic Highway. No impact would occur.

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

**No Impact:** The Project site is located in an urbanized area and would not conflict with applicable regulations governing scenic quality. The proposed Project is a planning action that would amend the General Plan - Land Use Plan, Zoning Map, ACSP, ECSP and implement the HIO ODDS. The proposed Project is consistent with the existing residential and commercial uses located within the City. Additionally, any new development would be evaluated for compliance with the City Municipal Code and state law at the time of submittal. Therefore, the proposed Project would not conflict with regulations governing scenic quality and no impact would occur.

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

**No Impact:** The Project site is located within an urbanized area that contains residential and commercial uses. As discussed in Section 3.1 (c), the proposed Project would amend the General Plan – Land Use Plan, Zoning Map, ACSP, ECSP, and adopt the ODDS to implement the HIO's. As the Project site is located within an urbanized area, light and glare already exists within the Project vicinity. Additionally, the Project does not propose any new development and future development will be evaluated at the time of submittal. Thus, the proposed Project would not create a new source of light or glare and no impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>3.2 Agricultural Resources</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
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 nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 2 – Land Use and Community Design Element
  - Chapter 5 – conservation and Sustainability Element
- California Important Farmland Finder, Farmland Mapping and Monitoring Program California Department of Conservation. Web application.





## Discussion of Impacts

- 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 nonagricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) 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?
- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?
- 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 nonagricultural use or conversion of forest land to non-forest use?

**a-e) No Impact:** The following analysis addresses environmental checklist questions a) through e) for Agriculture Resources. The California Department of Conservation manages the Farmland Mapping and Monitoring Program (FMMP), which identifies and maps significant farmland. Farmland is classified using a system of five categories including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance or Potential, and Grazing Land. The classification of farmland is determined by a soil survey conducted by the Natural Resources Conservation Service (NRCS) which analyzes the suitability of soils for agricultural production. Based on the Important Farmland Finder, an interactive GIS application, the City is identified as “Urban and Built-Up Land” and there are no agricultural resources within the City. Parcels included in the Project scope are not subject to a Williamson Act contract, nor would the Zoning Map amendment conflict with zoning for agriculture uses, forest land area, or timberland production. Based on the preceding, the proposed Project would not result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use and no impact to agricultural or forestry resources would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.3 Air Quality</b> – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 5 – Conservation and Sustainability Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.05 Air Quality and Climate Control
- Buena Park City Code (Ord. 1724)

**Discussion of Impacts**

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

**No Impact:** The Project site is located within the South Coast Air Basin (SCAB), which is characterized by relatively poor air quality. The South Coast Air Quality Management District (SCAQMD) is principally responsible for air pollution control and works directly with the SCAG, county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards. Currently, these state and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

In December 2022, the SCAQMD released the Final 2022 Air Quality Management Plan (AQMP) that establishes thresholds for criteria pollutants; projects that exceed any of the



indicated daily thresholds should be considered as having an individually and cumulatively significant air quality impact and are not in compliance with the AQMP. The primary purpose of the air quality plan is to bring an area that does not attain federal and state air quality standards into compliance with those standards pursuant to the requirements of the Clean Air Act and California Clean Air Act. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- 1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP
- 2) Whether the project will exceed the assumptions in the AQMP, or increments based on the years of project buildout phase.

The Project proposes to amend the General Plan - Land Use Plan to include five (5) new Housing Incentive Overlays, amend the Zoning Map to include six (6) new Housing Incentive Overlays, amend the ACSP to include two (2) new Housing Incentive Overlays, amend the ECSP to include one (1) new Housing Incentive Overlay in addition to adopting the ODDS to implement the HIO's. Since no new development is proposed by the Project, no construction or operational emissions will occur. Future development will be required to adhere to ODDS 1.7.1 Air Quality/Greenhouse Gas Policies which conform with the SCAQMP and other regulations under the SCAQMD. Therefore, the proposed Project would not obstruct implementation of any air quality plan and no impact would occur.

- 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?

**No Impact:** The California Ambient Air Quality Standards (CAAQS) designates the Project site as nonattainment for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> while the National Ambient Air Quality Standards (NAAQS) designates the Project site as nonattainment for O<sub>3</sub> and PM<sub>2.5</sub>. The SCAQMD states that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

The proposed Project is a planning action that would amend the General Plan - Land Use Plan to include five (5) new Housing Incentive Overlays and amend the Zoning Map to include six (6) new Housing Incentive Overlays in addition to adopting the ODDS to implement the HIO's. The Project does not include any new development. Therefore, the Project does not include any construction or operational activities that would release criteria pollutants into the air. As discussed in Section 3.3 (a), future developments must



adhere to ODDS 1.7.1 which conforms to SCAQMD regional and local thresholds of significance. Thus, the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in nonattainment under applicable federal or state ambient air quality standards. No impact would occur.

c) Expose sensitive receptors to substantial pollutant concentrations?

**No Impact:** The Project proposes to amend the General Plan – Land Use Plan, Zoning Map, ACSP, ECSP and adopt the ODDS to implement the HIO’s. The Project does not include any new development that requires earth moving or construction activities; therefore, the proposed Project would not expose sensitive receptors to increased pollutant concentrations. Thus, no impact would occur.

