CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA
CITY COUNCIL
ADJOURNED REGULAR MEETING

Monday, February 3, 2014 – 6:00 p.m.

NOTICE TO THE PUBLIC

This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the City Clerk's Office or on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the City Clerk's Office at (562) 431-3538, extension 220, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the City Clerk at the meeting for individuals with hearing impairments.

Persons wishing to address the City Council on any item on the City Council Agenda should complete a blue "Request to Speak" card and will be called upon at the time the agenda item is called or during the City Council's consideration of the item and may address the City Council for up to three minutes.

1. **CALL TO ORDER**

2. **ROLL CALL**
   Council Member Edgar
   Council Member Grose
   Council Member Kusumoto
   Mayor Pro Tem Murphy
   Mayor Graham-Mejia

3. **ORAL COMMUNICATIONS**
   At this time, any individual in the audience may come forward to speak on any item within the subject matter jurisdiction of the City Council. Remarks are to be limited to not more than five minutes per speaker.

4. CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9. One potential case.

5. PUBLIC HEARING

A. Final Draft Housing Element 2014-2021 (Community Development)

Consideration of General Plan Amendment No. 14-01 updating the City Housing Element and associated Mitigated Negative Declaration for the Reporting Period of 2014-2021.

Recommendation:

1. Open the Public Hearing; and,

2. Adopt Resolution No. 14-02, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, AND APPROVING A MITIGATION MONITORING PROGRAM AND APPROVING GENERAL PLAN AMENDMENT NO. 14-01 ADOPTING THE HOUSING ELEMENT FOR 2014-2021."

6. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Ave.; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Blvd.; not less than 72 hours prior to the meeting.

Windmera Quintanar, CMC
City Clerk

1/30/14
Date

City of Los Alamitos

Agenda Report	February 3, 2014
Public Hearing	Item No.: 5A

To: Mayor Gerri L. Graham-Mejia & Members of the City Council

Via: Bret M. Plumlee, City Manager

From: Steven A. Mendoza, Community Development/Public Works Director

Subject: Final Draft Housing Element 2014-2021

Summary: Consideration of General Plan Amendment No. 14-01 updating the City Housing Element and associated Mitigated Negative Declaration for the Reporting Period of 2014-2021.

Recommendation:

1. Open the public hearing; and,

2. Adopt Resolution No. 14-02, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, adopting a Mitigated Negative Declaration, and APPROVING A MITIGATION MONITORING PROGRAM and ApprovING General Plan Amendment No. 14-01 Adopting the Housing Element for 2014-2021."

Background

Government Code Sections 65580 through 65589.8 regulate the preparation and content of Housing Elements, which is one of the mandated elements of the General Plan (Housing Element Law). Under the Housing Element Law, the local Council of Governments determines the regional housing needs assessment for each local jurisdiction within its jurisdiction and that housing allocation is approved by the Department of Housing and Community Development (HCD). Unlike other elements of the General Plan, there are specific time frames in which housing elements are to be adopted covering specific time periods.

The City of Los Alamitos is located within the Southern California Association of Government's (SCAG) region. SCAG is the nation's largest metropolitan planning organization, representing six counties, 191 cities and more than 18 million residents. SCAG undertakes a variety of planning and policy initiatives to encourage a more

sustainable Southern California now and in the future. As the designated Metropolitan Planning Organization, SCAG is mandated by Federal and State law to research and draw up plans for transportation, growth management, hazardous waste management, and air quality.

The SCAG Regional Council adopted the final Regional Housing Needs Allocation (RHNA) at its October 4, 2012, meeting for the period between January 1, 2014 and October 1, 2021; HCD has approved this 5th cycle RHNA. In the final RHNA plan, the total housing need for the SCAG region was determined to be 412,137 units. Of that regional total, the Orange County total is 37,966 units and Los Alamitos' RHNA obligation is 61 units.

The Housing Element must identify and analyze existing and projected housing needs within the jurisdiction for the next eight years, and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing. The Element must also identify and address the housing needs of special needs groups, mitigate potential constraints or barriers to housing, and contain a detailed implementation plan of how the City intends to meet its housing needs.

