

City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870
714/993-8124

CEQA Summary and Determination

	<u>Neg. Dec. Number</u>
<input type="checkbox"/> DRAFT NEGATIVE DECLARATION	# _____
<input checked="" type="checkbox"/> DRAFT MITIGATED NEGATIVE DECLARATION	# <u>98/13</u>
<input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Project Description: Construct seventy-four (74) single family detached residential units on the north side of Alta Vista Street between Rose Drive and Alta Vista Street.

Project Location: North side of Alta Vista Street between Rose Drive and Alta Vista Street

Environmental Conditions: The subject site is vacant and located on the north side of Alta Vista Street, between Rose Drive on the west and Jefferson Street on the east in the East Placentia Specific Plan. The property has an irregular shape and contains slopes of more than ten (10) percent. Presently, the subject site contains several oil wells and tanks and a tree nursery. The surrounding areas are developed with residential units, commercial-retail shopping center and sports complex.

Applicant: John Coyan / S & S Construction

Finding: The project will or WILL NOT have a significant adverse impact on the environment for reasons documented in the attached Initial Study and supplemental comments or documents.

Mitigation Measures Required Yes No

Public Notification on: November 3, 1998

Staff Contact: Raynald F. Pascua, Senior Planner

Initial Study Prepared by: City of Placentia, 401 E. Chapman Avenue, Placentia, CA 92870

DETERMINATION:

The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the **MITIGATED MEASURES** described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

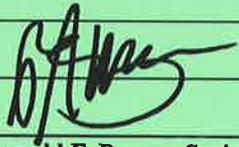
The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

The proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

Although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

III. MITIGATION MEASURES:

See attached Mitigation Monitoring and Reporting Program

IV. REVIEWED BY: 
Raynald F. Pascua, Senior Planner

Date: November 2, 1998

REVIEWED BY: 
Joyce R. Rosenthal, Dir. of Development Services

Date: November 3, 1998

INITIAL STUDY OF ENVIRONMENTAL IMPACTS

**CITY OF PLACENTIA
DEPARTMENT OF DEVELOPMENT SERVICES**

I. INTRODUCTION:

An initial study is required for compliance with the California Environmental Quality Act (CEQA) of 1970 and the City of Placentia's Guidelines implementing CEQA.

The following form is used as a preliminary environmental assessment to evaluate potential projects to determine whether:

- a. An EIR is required, or
- b. A Negative Declaration can be issued.

This form is part of the presubmittal requirements for projects within the City and as such must be filled in completely before a formal application can be accepted. Adequacy of the information contained herein is subject to determination by the Director of Development Services and additional information may be requested as deemed necessary. A meeting with the staff to discuss the form's contents may be required prior to formal submittal of the project to the Planning Commission.

II. APPLICANT INFORMATION:

- a. Proponent of Project

Name: John Coyan / S & S Construction
Address: 4940 Campus Drive
City: Newport Beach, CA 92660 Telephone Number: (949) 253-7680

- b. Initial Study Prepared by

Name: City of Placentia
Address: 401 E. Chapman Avenue
City: Placentia, CA 92870 Telephone Number: (714) 993-8124

- c. Proposed Project
Title: Not yet available
Location:
Site Acreage: Gross 18.29 Net 17.35

d. Residential Project

Number of Units: **seventy-four (74)**

Unit Sizes (Square Feet): **Plan 1 = 2,026, Plan 2,330, Plan 3 = 2,780,
Plan 4 = 3,236**

Number of Dwelling Units Per Net Acre: **4.27**

Lot Coverage (%): **forty-seven (47) percent**

e. Commercial or Industrial Project

Number of Buildings: **Not applicable**

Building Sizes (Square Feet): **Not applicable**

Total Square Feet: **Not applicable**

Other: none

III. ENVIRONMENTAL SETTING:

1. Project Description

As part of the required supplemental information, attach a statement of project and site characteristics. The economic and environmental characteristics of the project shall be described including but not limited to topography, soils, vegetation, wildlife, existing structures on sites, phasing of project, expected start date and build out date, type of units proposed, construction materials and techniques, parking, traffic circulation, compatibility with surrounding uses, etc.