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

**No Impact:** Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, and individuals with pre-existing respiratory or cardiovascular illnesses. Structures that house these persons or places where they gather are defined as “sensitive receptors”. These structures typically include schools and uses such as residences, hotels, and hospitals where an individual can remain for 24 hours. The nearest sensitive receptors to the Project site include the existing single-family residential uses and multi-family residential uses in the Project vicinity. The proposed Project is a planning action and does not include the construction of any new development. Future development will be evaluated in conformance with SCAQMD regulations. Therefore, the proposed Project would not release any emissions or odors into the air that would affect a substantial number of people. No impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.4 Biological Resources:</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 5 – Conservation and Sustainability Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 8.0 – Effects Found Not To Be Significant
- Orange County General Plan



- Chapter 6 – Resources Element
- California Department of Fish and Wildlife (CDFW) BIOS
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Wetlands Mapper
- 2021 National Land Cover database Land Cover 2021 GIS Application

### Discussion of Impacts

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

**No Impact:** The Project includes a Citywide General Plan – Land Use Plan and Zoning Map Amendment, Specific Plan Amendments, and adopting the ODDS to implement the HIO's. The Project area is urbanized and is not identified within a vegetation community, nor is the Project located where special status plant or wildlife resources have been identified. According to the 2021 National Land Cover Database, the City is predominately characterized as “Developed” at “Low, Medium and High Intensities”. According to the City's General Plan, no rare or endangered plant or animal species occur within the City. Furthermore, the proposed Project is a planning action, and the environmental impacts of any future development will be evaluated under the City's Municipal Code and state law. As such, the Project will have no impact on endangered, threatened, or rare species or their habitats. Thus, no impact would occur.

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

**No Impact:** As stated above in Section 3.4 (a), the Project is a planning action that consists of a General Plan – Land Use Plan and Zoning Map Amendment, Specific Pan Amendments and adopting the ODDS to implement the HIO's. The Project does not include any new development. Future development would be evaluated on a project-specific basis in accordance with the provisions of CEQA, the CEQA Guidelines, and the City's Municipal Code. The Project area does not contain, nor is it adjacent to, 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 other local or regional plans, policies or regulations would be affected by this Project. Therefore, no impact would occur.

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

**No Impact:** There are no wetlands located within the Project area and the proposed Project does not consist of any new development. Therefore, no impact would occur.

- 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?

**No Impact:** No migratory wildlife corridors or native wildlife nursery sites are found within the Project site or the surrounding area. Therefore, the proposed Project would not interfere



with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors; nor would the Project impede the use of native wildlife nursery sites. Furthermore, the Project does not consist of any new development and future developments would be evaluated on a project specific basis under the City's Municipal Code and CEQA Guidelines. Thus, no impact would occur.

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

**No Impact:** No local preservation or conservation plans or policies have been identified as applicable to the Project area. Future development would be evaluated under the Municipal Code and state law. Furthermore, there are no plans or policies at the local, regional, or state level dedicated to tree preservation that include the Project area. No impact would occur.

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

**No Impact:** No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan applies to any property within the City. Thus, no impact would occur.





	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.5 Cultural Resources – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 5 – Conservation and Sustainability Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.10 – Cultural Resources
- Buena Park City Code (Ord. 1724)
- National Parks Service, U.S. Department of the Interior. National Register of Historic Places

**Discussion of Impacts**

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

**Less than Significant Impact:** There are no structures within the City included on the National Register of Historic Structures. However, the Old Maizeland School located within the City is registered with the California Office of Historic Preservation as California Historical Landmark No. 729 and is located outside of the Project scope within Knott’s Berry Farm GhostTown. In addition, there are 14 other landmarks of regional significance noted by the Orange County Historical Commission and several landmarks of local interest identified within the City’s General Plan. The Conservation and Sustainability Element of the General Plan provides for the development of a Historic Overlay District designation to preserve historic structures within the City. The proposed amendments to the General Plan – Land Use Plan, Zoning Map, ACSP, ECSP and adoption of the HIO ODDS are planning actions and do not include any new development. Thus, Project implementation would not include any ground disturbance activities or impacts to historical resources. Future developments under the HIO’s will be evaluated on a site-specific basis for consistency with General Plan policies, the City’s Municipal Code and CEQA Guidelines. Thus, a less than significant impact would occur.





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

**No Impact:** A record search at the Archaeological Information Center at the University of California Los Angeles indicates the possibility of a prehistoric resource site extending into the City's northwest boundary (also incorporated into the Ralph B. Clark Regional Park), near the Bellehurst neighborhood. The remaining part of the City has had previous construction and other human activities that have likely disturbed or destroyed any archaeological resources that may have been present in the past. The proposed Project is a planning action and does not include any new development. Future development projects under the HIO's will be evaluated on a site-specific basis for consistency with General Plan policies, the City's Municipal Code and CEQA Guidelines. Since no development is proposed as part of the Project, a substantial adverse change in the significance of an archaeological resource during grading, excavation, or construction activities is non-existent. Therefore, no impact would occur.

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

**No Impact:** Paleontological resources are plant and animal fossils dated from 3.5 million to 7,000 years ago. Typical paleontological resources include hardened remains from plants, vertebrates, or invertebrates. Paleontological resources are afforded protection by Federal, State, and county environmental laws and guidelines. Known paleontological resources within the City include the Emery Borrow Pit Fossil site located in the Ralph B. Clark Regional Park. Due to the developed, built-up nature of the City it is not anticipated paleontological resources will be encountered. Since no new development is proposed as part of the Project, the potential for directly or indirectly destroying a unique paleontological resource/site or unique geologic feature during grading, excavation, or construction activities is non-existent. However, any future proposed developments will be subject to plan review in which the City may apply ODDS 1.7.4 Geologic Resources to address monitoring during earth moving activities and the disposition of any discovered human remains. Thus, no impact would occur.