To encourage public participation by all segments of the community in the development of the Housing Element, a publically noticed community workshop was conducted. The notes from this meeting are attached (Attachment 4). Also, a publically noticed survey was posted on the City's Website to which a responder requested that the City have more stringent controls on Multi-Family properties to bring them into compliance with current codes. The Housing Element addresses the issue in Policy Action 1.1 on page 4-2 by continuing proactive Code Enforcement activities.

The Staff subsequently developed a set of goals, policies and programs, taking into account census data, current market data, community input at the public workshop, the City's net regional housing needs, and the housing needs of special needs groups.

The programs and policies in the draft Housing Element cover the period from January 1, 2014 to October 1, 2021. As required by State law, the Housing Element update includes a "housing program" that meets the following requirements:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.

- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

- Conserve and improve the condition of the existing affordable housing stock.

- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

- Preserve for lower income households the assisted housing developments at risk of conversion to market rate housing.

The Housing Element contains four chapters that are briefly described below:

- Section 1 explains the purpose, process and contents of the Housing Element.

- Section 2 describes the demographic, economic, and housing characteristics of Los Alamitos, as well as the existing and projected housing needs, and outlines the Regional Housing Needs Allocation (RHNA).

Fair Share Housing Needs Allocation
2014–2021

	Very-Low Income[1]	Low Income	Moderate Income	Above-Moderate Income	Total Allocation
Housing Units	14	10	11	26	61

Notes:
[1] Although not provided in the RHNA, State law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very-low income, or 7 units.

Source: SCAG, Southern California Association of Governments

- Section 3 analyzes the potential and actual governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing, and analyzes the potential housing resources of the City.

- Section 4 describes specific policies and programs the City will carry out over the Planning Period to address the City's housing goals. Unlike with previous Housing Elements, the policies and programs do not involve any changes in land use, development patterns, or densities. Further, all of the housing strategies and policies are simply continuations of what was included in the 2007-2014 Housing Element, with the exception of eliminating the CUP requirement for affordable housing.

There are also four Appendices which: outline the community outreach; discuss the residential land resources; review the City's past performance as to the 2007-2014 Housing Element; and provides a glossary of terms.

Staff submitted a draft version of the document to the State HCD and has received evidence of compliance (Attachment 3). This is a step which can be performed before the Element is submitted to the City Council and Planning Commission to help the City

discern if we are on the right track with our draft document. Staff's edits based on the HCD comments are highlighted in gray in the document.

Although the Housing Element Update does not involve any physical changes to the environment and will not allow any development over what is already authorized by the existing General Plan, Staff prepared a Mitigated Negative Declaration (MND) in connection with the Housing Element to ensure compliance with the California Environmental Quality Act (CEQA). The MND also includes proposed mitigation measures that will ensure that the proposed Housing Element will not result in any significant, adverse effects on the environment. The City's decision to prepare a MND is not a recommendation of either approval or denial of the Housing Element. The public review period for this document was from Wednesday, December 11, 2013 to Monday, January 13, 2014.

During the public comment period, the Kennedy Commission, an affordable housing advocate, sent recommendations for the City to incorporate into the Housing Element and Mitigated Negative Declaration (MND). The Department of Transportation (DOT), Airport Land Use Commission (ALUC), Orange County Sanitation District (OCSD), and Gas Company provided comments as well. After the comment period, the City of Cypress sent lengthy comments commenting on the General Plan which included thoughts on the Housing Element as well. The comments from these respondents are attached to this report for your consideration when deliberating any changes to the document tonight. Staff has not incorporated any changes suggested by these commenter's for the reasons set forth below. Written responses are not required for letters submitted on a Mitigated Negative Declaration.

1. The letters from DOT, OCSD and the Gas Company did not request any changes to either the Housing Element or the MND, but provided standard verbiage relating to actual development projects.

2. The ALUC letter addressed issues relating to height, noise, heliports and reference to the ALUC for consistency with the airport land use plan. As the Housing Element only proposes policies and programs and not actual development, these comments are inapplicable.

3. The Kennedy Commission has asked for more than is required by the State of California and, although HCD has also received the letter, HCD did not request changes to our Draft Housing Element.