2. Land Use:

	EXISTING LAND USE	ZONING MAP DESIGNATION	LAND USE ELEMENT GENERAL PLAN DESIGNATION
Present	<u>Vacant Land/ Tank Farms/Tree Nursery</u>	Specific Plan 7 (SP-7)	Specific Plan
Proposed	<u>74 Single Family Detached Residential Units</u>	Specific Plan 7 (SP-7)	Specific Plan
Surrounding North	Single Family Residences	Specific Plan 7 (SP-7)	Specific Plan
Surrounding South	Alta Vista Street	-----	-----
Surrounding East	Champions Sports Complex	Specific Plan 7 (SP-7)	Specific Plan
Surrounding West	Village Center @ Rose Shopping Center	Specific Plan 7 (SP-7)	Specific Plan

IV. ENVIRONMENTAL IMPACTS:

- A. 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 comments or referenced information 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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- B. 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.
- C. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- D. “Potentially Significant Unless Mitigated 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 Section XVII, “Earlier Analyses,” may be cross-referenced).
- E. 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).
- F. The following categories should be answered as objectively as possible. Answers will help determine if an EIR is required. All items marked “Potentially Significant” and “Potentially Significant Unless Mitigated” require supplemental information to be attached offering explanations for the responses and/or proposed mitigation measures.
- G. All questions should be considered in the context of the neighborhood in which the project is to be located. Additionally, what may not be considered important on a local level may have a significant impact on a regional level.

CHECKLIST OF ENVIRONMENT IMPACTS

Potentially Significant Impact Potentially Significant Unless Mitigation Incorporated Less Than Significant Impact No Impact

1. Soils and Geology:					
Will the project have the potential to:					
a.	Change the topography? Must be yes if grade differential of three (3) feet or more will exist along property line and/or grading exceeds one thousand cubic yards (ten thousand cubic yards per acre for subdivisions).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Be constructed on filled land?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Contain slopes of 10% or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Effect any unique physical or geologic feature (existing structures, hillsides, washes, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Expose people and/or property to earthquakes, landslides, mudslides, ground failure, or similar hazards.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Increase wind or water erosion of soils, affecting either on or off site conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: (a-c) The project will modify the existing topography and what grading necessary will need to conform to a city approved grading plan prepared by licensed civil engineer. The project site does contain slopes of 10% or more based on-site visits. (d-e) A Mitigation Monitoring and Reporting Program with specific geotechnical measures is proposed for the project. These measures are expected to reduce the risk of ground failure to less than significant.

As in most of Southern California, potential always exists for earthquake activity, therefore, the project site could be subject to ground shaking. No known active faults are referenced in the Safety Element of Placentia's General Plan and the project site is located outside the area identified on the State Seismic Hazard Maps with potential for liquefaction. Further, the plan check process will ensure that building design complies with uniform building code for seismic regulations. (f) Short-term increases in wind or erosion may occur during construction phase, however, long-term increase in wind or water erosion of soils are expected to be lessened since the project brings residential dwellings to an unimproved site.

2. Air Quality:					
Will the project have the potential to:					
a.	Create odors or release gases or smoke?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Result in substantial air emissions, deterioration of ambient air quality, and/or interference with the attainment of applicable air quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: (a) The project itself will not create odors or release gases or smoke. During construction though, equipment used will emit odors and exhaust; this is not anticipated to be significant due the existing traffic emissions which occur along Rose Drive and Alta Vista Street. (b) Specific site preparation, grading and general construction activities will increase the amount of dust particulates in the vicinity of the site, although dust emissions generally do not represent a health hazard they may create a potential inconvenience for occupants of neighboring properties. The project itself will not result in the creation of substantial air emissions in the long-term, although, on an incremental basis, all new development causes short-term impacts on ambient air quality. These impacts during construction will be reduced as much as possible by implementing SCAQMD regulations for dust control.