- d) Disturb any human remains, including those outside of formal cemeteries?

**No Impact:** Since no development is proposed as part of the Project, the potential for encountering human remains during grading, excavation, or construction activities is non-existent. However, any future proposed developments will be subject to plan review in which the City may apply conditions of approval to address monitoring during earth moving activities and the disposition of any discovered human remains. Thus, no impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.6 Energy</b> – Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 5 – Conservation and Sustainability Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)

**Discussion of Impacts**

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

**No Impact:** The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations Energy Conservation Standards for new residential and nonresidential buildings in June 1977, and standards are updated every three years. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. Energy resources that have the potential to be impacted by projects include electricity, natural gas, and petroleum-based fuel supplies and distribution systems. The Project proposes to amend the General Plan - Land Use Plan and Zoning Map, amend the ACSP and ECSP, and adopt the ODDS to implement the HIO's. As the proposed Project is a planning action, it would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation because no new development is being proposed. While the use and/or construction of residential uses could potentially have significant energy demands, any future development would be subject to compliance with energy standards in place at the time of construction. Thus, no impact would occur.

- b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

**No Impact:** The applicable state plans that address renewable energy and energy efficiency are CALGreen, the California Energy Code, and the California Renewable Portfolios Standard (RPS). Under the California RPS, the State of California is transitioning to renewable energy through the California's Renewable Energy Program.



Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. Electricity production from renewable sources is generally considered carbon neutral. Executive Order S-1408, signed in November 2008, expanded the state’s RPS to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2). Senate Bill 350 (de Leon) was signed into law September 2015 and establishes tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. Senate Bill 350 also set a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures.

On September 10, 2018, Governor Brown signed SB 100, which supersedes the SB 350 requirements. Under SB 100, the RPS for public owned facilities and retail sellers consists of 44 percent renewable energy by 2024, 52 percent by 2027, and 60 percent by 2030. Additionally, SB 100 also established a new RPS requirement of 50 percent by 2026. The bill also established a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under SB 100 the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

The statewide RPS goal is not directly applicable to individual development projects, but to utilities and energy providers such as Southern California Edison (SCE), which is the utility provider that fulfills electricity needs in the Project area. The proposed Project would not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency. Any future project constructing or operating a residential use would be subject to compliance with the Building Energy Efficiency Standards and CALGreen. As the proposed Project is a planning action and does not authorize any new development, no impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.7 Geology and Soils</b> – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 7 – Safety Element



- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.07 Geology and Seismic Hazards
- Buena Park City Code (Ord. 1724)

## Discussion of Impacts

**a-e) No Impact:** The Alquist-Priolo Earthquake Fault Zoning Act (Act) was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act’s main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as “Alquist-Priolo (AP) Earthquake Fault Zones,” around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). The City, like the rest of Southern 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. The principal source of seismic activity is movement along the northwest-trending regional faults such as the San Andreas, San Jacinto, and Elsinore fault zones. The Norwalk Fault traverses the north and northeast portion of the City and the Los Coyotes Fault is located near the City’s northern boundary. Additionally, faults located within five miles of the City include Whittier-Elsinore, Newport-Inglewood, and Los Alamitos Faults. The Norwalk Fault is the only fault located within the City; however, no surface faulting has been associated with this fault. Furthermore, the Norwalk Fault is not a State designated Alquist-Priolo Earthquake Fault Zone.

As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur in the City. Other geologic hazards include earthquakes, liquefaction and landslides. Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Landslides result from the downward movement of earth or rock materials that have been influenced by gravity. In general, landslides occur due to numerous factors including steep slope conditions, erosion, rainfall, groundwater, adverse geologic structure, and grading impacts. According to Exhibit SAF-2 Liquefaction/Landslide Potential of the General Plan’s Safety Element, liquefaction susceptibility is considered high throughout the southern portion of the City whereas landslide potential is considered low. The northern part of the City is generally not recognized as susceptible to liquefaction, except for those areas adjoining Coyote Creek. As the proposed Project is a planning action, no development is proposed. Accordingly, any future development will be evaluated in accordance with applicable portions of Section 1808.6.2 of the 2022 California Building Code (“CBC”). Furthermore, future development must connect to a municipal waterway system; therefore, septic tanks and alternative wastewater disposal systems will not be utilized. Measures to manage erosion will be implemented pursuant to the 2022 CBC to ensure that the faces of cut and fill slopes are prepared and maintained to control erosion throughout construction. Future projects would be conditioned upon approval and would comply with the applicable City regulatory programs related to erosion.



The Project proposes to amend the General Plan – Land Use Plan and Zoning Map and adopt the ODDS to implement the HIO's. The Project does not include any new development and thus, does not involve any earth moving and/or construction activities. Future development must comply with federal and state requirements such as the California Seismic Hazards Mapping Act to assess the geological hazards of a project site (i.e., seismic ground shaking, liquefaction, landslides) and soil stability. Furthermore, future projects shall be designed and constructed in accordance with applicable portions of Section 1808.6.2 of the 2022 California Building Code ("CBC") to ensure that potential impacts are less than significant. As the proposed Project is a planning action and does not include any new development, no impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.8 Greenhouse Gas Emissions</b> – Would the project:				
a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 5 – Conservation and Sustainability Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.05 – Air Quality and Climate Control
- Buena Park City Code (Ord. 1724)

**Discussion of Impacts**

**a-b) No Impact:** Global climate change has been of concern due to the rise of rapid industrialization. Greenhouse gases (GHGs), primarily carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous (N<sub>2</sub>O) oxide, collectively reported as CO<sub>2</sub>e, are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels, such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also, included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and the disposal and decomposition of municipal waste in landfills.