4. The City of Cypress submitted a "Letter Responding to the Notice of Preparation for an Environmental Impact Report for the 2013 City of Los Alamitos General Plan Update;" however, the attached letter also discusses the Initial Study and Mitigated Negative Declaration (IS/MND) for the Housing Element Update. The 55 page letter is very difficult to understand as it combines comments on the Housing Element Update with comments on the General Plan Update and tries to treat them as one consistent project. In fact, the primary theme of the letter is that the two updates are

really one project, cannot be separated and the City should terminate the Housing Element Update and start all over as one project. This basic tenet is incorrect as there is no requirement to process updates of all General Plan elements at the same time.

In the event changes are made to the Draft Housing Element during the public hearing process, changes will be forwarded to the Department of Housing and Community Development.

If the Housing Element is approved by the City Council by February 11, 2014, the City will not have to update its Housing Element for another 8 years. If the City fails to meet this deadline, then it will remain on a 4-year cycle for at least two successive cycles. The Planning Commission in its meeting on January 13, 2014 recommended that the City Council approve this Housing Element and the Mitigated Negative Declaration.

The City of Los Alamitos is in-line to meet the State required housing units shown above by 2021. The density in the R-3 areas permits the development of housing units which assist the City in meeting its required fair share of the State's Housing need. Additionally, the City previously adopted ordinances to provide additional housing opportunities as part of the compliance with the 2007-2014 Housing Element.

Fiscal Impact

None if adopted. Failure to have an updated Housing Element can lead to the loss of grant money as well as a payment of attorney's fees in any successful lawsuit challenging the City's General Plan. Additionally, failure to have an adequate General Plan can lead to the stopping of all construction in the City which would have negative impacts.

Submitted by:

Steven A. Mendoza
Director of Community Development

Approved by:

Bret M. Plumlee
City Manager

Attachments:

1. CC Resolution 2014-02 and Exhibits A & B
2. Planning Commission Resolution No. 14-02
3. Letter of compliance from HCD
4. Housing Element Open House Notes
5. Comment letters from City of Cypress, Airport Land Use Commission, Kennedy Commission, DOT, Orange County Sanitation District, and Gas Company

RESOLUTION NO. 2014-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, APPROVING A MITIGATION MONITORING PROGRAM, AND APPROVING GENERAL PLAN AMENDMENT NO. 14-01 ADOPTING THE HOUSING ELEMENT FOR 2014-2021

WHEREAS, California Government Code ("Government Code") Section 65358 allows the City, when it deems it to be in the public interest, to amend all or part of the General Plan; and,

WHEREAS, Section 65300 of the Government Code requires that each city in California adopt a comprehensive General Plan for the long term physical development of the city; and,

WHEREAS, Government Code Section 65302(c) mandates that said General Plan include a Housing Element to adequately plan for the City's existing and projected housing needs, including its share of the regional housing need; and,

WHEREAS, Government Code Section 65580 et seq. regulates the content of Housing Elements (the "Housing Element Law"); and,

WHEREAS, the Housing Element Law requires that each jurisdiction within the Southern California Association of Governments (SCAG) region, update their Housing Element for the 2014-2021 planning period; and,

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration (IS/MND) for the Housing Element which had a noticed review period of December 11, 2013, through January 13, 2014; and,

WHEREAS, the IS/MND and Housing Element Update for 2014-2021 were properly brought before the Planning Commission pursuant to Section 17.70.010 (General Plan Amendment) of the Los Alamitos Municipal Code pursuant to Government Code, Article 10.6, Sections 65580-65589.5; and,

WHEREAS, a duly noticed public hearing, as prescribed by law, was held on the Housing Element for 2014-2021("Housing Element Update"), by the Planning Commission on January 13, 2014, and all those present were given the opportunity to present testimony regarding this matter; and,

WHEREAS, the Planning Commission adopted Resolution No. 14-02, recommending the City Council adopt the MND and General Plan Amendment updating the Housing Element; and,

WHEREAS, a duly noticed public hearing, as prescribed by law, was held on said General Plan Amendment for the Housing Element Update by the City Council on February 3, 2014, at which time the City Council also considered the IS/MND, and all those present were given the opportunity to present testimony regarding this matter; and,

WHEREAS, adoption of the General Plan for the Housing Element Update is deemed to be in the public interest in providing a comprehensive General Plan for the City of Los Alamitos that complies with the requirements of State law.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Los Alamitos, California, finds that the above recitals are true and correct.