Potentially Significant Impact Potentially Significant Unless Mitigation Incorporated Less Than Significant Impact No Impact

3. **Hydrology:**
Will the project have the potential to result in:

a.	Changes in absorption rates, drainage patterns or the rate and amount of surface water run off?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Alterations to the course or flow of flood waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Change in the amount of surface water in any body of water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Discharge into surface waters, or any alteration of surface water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Discharge of toxic chemicals and other pollutants into the storm water systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	During Construction:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Alteration of groundwater characteristics?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Change in the quantity or quality of groundwater, either through direct additions or withdrawals or through interference with an aquifer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	The reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Exposure of people or property to water related hazards such as flooding or seiches?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Lowest Finished Floor Elevation
Proposed: To be determined by the precise grading plan
Flood Zone Designation:
X, inside the 500 year flood plain
F.I.R.M. Community
Panel Number: 060220-0007 September 15, 1989

Comments: (a) As development occurs, the project site will have more hard surfaces (streets and structures) which will change existing absorption rates. All drainage will be in accordance with city standards pursuant to approved grading plans and permits, and will be inspected prior to finalization of the project. (b) The site is identified on Federal Flood Insurance Rate maps as being located in zone "X", areas of the 500-year flood plain, with a Community Panel Number of 060229-0007-E (September 15, 1989). (c-d) Due to an increase in impervious surfaces associated with the project, alterations to local surface water quality may occur. The neighborhood around the subject site is urbanized and developed with streets, sidewalks and structures, therefore, if the proposed project is implemented, it is expected to have an incremental impact on existing conditions.

(e) The project itself does not propose to discharge toxic chemicals or other pollutants into the storm water systems. (f-h) The proposed project would introduce impervious surfaces on site, however, no significant alteration of groundwater quantity is anticipated due to the project's moderate size in an urbanized area. No direct groundwater additions or withdrawals, or interference with an aquifer are proposed. (i) The project site is within the 500-year flood plain and the project will be reviewed for flood risks as part of the grading and plan check process.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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4.	Vegetation and Wildlife: Will the project have the potential to:				
a.	Change the characteristics of any species, including diversity, distribution, or numbers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Alter or damage existing habits?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Reduce existing acreage devoted to agricultural production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: (a) Project implementation is not anticipated to result in a significant change in the diversity of wildlife or plant species since the surrounding neighborhood is improved with public streets, sidewalks and residential dwellings. As a result, much of the native wildlife and vegetation once in the area are gone due to urbanization. (b) The subject site has not been identified as containing rare or protected plant or wildlife habitats (c). The project does not have the potential to reduce the acreage of agricultural crops, as no such use is located on site. The surrounding neighborhood has been improved and urbanized by prior development.

5.	Land Use: Will the project have the potential to:				
a.	Result in the alteration of the present land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with any designations, objectives or policies of any adopted plans of the City?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: (a) The project does not propose to alter the present land use of Specific Plan/Low Density Residential, which is permitted by the Placentia General Plan. (b) The project is not in conflict with the City's General Plan objective for the site or the Zoning Ordinance; it is not in opposition with short-term or long-range city goals, policies or adopted plans.

6.	Health, Safety and Nuisance Factors: Will the project have the potential to result in:				
a.	Exposure of people to potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	A risk of explosion or release of hazardous substances in the event of an accident?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	An increase in light or glare	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	The storage, handling, or processing of radioactive materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Increased noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Location of living units near an arterial street, freeway, railroad, oil wells or other noise source?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: (a-b) Safety measures will be implemented at the job site to prevent or contain any accident or event. Emergency services personal will be contacted if such an occurrence happens. After construction, the proposed structure is not expected to have the potential to explode or release hazardous substances in the event of an accident. (c) Although the proposed project would introduce new sources of light and glare primarily for security purposes, proper lighting techniques will be utilized which will reduce the potential impacts to less than significant levels. (d) The storage, handling, or processing of radioactive materials are not proposed and are not permitted in this zoning district. (e) Noise levels will increase during the short term, while construction occurs, but will be required to meet the provisions of the City Noise Control Ordinance. (f) Although the proposed project may increase noise levels in the short-term during construction, exposure to severe noise levels are not expected due to the limited scope and nature of the project. (g) Living units are proposed in the project which will be located near an arterial street, noise attenuation mitigation measures may need to be utilized inside the dwellings if interior noise levels fall above the standards prescribed in the city's noise control ordinance.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. Aesthetics:
Will the project result in:

a. The obstruction or degradation of any scenic vista or view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The creation of an aesthetically offensive site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comment: (a and b) This area is completely urbanized and developed with an arterial street, sidewalks, residential dwellings and commercial buildings to the south. The proposed project has design and architectural treatments that are compatible with structures in the district and are not expected to be viewed as aesthetically offensive. The project does not obstruct or block views identified as scenic or locally significant. The development will follow along the natural grades and slope which already exist on the site and proposes to use engineered and contoured slope technologies which will be landscaped to create a visually pleasing appearance.

8. Population:

a. Will the proposal alter the location, distribution, diversity or growth rate of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will the proposal affect existing housing, or create a demand for additional housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comment: (a-b) The proposed project is not expected on its own to alter the location, distribution, diversity or growth rate of the area, nor create demand for additional housing due to the limited size and scope of the project

9. Circulation:
Will the project have the potential to:

a. Create a demand for parking that cannot be met on site? Required: <u>148</u> Provided: <u>222</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generate a substantial increase in traffic? Daily trip ends: <u>+/- 737 daily trips</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Volume on adjacent surface streets:

Name: <u>Rose Drive</u>	Volume: <u>+/-</u>
	Capacity: <u>+/-</u>
Name: <u>Alta Vista St.</u>	Volume: <u>+/-</u>
	Capacity: <u>+/-</u>

Source of information: Traffic Flow Maps and City Traffic Reports Public Works Division

Comment: (a) The project is required to comply with city code regulations for on-site parking, for that reason no demand for parking will be created which cannot be met on site. (b) The project it is not anticipated to generate a substantial increase in traffic. The incremental increase which the project brings to the area can be handled by existing streets which have a level of service not yet at capacity according to city traffic reports, flow and volume maps. A traffic study/analysis has been prepared that examines potential negative impacts as a result of the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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c.	Increase traffic hazards to motor vehicles, bicyclists, or pedestrians?			
	During normal operation:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	During construction:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Result in alteration to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: (c) Construction related activities might cause momentary inconveniences to motorists, especially when utility connections are made in the public right-of-way. All off-site work will be approved in advance by the City to minimize these potential hazards and to maintain public safety. During normal operation traffic hazards will be at a minimum and any impact produced should be less than significant. (d) During the construction stage, movement of equipment and materials to, from and throughout the project site will occur. This is a short-term impact that is not anticipated to be significant. In the long-term, less than significant impacts are expected since streets in the vicinity are fully improved and according to city traffic flow maps are not yet at capacity.

10.	Public Services/Utilities: Will the project have the potential to (as supplemental information attach a bibliography of sources for each of the following subheadings):			
	a. Result in alteration of the service capacities of:			
	Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b. Require alternations to existing distributions systems (other than laterals) for:			
	Power and/or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Communications?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Sewer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Storm Drains?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: (a) The project is not expected to negatively affect the service capacities for fire, police protection, or require the need for additional schools or parks; all services are in place and available (b) The project will not alter existing distributions of systems for power and or natural gas, communications, water, sewer or storm drains. The project may require only tie-ins or laterals to these services; the use is not expected to be significant.

11.	Energy and Scarce Resources: Will the proposal have the potential to result in:			
	a. Use of substantial or excessive fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comment: (a) Gas, electricity and fuel will be utilized for the proposed residential units, however, this is not expected to represent a substantial or excessive increase in the use of these resources.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c.	An increase in the demand for development of new sources of energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	An increase or perpetuation of the consumption of nonrenewable forms of energy, when feasible renewable sources of energy are available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Substantial depletion of any nonrenewable or scarce natural resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comment: (c) The project is not of a scope or magnitude which results in "substantial" increases in demand upon existing energy sources, therefore, potentially significant impacts are not anticipated. The proposal is an infill project that would use limited amounts of energy supplied by utility companies. No significant or adverse impacts are anticipated upon approval of this project. (See a and b) (d) Incremental increases in energy usage will occur as a result of new development. The project will be constructed in accordance with the latest building and energy codes. If available, energy saving devices will be installed as well as programs that work to conserve or recycle non-renewable sources of energy or resources. (e) The project due to its size is not expected to substantially deplete nonrenewable or scarce nature resources. It will increase the use of resources that are generally viewed as limited in supply. The project's impact will be less than significant.