The proposed Project is a planning action that would amend the General Plan – Land Use Plan and Zoning Map, amend the ACSP and ECSP, and adopt the ODDS to implement the HIO’s. The proposed Project does not consist of any new development. Therefore, the Project would not directly generate greenhouse gas emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gas. Future developments will be evaluated on a site-specific basis for consistency with the SCAQMD requirements, state, and federal regulations such as AB 32, and the City’s policies and Municipal Code. Therefore, because the proposed Project does not include any physical improvements that would introduce new traffic volumes and GHG emissions within the City, it would not result in significant impacts to greenhouse gas emission. As such, no impacts would occur.





	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.9 Hazards and Hazardous Materials – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 7 – Safety Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.09 – Hazards and Hazardous Materials





- Buena Park City Code (Ord. 1724)
- California Environmental Protection Agency Cortese List Data Resources. [Data Resources, 2023.](#)
- Airport Land Use Commission for Orange County Report, City of Buena Park Housing Element Update (2021-2029) with January 2022 Modified Sites. January 20, 2022.

### Discussion of Impacts

- 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?

**a-c) No Impact:** Hazardous materials are any substances that, because of their quantity, concentration, or physical or chemical characteristics, pose a significant present or potential hazard to human health or safety or to the environment. Many types of businesses utilize various chemicals and hazardous materials, and their routine business operations involve chemicals that are manufactured, warehoused, or transported. According to the General Plan, there are a variety of existing business operations in the City that use, store, or transport hazardous substances, as well as generate hazardous waste. These sites present risk to both users and adjacent properties. Additionally, a number of underground hazardous material pipelines cross through the City that transport natural gas and oil. The Project would amend the General Plan – Land Use Plan, Zoning Map, ACSP, ECSP to include new HIO's and adopt the ODDS to implement the HIO's. Hazardous material uses are not permitted within the proposed HIO's and as such, would not be a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Future development will be limited to residential uses with low potential to emit or transport hazardous substances.

There are five (5) elementary and two (2) high-school districts serving students within the City. These seven (7) districts include 14 elementary schools, one (1) junior high school, one (1) high school, one (1) alternative high school and one (1) special education center. Additionally, the Speech and Language Development Center is located at 8699 Holder Street and three private schools are located within the City. Future land uses would be limited to residential uses with low potential to emit or transport hazardous substances. Furthermore, future development projects will be analyzed on a site-specific basis in accordance with the CEQA Guidelines. Thus, no impact would occur.

- 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?

**Less than Significant Impact:** Government Code Section 65962.5 describes that before an application for a development project is completed, the Applicant and/or



Lead Agency shall indicate whether the site is included on any of the lists compiled pursuant to that section and identify which list(s). On October 2, 2023, Casc Engineering and Consulting performed a search of the databases that provide information regarding facilities or sites identified as meeting the Cortese List requirements with the City limits. The Project scope includes one (1) parcel (APN: 136-262-15) located at 5962 Beach Blvd that is located on CalEPA's List of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database. The Property is a Mobil gas station identified as a leaking underground storage tank (LUST) site that is "OPEN- Assessment & Interim Remedial Action". As the proposed Project is a planning action and does not include any new development, no impact would occur. However, future development on this parcel will be evaluated on a site-specific basis for consistency with City policies, state laws and CEQA Guidelines. As such, a less than significant impact would occur.

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

**Less than Significant Impact:** The City is situated between two airports: the Fullerton Municipal Airport (FMA) to the east and the Joint Forces Training Base (JFTB) Los Alamitos to the south. The FMA is a general aviation airport and the JFTB Los Alamitos provides facilities for multiple armed services. The FMA and JFTB Los Alamitos fall within the Orange County Airport Land Use Commission's (ALUC) authority which has adopted Airport Environs Land Use Plans (AELUP) for both airports. The FMA AELUP requires land use within the planning area boundaries, which include areas within the eastern portion of the City, to conform to noise, safety, and height restrictions. The AELUP for JFTB Los Alamitos sets building height restrictions for structures within its planning area. The Project includes Properties that are located within the FMA AELUP and the JFTB Los Alamitos AELUP. On January 20, 2022, ALUC found the City's 2021-2029 Housing Element Update to be consistent with the AELUP's for FMA and JFTB Los Alamitos. The Project is a planning action that would amend the General Plan – Land Use Plan and Zoning Map to be consistent with the 2021-2029 Housing Element. The Project is a planning action and does not include any new development. Future development located within the AELUP FMA will be evaluated on a project specific basis for consistency with City policies in regard to noise and structure heights. Therefore, the Project would not result in excessive noise for people residing or working in the Project area and a less than significant impact would occur.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?



- f-g) No Impact:** The proposed Project is not expected to impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan identified in the City’s General Plan. Additionally, the proposed Project would not disproportionately expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires in comparison to existing residential land uses in the City. As such, no impacts would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.10 Hydrology and Water Quality – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 7 – Safety Element





- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.08 – Hydrology, Drainage and Water Quality
- Buena Park City Code (Ord. 1724)
- 2020 Buena Park Urban Water Management Plan, prepared by Arcadis, June 2021.