SECTION 2. In compliance with the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the City's Local CEQA Guidelines, the City Council hereby adopts the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) (Exhibit A) that was prepared for the 2014-2021 Housing Element. In adopting the MND and the MMP the City Council additionally finds as follows:

A. The Housing Element Update does not propose any changes to the existing land use, development or densities within the City of Los Alamitos.

B. With the exception of eliminating the requirement of a CUP for affordable housing, every strategy, policy and program contained in the Housing Element Update is a carry-over from the 2007-2014 Housing Element and does not impose any new requirements upon the City of Los Alamitos.

C. Although there were no changes to development patterns, in an abundance of caution the MND identified that there may be significant impacts related to the development of housing that could be built under the existing General Plan and zoning relating to the potentially significant impact categories of Air Quality and Geology and Soils. Mitigation measures are included in the MMP to reduce those impacts to below a level of significance. In a further abundance of caution, the MMP also includes a mitigation measure relating to historical resources and school impacts, although the payment of school mitigation fees is already required by law.

D. The City Council took into consideration the comments received on the IS/MND, including the untimely comment by the City of Cypress and, for

the reasons set forth in the staff report, has determined that no changes are required based on such comments.

SECTION 3. General Plan Amendment (GPA) 14-01 adopting the Final Housing Element for 2014-2021 (Exhibit B) is hereby approved based on the following:

A. The proposed General Plan Amendment for the Housing Element Update ensures and maintains internal consistency with the actions, goals, objectives, and policies of the remainder of the existing General Plan as it is simply a continuation of existing land use patterns, programs and policies.

B. The proposed General Plan Amendment for the Housing Element Update will not adversely affect the public convenience, health, interest, safety, or welfare of the City as it does not change existing land use patterns, programs and policies and is required by the Housing Element Law which seeks to insure an adequate supply of decent and affordable housing.

C. That the proposed General Plan Amendment for the Housing Element Update is in compliance with and required by the Housing Element Law.

D. That the proposed General Plan Amendment for the Housing Element Update is consistent with the City's zoning ordinance with the exception of the need to eliminate the conditional use permit for affordable housing which will be accomplished as indicated in the Housing Element Update.

SECTION 4. The City Council has determined that the above referenced findings, in conjunction with all written and oral evidence presented to the City Council at the hearing, including staff reports, public testimony, and Council deliberation, constitutes substantial evidence for approval of General Plan Amendment 14-01 for the Housing Element Update.

SECTION 5. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 3rd day of February, 2014.

_____
Gerri L. Graham Mejia, Mayor

ATTEST:

_____
Windmera Quintanar, CMC, City Clerk

APPROVED AS TO FORM:

_____
Cary S. Reisman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LOS ALAMITOS)

I, Windmera Quintanar, CMC, City Clerk, of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council held on the 3rd day of February 2014, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

_____
Windmera Quintanar, CMC, City Clerk

EXHIBIT A

CITY OF LOS ALAMITOS

DRAFT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Draft

Edit Date 11/26/2013

Initial Study and Mitigated Negative Declaration

CITY OF LOS ALAMITOS
2014-2021 HOUSING ELEMENT

LEAD AGENCY:

City of Los Alamitos
3191 Katella Avenue
Los Alamitos, California 90720
Contact: Mr. Steven Mendoza
562.431.3538

PREPARED BY:

City of Los Alamitos

December 11, 2013

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1.0 INTRODUCTION

The City of Los Alamitos (City) encompasses approximately 4.1 square miles within the County of Orange (County), California. The City of Los Alamitos 2014-2021 Housing Element (Project) comprises one of the seven State of California mandated General Plan Elements. The Housing Element articulates the City's General Plan relative to the maintenance and development of housing to meet the needs of existing and future residents.

Following preliminary review of the proposed Project, the City of Los Alamitos has determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the Project, as proposed.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with CEQA (Public Resources Code Sections 21000–21177) and pursuant to Section 15063 (Initial Study) of Title 14 of the California Code of Regulations (CCR), the City of Los Alamitos, acting in the capacity of the lead agency, is required to undertake the preparation of an Initial Study to determine whether the Project would have a significant environmental impact. If, as a result of the Initial Study, the lead agency finds that there is evidence that any aspect of the Project may cause a significant environmental effect, the lead agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze Project-related and cumulative environmental impacts. Alternatively, if the lead agency finds that there is no evidence that the Project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the lead agency shall find that the Project would not have a significant effect on the environment and shall prepare a Negative Declaration or Mitigated Negative Declaration for the Project. Such determination can be made only if "there is no substantial evidence, in light of the whole record before the lead agency" that such an effect may occur (Section 21080(c), Public Resources Code).