12.	<u>Cultural Resources:</u>				
a.	Result in the alteration of or the destruction of a prehistoric or historic archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Have the potential to cause physical change, which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comment: (a-d) The project does not contain significant archaeological reserves or identified historical landmarks or buildings. The proposed project will not impact an area that is viewed as a cultural resource or hold special physical features. In addition, the subject site does not contain existing religious or sacred uses that could be restricted if the project is implemented.

FOR OFFICE USE ONLY

I. MANDATORY FINDINGS OF SIGNIFICANCE:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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 the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have impacts, which are individually limited, but cumulatively considerable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantial adverse: 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"/>

MITIGATION MONITORING AND REPORTING PROGRAM

John Coyan/S&S Construction
Vesting Tentative Map 15700 and Dev. Plan Rev. 98/18
MIT. NEG. DEC. 98/13

IMPACT: **NOISE**

1. The proposed residential development may be impacted by noise from the adjacent roadways.

MITIGATION:

Compliance with the City Noise Control Ordinance, Chapter 23.76.

MONITORING:

- a. Review of plans to determine if required mitigation measures are included.
- b. Field test(s) of the residences to ensure compliance with Noise Control Ordinance.

RESPONSIBILITY:

- a. Planning/Building Divisions to review plans.
- b. Licensed acoustical engineer to conduct field tests.

TIMING:

- a. Prior to the issuance of building permits.
- b. Prior to the issuance of Certificates of Occupancy.

PENALTIES:

- a. No building permits issued.
- b. No Certificates of Occupancy issued.

**CITY OF PLACENTIA
MITIGATION MONITORING & REPORTING PROGRAM CHECKLIST**

Project Name:	John Coyan/S&S Construction	File Numbers:	VTM 15700 and DPR 98/18
Approval Date:		Mitigated Negative Declaration:	98/13

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City's monitoring requirements with respect to AB 3180 (Public Resources Code Section 21081.6).

IMPACT: NOISE

Mitigation Measure	Type	Monitoring Dept.	Shown on Plans	Implementation	Remarks
Acoustical Study	Project	Building Planning			
		Acoustical Engineer			

(See additional sheets, if applicable)

EXPLANATION OF HEADINGS:

Type:	Project, ongoing, cumulative.
Monitoring Department:	Department or Agency responsible for monitoring a particular mitigation measure.
Shown on Plans:	When Mitigation measure is shown on plans, this column will be initialed and dated.
Implementation:	When Mitigation measure has been implemented, this column will be initialed and dated.
Remarks:	Area for describing status of ongoing mitigation measure, or for other comments.

MITIGATION MONITORING AND REPORTING PROGRAM

John Coyan/S&S Construction
Vesting Tentative Map 15700 and Dev. Plan Rev. 98/18
MIT. NEG. DEC. 98/13

IMPACT: SOILS AND GEOLOGY

1. The proposed project site lies adjacent to slopes of 10% or more.

MITIGATION:

- a. The site will be graded in accordance with standards prescribed in the City of Placentia Municipal Code.

MONITORING:

- a. Review of rough and precise grading plans to ensure that required mitigation measures are in place and risks are maintained at a less than significant level.

RESPONSIBILITY:

- a. Planning, Building and Engineering Divisions to review plans.
- b. Licensed civil engineer to conduct field evaluations and prepare civil drawings which detail specific measures used to stabilize the new engineered slope.

TIMING:

- a. Prior to the issuance of building permits.

PENALTIES:

- a. No building permits issued.
- b. The dwelling units not released for occupancy.

**CITY OF PLACENTIA
MITIGATION MONITORING CHECKLIST**

Project Name:	John Coyan/S&S Construction	File Numbers:	VTM 15700 and DPR 98/18
Approval Date:		Mitigated Negative Declaration:	Neg. Dec. 98/13

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City's monitoring requirements with respect to AB 3180 (Public Resources Code Section 21081.6).