### Discussion of Impacts

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

**No Impact:** The Project site lies within the Santa Ana River Basin watershed, which drains into the Santa Ana River and eventually drains into the Pacific Ocean. The watershed is under the authority of the Santa Ana Regional Water Quality Control Board (RWQCB). The Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality as the Project is a planning action and does not include any new development that would require earth moving, construction, or operational activities. All new development projects equal to one acre or more are subject to the National Pollutant Discharge Elimination System (NPDES). Under the NPDES, new development in the City must comply with Waste Discharge Requirements (WDR) and the City's Municipal Storm Sewer System Permit (MS4). As such, no impact would occur.

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

**No Impact:** The Project does not include any new development, and thus, will not have a direct impact on substantially decreasing groundwater supplies or interfere substantially with groundwater recharge. Future grading and/or new construction must undergo the appropriate development review to determine any project related impacts that may impede sustainable groundwater management of the Orange County Basin that underlays the City. This includes preparation of project-specific hydrology studies and implementation of BMPs to minimize runoff and provide for infiltration of stormwater into the soil onsite. As such, no impacts would occur as a result of the proposed Project.

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

- i) result in substantial erosion or siltation on- or off-site;
- ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or
- iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- iv) Impede or redirect flows?

**No Impact:** The proposed Project would not substantially alter the existing drainage pattern of a site or area because the proposed Project does not include any new development. Future development will be subject to plan review to ensure that the existing drainage pattern of an area or site does not alter the course of a stream or river or through the addition



of impervious surfaces, in a manner which would result in substantial erosion or siltation on, or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, or 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. No impact would occur.

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

**No Impact:** The proposed Project has no risk of inundation as the Project does not include any new development. According to the Safety Element of the General Plan, the Project site is located within the FEMA Flood Zone 0.2% annual chance of flood hazard, 500-year flood plain. The Project site is located approximately 10 miles northeast of the Pacific Ocean and is not within a dam inundation zone. Additionally, no steep hillsides subject to mudflow are located on or near the Project site. Future developments will be evaluated on a site-specific basis in accordance with CEQA Guidelines and will be conditioned upon approval to adhere to the City's policies and Municipal Code. As such, no impacts would occur.

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

**No Impact:** The proposed Project would not conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan. Future development would be required to conform with the City's General Plan and Municipal Code to mitigate impacts to water quality control plans or sustainable groundwater management plans. As such, no impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.11 Land Use and Planning</b> – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 2 – Land Use and Community Design Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.01 – Land Use

**Discussion of Impacts**

Would the project:

- a) Physically divide an established community?

**No Impact:** The Project proposes to amend the General Plan - Land Use Map and Zoning Map, amend the ACSP and ECSP, and to adopt the ODDS to implement the HIO's. The Project site is comprised of developed and underutilized land that is surrounded by a mix of residential and commercial uses. No established communities exist within the Project site, nor does the Project propose or require elements or operations that would divide an off-site community. Furthermore, the Project is a planning action and does not propose any new development. Based on the preceding, the Project would not physically divide an established community and no impact would occur.

- b) 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?

**No Impact:** The City recently updated their General Plan 2021-2029 Housing Element in January 2022 in accordance with SCAG's 6th Cycle Final RHNA, which allocated a total of 8,919 housing units to the City. The Project would amend the General Plan – Land Use Plan and Zoning Map to increase dwelling unit densities in order to accommodate the required number of housing units in accordance with RHNA. Therefore, the proposed Project is consistent with the City's General Plan 2021-2029 Housing Element. Furthermore, the proposed Project is a planning action and does not include any new development. Future development will conform with the City's General Plan and any policies or regulations that the City has adopted for the purpose of avoiding or mitigating an environmental effect. Thus, no impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.12 Mineral Resources</b> – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 5 – Conservation and Sustainability Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 8.0 – Effects Found Not to be Significant
- California Department of Conservation, California Geological Survey, Geological Map of California GIS Map.

**Discussion of Impacts**

- 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-b) No Impact:** The City does not designate any land uses within its jurisdiction for mineral resources, nor does the City delineate any resource recovery sites. According to the California Geological Survey and the State Mining and Geology Board, no areas within the City are designated as mineral areas. Mineral Land Classification (MLC) studies are produced by the State Geologist as specified by the Surface Mining and Reclamation Act (SMARA, PRC 2710 et seq.) of 1975. To address mineral resource conservation, SMARA mandated a two-phase process called classification-designation. Classification is carried out by the State Geologist and designation is a function of the State Mining and Geology Board. As detailed on the SMARA Mineral Land Classification of the Greater Los Angeles Area: Classification of Sand and Gravel Resource Areas, Orange County-Temescal Valley Production-Consumption Region (DOC, 1995), the Project is classified within SMARA-designated Mineral Resource Zone-1. MRZ-1 is defined as an area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. Therefore, the Proposed project would not result in the loss of availability of locally important mineral resources and therefore no impact would occur.





	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.13 Noise</b> – Would the project result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 8 - Noise Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.6 - Noise
- Buena Park City Code (Ord. 1724)
- City of Fullerton Municipal Code
  - Section 15.56.050 Fullerton Airport Environs Land Use Plan
- Airport Land Use Commission for Orange County Report, City of Buena Park Housing Element Update (2021-2029) with January 2022 Modified Sites. January 20, 2022.

**Discussion of Impacts**

- 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?
- a-b) No Impact:** The Project proposes to amend the General Plan - Land Use Plan and Zoning Map, amend the ACSP and ECSP, and to adopt the ODDS to implement the HIO's. The Project does not include any new development, and therefore, does not involve any grading or construction of new buildings and/or facilities. The proposed Project would not generate a temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the General Plan or Municipal Code, or applicable standards of other agencies, or produce excessive ground borne noise levels. Future construction of residential developments are subject to City review and approval



and must comply with the City's Noise Ordinance and policies. Based on the preceding, no impacts would occur.