IMPACT: SOILS & GEOLOGY

Mitigation Measure	Type	Monitoring Dept.	Shown on Plans	Implementation	Remarks
Site grading in accordance with standards prescribed in Placentia Municipal Code	Project	Planning Building Engineering Civil Engineer			

(See additional sheets, if applicable)

EXPLANATION OF HEADINGS:

Type:	Project, ongoing, cumulative.
Monitoring Department:	Department or Agency responsible for monitoring a particular mitigation measure.
Shown on Plans:	When Mitigation measure is shown on plans, this column will be initialed and dated.
Implementation:	When Mitigation measure has been implemented, this column will be initialed and dated.
Remarks:	Area for describing status of ongoing mitigation measure, or for other comments.

MITIGATION MONITORING AND REPORTING PROGRAM

John Coyan/S&S Construction
Vesting Tentative Map 15700 and Development Plan Review 98/18
Mitigated Negative Declaration 98/13

IMPACT: **MINERAL RESOURCES**

1. The subject site was formerly used in the extraction of crude oil. Verification that the site has been remediated of all total recoverable petroleum hydrocarbons (TRPH), must be submitted to the City.

MITIGATION:

1. Submittal of a case closure letter from the Orange County Health Care Agency (OCHCA) to verify the completion of all required on-site soil remediation work.

MONITORING:

Review of OCHCA findings.

RESPONSIBILITY:

City Planning Division.

TIMING:

Prior to the issuance of grading permits.

PENALTIES:

No grading permits issued.

**CITY OF PLACENTIA
MITIGATION MONITORING & REPORTING PROGRAM CHECKLIST**

Project Name:	John Coyan/S&S Construction	File Numbers:	VTM 15700 & DPR 98/18
Approval Date:		Mitigated Negative Declaration:	Neg. Dec. 98/13

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City's monitoring requirements with respect to AB 3180 (Public Resources Code Section 21081.6).

IMPACT: MINERAL RESOURCES

Mitigation Measure	Type	Monitoring Dept.	Shown on Plans	Implementation	Remarks
Soil Remediation	Project	Planning			

(See additional sheets, if applicable)

EXPLANATION OF HEADINGS:

Type:	Project, ongoing, cumulative.
Monitoring Department:	Department or Agency responsible for monitoring a particular mitigation measure.
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Implementation:	When Mitigation measure has been implemented, this column will be initialed and dated.
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MITIGATION MONITORING AND REPORTING PROGRAM

John Coyan/S&S Construction
Vesting Tentative Map 15700 and Dev. Plan Rev. 98/18
MIT. NEG. DEC. 98/13

IMPACT: ABANDONED OIL WELLS

1. There are abandoned oil wells on the subject site which have the potential to negatively affect the health and welfare of residents of the development.

MITIGATION:

- a. Evidence shall be submitted to the Department of Development Services that all on-site oil wells have been abandoned and will be in accordance with the requirements of the State Division of Oil and Gas and Geothermal Resources (DOGGR) and the Orange County Health Care Agency (OCHCA).
- b. The Certified Site Plan and working drawings shall indicate exact locations and names/numbers of abandoned wells and shall include the date of abandonment, capped elevations, setback distances from structures, venting lines and above ground venting devices.

MONITORING:

- a. Review of DOGGR and OCHCA documentation.
- b. Review of submitted plans to verify compliance with DOGGR and OCHCA requirements.
- c. Inspections of capped/vented wells.

RESPONSIBILITY:

- a. City Planning Division.
- b. City Planning and Building Divisions.
- c. DOGGR, OCHCA, Building Division.

TIMING:

- a. Prior to the issuance of grading permits.
- b. Prior to the issuance of grading/building permits.
- c. Prior to the issuance of Certificates of Occupancy.

PENALTIES:

- a. No grading permits issued.
- b. No grading/building permits issued.
- c. No Certificates of Occupancy issued.