- 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 City is located within the vicinity of the Fullerton Municipal Airport (FMA) and the Los Alamitos Joint Forces Training Base (JFTB). Areas located in the northeastern portion of the City within 10,000 feet of the nearest runway of the FMA, are located within the FMA Environs Land Use Plan (AELUP) planning area and are subject to building height restrictions and land use compatibility criteria of the AELUP. Areas located west of Knott Avenue and south of Ball Avenue are located within the aircraft noise contours of the Los Alamitos Joint Forces Training Base. On January 20, 2022, the Orange County ALUC found the City's 2021-2029 Housing Element consistent with the FMA and JFTB AELUP's. As the proposed Project is a planning action, future housing developments implemented as result of the Project would be conditioned upon approval to adhere to City's policies and Noise Ordinance. Therefore, the proposed Project would result in a less than significant impact.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.14 Population and Housing – Would the project:</b>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 11 – Housing Element: 2021-2029 Housing Element, Adopted January 2022

**Discussion of Impacts**

Would the project:

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

**Less than Significant Impact:** The proposed Project is an implementation strategy for the City to meet its RHNA allocation based on the SCAG’s 6<sup>th</sup> Cycle Final RHNA. Accordingly, the City has a total of RHNA of 8,919 housing units. The 6<sup>th</sup> Cycle RHNA is distributed by income as follows: 1,059 extremely low-income units, 1,059 very low-income units, 1,343 low-income units, 1,573 moderate-income units, and 3,884 above moderate-income units. The 6<sup>th</sup> Cycle Housing Element Update was approved by City Council on January 25, 2022. The 6<sup>th</sup> Cycle Housing Element Update indicates that the City can accommodate approximately 10,322 housing units through pending projects, the City’s inventory of vacant and underutilized land, accessory dwelling units (ADUs), rezoned sites, and Housing Incentive Overlay sites. In order to plan for an additional 10,322 housing units, the City must update the Land Use & Community Design Element, Single Family Residential Zones, Multifamily Residential Zones, and General Mixed-Use Zone to allow increased densities under the land use designations and provide development standards under the zoning ordinance that accommodate increased densities up to 100 dwelling units per acre (du/ac).

The proposed Project would amend the General Plan – Land Use Plan and Zoning Map to create five (5) new HIO’s with a variety of densities and adopt the ODDS to implement the HIO’s. Additionally, the Project includes amendments to the ACSP to include two (2) new HIOs and ECSP to include one (1) new HIO. The 2021-2029 Housing Element Update identifies 410 parcels throughout the City that can accommodate the additional housing



units. Accordingly, the proposed Project would not induce substantial unplanned population growth as it is a planning action for the General Plan – Land Use Plan and Zoning Map to be consistent with the City’s 2021-2029 Housing Element. Therefore, the increase in the City’s population as a direct result of Project implementation would be planned for and accounted for on a regional and local scale. Furthermore, the proposed Project is a planning action and does not include any new development. Accordingly, the proposed Project would not induce substantial unplanned population growth in the area, either directly or indirectly and impacts would be less than significant.

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

**No Impact:** As discussed in Section 1.11 (a), the Project site is comprised of a majority of developed and underutilized land that is surrounded by a mix of single-family residential, multi-family residential and commercial uses. Under the proposed Project, all existing housing would remain in place. Although residential uses exist within the Project site, the Project does not propose any new development. Potential impacts to an established community will be analyzed when future development is proposed. Furthermore, the proposed Project will provide a HIO designation that permits the construction of more housing rather than non-residential uses. Therefore, no impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.15 Public Services</b> – 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:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 4 – Community Facilities Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.13 – Fire Protection
  - Section 5.14 – Police Protection
  - Section 5.15 – School Facilities
  - Section 5.16 – Parks and Recreation Facilities

**Discussion of Impacts**

Would the project:

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

**Less than Significant Impact:** The proposed amendments to the General Plan – Land Use Plan and Zoning Map may contribute to an increase in Multi-Family Residential land uses, which would cause an increase in the number of residents in the Orange County Fire Authority (OCFA) and Buena Park Police Department service areas. As a result, additional fire and police equipment, facilities, and personnel may be required to provide adequate response times, acceptable public service ratios, and other performance objectives for law enforcement services. Currently, no development is proposed as part of the Project. Furthermore, residential land uses may generate additional need for schools, parks, and other public services/facilities. Thus, future developments will undergo City review and approval in order to ensure adequate fire and police services are provided, as well as public facilities such as schools and parks.



Thus, the proposed Project would have a less than significant impact on government facilities.

i) Fire protection?

**Less than Significant Impact:** The City is a member of the Orange County Fire Protection Authority Joint Powers Authority. The Orange County Fire Authority (OCFA) provides fire protection and emergency medical services response to the City. The OCFA stations located within the City are as follows:

- Fire Station 61 – 8081 Western Avenue;
- Fire Station 62 – 7780 Artesia Boulevard; and
- Fire Station 63 – 9120 Holder Street.

The proposed Project is a planning action that would amend the General Plan – Land Use Plan and zoning Map to include new HIO's and adopt the HIO Objective Design Standards. The OCFA will continue to provide fire protection and emergency medical services to approved residential uses as well as the surrounding community. Thus, the proposed Project would have a less than significant impact on fire protection services.

ii) Police protection?

**Less than Significant Impact:** The Buena Park Police Department (BPPD) provides police protection to the City. The BPPD Headquarters is located in the central portion of the City at 6640 Beach Boulevard next to City Hall. The proposed Project is a planning action that would amend the City's Land Use Map, Zoning Map, ACSP, ECSP and adopt the HIO Objective Design Standards in accordance with the City's 2021-2029 Housing Element. The proposed change of land use and zoning designations may have the potential to generate additional need for law enforcement protection and emergency medical services. Therefore, future development is subject to City review and approval to ensure adequate services are provided. Thus, the proposed Project would have a less than significant impact on police protection services.

iii) Schools?

**Less than Significant Impact:** According to the City's General Plan there are five elementary and two high school districts serving students living within the City. These school districts provide educational services for students in kindergarten through 12th grade. School facilities within the seven districts include 14 elementary schools, one junior high school, one high school, one alternative high school, and one special education center. Additionally, the Speech and Language Development Center is located at 8699 Holder Street and three private schools are located within the City, including the Crescent Avenue Christian School, Rossier Park School, and Saint Pius V School. In addition, the North Orange County Community College District has two campuses, one in Cypress and one in Fullerton that serve City residents. The District has a population of about one million people with enrollment at Cypress College at approximately 13,000 students and enrollment at Fullerton College at approximately 20,000 each semester. In addition, about 36,000 students are enrolled each term by the School of Continuing Education.

The proposed Project is a planning action that would amend the General Plan – Land Use Plan and Zoning Map and adopt the HIO Objective Design Standards. Future



development that is consistent with the proposed HIO's may generate students and increase demand for local schools. However, future development will be analyzed to evaluate potential impacts to schools and educational facilities. As such, a less than significant impact would occur.

- iv) Parks?
- v) Other Facilities?

**iv-v) Less than Significant Impact:** The Proposed Project is not expected to directly impact parks or other public facilities. However future development under the proposed HIO's will provide private recreational facilities but may cause potential impacts to public parks and other public facilities. Therefore, future developments will be evaluated at the time of submittal. As such, a less than significant impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.16 Recreation</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 4 – Community Facilities Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.16 – Parks and Recreation Facilities

**Discussion of Impacts**

- 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-b) No Impact:** The proposed Project consists of amendments to the General Plan – Land Use Plan, Zoning Map, ACSP, ECSP and to adopt the ODDS to implement the HIO’s. The Project does not propose any new development; therefore, Project implementation would not increase the use of existing neighborhood and regional parks or other recreational facilities. Future development under the HIO’s would provide private recreational facilities for residential developments but may increase the use of existing neighborhood and regional parks. However, all future developments will be analyzed under plan review. The Project does not propose any recreational facilities and does not require the construction or expansion of recreational facilities. As such, no impacts would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.17 Transportation/Traffic</b> – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 3 – Mobility Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.04 – Traffic and Circulation
- 2019 Orange County Congestion Management Program, Orange County Transportation Authority, November 2019.
- 2020-2045 Regional Transportation Plan (RTP), Southern California Association of Governments (SCAG), adopted September 3, 2020

**Discussion of Impacts**

Would the project:

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

**No Impact:** The Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan (RTP) provides the Southern California region with goals and measures to sustainably integrate land use and transportation. The RTP sets broad goals for the region and provides strategies to reduce issues related to congestion and mobility. The proposed Project is consistent with the Mobility Element of the General Plan, which is consistent with the goals and strategies set forth in the 2020-2045 RTP. Furthermore, it is important to note that the Project does not involve any new development and will not have an impact on a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Future development must undergo a separate development review on a project specific basis in order to address traffic impacts. Thus, no impacts would occur.





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

**No Impact:** The proposed Project consists of amending the General Plan – Land Use Plan, Zoning Map, ACSP, ECSP and adopting the ODDs to implement the HIO's. New development under the HIO's would construct affordable housing and be categorized as urban infill. Future development projects will be evaluated on a site-specific basis in accordance with CEQA Guidelines. Finally, the proposed Project is a planning action and does not include any new development. As such, no new impacts would occur.

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

**No Impact:** The proposed change of zone does not include any new development and will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Future development and/or construction must undergo development review and comply with local, state, federal, and regional standards. As such, no impacts would occur.

- d) Result in inadequate emergency access?

**No Impact:** The proposed General Plan – Land Use Plan and Zoning Map amendments do not include any construction of new facilities and will not result in inadequate emergency access. All future developments will be required to submit site plans to the Orange County Fire Authority (OCFA) to ensure compliance with OCFA design standards such as egress and ingress to sites. Furthermore, all projects will be conditioned upon approval to adhere to the California Fire Code and ordinances pertaining to access and fire hydrants. As such, no impacts would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.18 Tribal Cultural Resources</b> – 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:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources:**

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 5 – Conservation and Sustainability Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.10 – Cultural Resources

**Discussion of Impacts**

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

**a-b) No Impact:** The Project proposes to amend the General Plan – Land Use Plan, Zoning Map, ACSP, ECSP and to adopt the ODDS to implement the HIO’s. The Project is a planning action and does not include any new development. Future developments under the HIO’s will be evaluated on a site-specific basis in accordance with the CEQA Guidelines. Furthermore, the City will apply conditions of approval to address monitoring during any earth moving activities and disposition of resources and/or human remains.