**CITY OF PLACENTIA
MITIGATION MONITORING & REPORTING PROGRAM CHECKLIST**

Project Name:	John Cohan/S&S Construction	File Numbers:	VTM 15700 and DPR 98/18
Approval Date:		Mitigated Negative Declaration:	98/13

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City's monitoring requirements with respect to AB 3180 (Public Resources Code Section 21081.6).

IMPACT: ABANDONED OIL WELLS

Mitigation Measure	Type	Monitoring Dept.	Shown on Plans	Implementation	Remarks
Enclosing/Venting of Abandoned Oil Wells	Project	DOG			
		OCHCA			
		Building			
		Planning			

(See additional sheets, if applicable)

EXPLANATION OF HEADINGS:

Type:	Project, ongoing, cumulative.
Monitoring Department:	Department or Agency responsible for monitoring a particular mitigation measure.
Shown on Plans:	When Mitigation measure is shown on plans, this column will be initialed and dated.
Implementation:	When Mitigation measure has been implemented, this column will be initialed and dated.
Remarks:	Area for describing status of ongoing mitigation measure, or for other comments.

SUPPLEMENTAL ENVIRONMENTAL INFORMATION TENTATIVE TRACT 15700

Project Description

Location

Tentative Tract 15700 encompasses 18.29 gross acres located adjacent to Alta Vista Street on the north, within the city of Placentia.

Description

Tract Map No. 15700 proposes subdivision of 18.29 acres into 75 single-family residential lots and 2 open space lots. Lot numbers 52-56 and 67 will not be developed as residential uses for an indefinite time because existing oil wells on or within 100 feet of those lots will be retained until non-productive. Lot numbers 11-19 will not be developed as residential uses for an indefinite time because existing oil tanks on or near those lots will be retained.

Grading for Tentative Tract 15700 will involve redistribution of approximately 201,000 (199,000 cut; 1,900 fill) cubic yards of earth material that will not be balanced onsite. The grading plan for Tract 15699 is dependant upon receiving imported fill material from Tract 15700.

Site grading could begin by late 1999, with first residential occupancies by mid- to late-2000. The project proponent anticipates project buildout within a four year period.

Site Characteristics

The site encompassed by Tract 15700 consists of 18.29 highly disturbed acres. Site topography is relatively flat having a small knoll near the center of this irregular shaped parcel. Current land uses are; oil production, transmission and storage facilities, and agriculture (container stock).

Discretionary Actions Requested

Approval of a Use Permit is required by the East Placentia Specific Plan prior to approval of Tentative Tract 15699. The Use Permit is required to reclassify the Site's land use designation in the Specific Plan from "Oil Reserve" to "Residential."

History

Tentative Tract 15700 is located within the study area boundary of the East Placentia Specific Plan, for which Final Environmental Impact Report 87/02 has been prepared.

Compliance with the California Environmental Quality Act (CEQA)

Applicable CEQA Guidelines

Section 15182. Residential Projects Pursuant to a Specific Plan

(a) Exemption. Where a public agency has prepared an EIR on a specific Plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

(b) Scope. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments.

(c) Limitation. This section is subject to the limitation that if after the adoption of the specific plan, an event described in Section 15162 should occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR of a supplement to an EIR on the specific plan. . . .

Section 15162. Subsequent EIRs and Negative Declarations.

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. . . .

Discussion and Conclusion

The Section 15182. Exemption applies to the proposed project because the Project is within the boundary of the East Placentia Specific Plan, for which Final Environmental Impact Report 87/02 has been prepared. This Specific Plan was adopted in 1987, after the 1980 cutoff date.

The Project (Use Permit & Tentative Tract 15700) is a residential subdivision within the Scope of Section 15182.(b).

To determine if any Section 15182.(c) Limitations described in Section 15162 have occurred since adoption of the Specific Plan, the Project Applicant prepared technical reports and submitted them as part of the project application. These included a Traffic Report, Noise Report and Geotechnical Report. Furthermore, the City CEQA initial study checklist was used to screen for any of the limitations described in Section 15162.

On the basis of this information, none of the events described in Section 15162 have occurred; therefore, Section 15182.(a) Exemption applies to the proposed project.