The City, Lead Agency, commenced the SB 18 and AB 52 process by transmitting letters of notification on July 15, 2022, to tribes listed by the Native American Heritage Commission (NAHC), consistent with AB 52. The City requested consultation from the following tribes: Campo Band of Diegueno Mission Indians, Ewiiapaayp Band of Kumeyaay Indians, Gabrieleno Band of Mission Indians – Kizh Nation, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrielino/Tongva Nation, Gabrielino Tongva Indians of California Tribal Council, Gabrielino-Tongva Tribe, Juaneno Band of Mission Indians Acjachemen Nation – Belardes, La Posta Band of Diegueno Mission Indians, Manzanita Band of Kumeyaay Nation, Mesa Grande of Diegueno Mission Indians, Pala Band of Mission Indians, Santa Rosa Band of Cahuilla Indians and Soboba Band of Luiseno Indians. As of October 26, 2023, the City has not received any consultation requests on the proposed Project, resulting in the conclusion of SB 18 and AB 52 consultation. Based on the preceding, the proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource and no impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.19 Utilities and Service Systems – Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources:**

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 4 – Community Facilities Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.11 – Water Supply
  - Section 5.12 – Wastewater
  - Section 5.17 – Solid Waste

**Discussion of Impacts**

Would the project:

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



**No Impact:** The Project proposes to amend the General Plan – Land Use Plan, Zoning Map, ACSP, ECSP and to adopt the ODDS to implement the HIO's. Future development will be required to comply with all applicable water, stormwater, and wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board and the City's Municipal Code. The proposed Project is a planning action and does not include any new development and as such, will not utilize any utilities. Therefore, the Project will not result in the relocation or construction of new or expanded water, wastewater treatment, or storm water, drainage, electric power, natural gas, or telecommunications facilities. No impact would occur.

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

**No Impact:** The proposed Project does not include any new development. Water supply services are provided to the City by the City's Water Division. Due to no new development being proposed by the Project, no water supplies are needed to support the Project. Thus, no impact would occur.

- 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?

**No Impact:** The Project is a planning action and does not include any new development. Future development under the new HIO's will be responsible for all necessary and appropriate drainage improvements, as reviewed and approved by the City's Public Works Department. The change of land use and zoning designation is not expected to result in activity which will demand wastewater treatment services that exceed the adequate capacity of providers. Thus, no impacts would occur.

- 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?

**No Impact:** 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 Project is a planning action that would amend the General Plan – Land Use Plan and Zoning Map, and adopt the ODDS to implement the HIO's. The proposed Project does not include any new development. Future development would be conditioned upon approval to comply with the City's Municipal Code, which requires providing adequate areas for





collecting and loading recyclable materials in accordance with Countywide efforts and programs to reduce the volume of solid waste entering landfills. As such, no impact would occur.

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

**No Impact:** The proposed Project is a planning action that will amend the General Plan – Land Use Plan, Zoning Map, ACSP, ECSP and adopt the ODDS to implement the HIO’s. Future developments proposed under the HIO’s will be conditioned upon approval to comply with applicable City General Plan Goals and Policies, and would conform with City Zoning regulations—specifically, the Project would comply with local, state, and federal initiatives and directives acting to reduce and divert solid waste from landfill waste streams. As such, no impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.20 Wildfire</b> – If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources:**

- City of Buena Park 2035 General Plan (adopted December 7, 2010)
  - Chapter 7 – Safety Element
- City of Buena Park 2035 General Plan Update Final EIR (certified November 2010)
  - Section 5.13 – Fire Protection
- California Department of Forestry and Fire Protection. Fire Hazard Severity Zones Map

**Discussion of Impacts:**

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?



**a-d) No Impact:** The City 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) Fire Hazard Severity Zone (FHSZ) or Local Responsibility Area (LRA) FHSZ, as shown on the Orange County Fire Hazard Severity Zones in State Responsibility Area (SRA) map and the Orange Zone County Very High Severity Zones in LRA map. Additionally, the City has a relatively flat topography. The proposed Project is a planning action and does not include any new development. The Project does not 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. The Project will not exacerbate wildfire risks, thereby exposing project occupants or visitors to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The proposed change of land use designation, zoning, Specific Plan Amendments and adopting the HIO ODDS does not include grading and/or construction of new structures, and thus, would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Based on the preceding, no impact would occur.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3.21 Mandatory Findings of Significance</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

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

**No Impact:** The Project consists of amendments to the General Plan – Land Use Plan and Zoning Map, and to adopt the ODDS to implement the HIO’s. The proposed Project is a planning action and does not include any new development. Therefore, the Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory. Any future development plans will be evaluated on a site-specific basis at the time of submittal in accordance with CEQA Guidelines and City policies. As such, there are no impacts associated with Project implementation.



GPA, ZC, SPA & HIO ODDS – Programs 11, 12 & 16 Housing Element  
Initial Study/Negative Declaration

- 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)?

**No Impact:** The Project does not include any new development at this time. Therefore, the proposed Project would not have impacts that are cumulatively considerable meaning that there are no incremental effects when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project. As such, no impacts would occur.

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

**No Impact:** The proposed Project would permit mixed-use development, specifically single-family and multi-family residential uses, to be built on parcels that were previously designated for residential, mixed-use, commercial, industrial, entertainment, and open space uses exclusively. However, the proposed Project does not include any new development. Therefore, the Project does not pose an environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly. As such, there are no impacts.





## CHAPTER FIVE – REFERENCES AND PREPARERS

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## 5.2 List of Preparers

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## **Appendix A – Buena Park Housing Incentive Overlays Objective Design and Development Standards**