The environmental documentation, which is ultimately approved and/or certified by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis of subsequent discretionary actions upon the Project. The resulting documentation is not, however, a policy document, and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from which permits and other discretionary approvals would be required. The environmental documentation and supporting analysis are subject to a public review period. During this review, comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the Project's environmental review and include them with the Initial Study documentation for consideration by the City.

1.2 PURPOSE OF INITIAL STUDY

The purpose of the Initial Study is to: (1) identify environmental impacts; (2) provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration; (3) enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared; (4) facilitate environmental assessment early in the design of the project; (5) document the factual basis of the finding in a Negative Declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for the project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

Section 15063 of the *CEQA Guidelines* (Sections 15000–15387 of the CCR) identifies the following specific disclosure requirements for inclusion in an Initial Study:

(1) A description of the project including the location of the project;

(2) An identification of the environmental setting;

(3) An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries . . .;

(4) A discussion of ways to mitigate significant effects identified, if any;

(5) An examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and

(6) *The name of the person or persons who prepared or participated in the initial study.*

1.3 INCORPORATION BY REFERENCE

The following references were utilized during preparation of this Initial Study and are incorporated into this document by reference. These documents are available for review at the City of Los Alamitos City Hall located at 3191 Katella Avenue, Los Alamitos.

City of Los Alamitos 2010 General Plan, August 1999. The Los Alamitos General Plan (*General Plan*) is a comprehensive long-range plan for the City's physical development, which is used to guide future land use decisions. In essence, the City's *General Plan* serves as the blueprint for future growth and development. The *General Plan* is comprised of seven State-mandated elements (Land Use, Circulation and Transportation, Housing, Conservation, Open Space and Recreation, Noise, and Safety) and two optional elements (Economic Development and Growth Management). The *General Plan* was utilized throughout this Initial Study as a fundamental planning document governing the proposed Project. Background information and policy information from the *General Plan* are cited in several sections of this Initial Study.

City of Los Alamitos 2010 General Plan Initial Study/Negative Declaration (IS/ND), August 1999. The *General Plan* IS/ND is intended to provide decision-makers and the public with information concerning the environmental effects of implementation of the General Plan Update. The IS/ND evaluates the potential individual and cumulative environmental effects associated with implementation of the policies and programs of the *General Plan*. The IS/ND concluded that the 2010 General Plan Update would not result in any significant and unavoidable impacts.

City of Los Alamitos Zoning Code, as amended. Title 17 of the City of Los Alamitos Municipal Code (LAMC) is referred to as the "Los Alamitos Zoning Code" (LAZC). The purpose of the LAZC is "to promote and protect the public health, safety, and general welfare of residents while preserving and enhancing the aesthetic quality of the City." The LAZC implements the policies of the *Los Alamitos General Plan* by classifying and regulating the uses of land and structures within the City. Title 17 determines how the zoning districts are applied on the zoning map and provides general permit requirements for development and new land uses.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The City of Los Alamitos (City) is located within the northwestern portion of the County of Orange, California; refer to Exhibit 2-1, *Regional Context*. The City is approximately 4.1 square miles in size and is generally bordered by the City of Cypress to the north and east, City of Garden Grove to the east, City of Seal Beach to the south, unincorporated community of Rossmoor to the west, and the City of Long Beach to the northwest.

Regional access to the City is provided via the San Gabriel Freeway (I-605), which is located to the west and the San Diego Freeway (I-405), which is located to the south. Additionally, various arterial highways provide access through the City boundaries, including Katella Avenue, Cerritos Avenue, Ball Road, and Los Alamitos Boulevard, among others.

2.2 ENVIRONMENTAL SETTING

Exhibit 2-2, *Project Area*, illustrates the precise City of Los Alamitos corporate limits (Project area). Topographically, the City is relatively flat, with a less than 2.0 percent slope.

The City of Los Alamitos is primarily a suburban/urban bedroom community with over half of the City's total land area occupied by urban uses and approximately 49 percent occupied by the Los Alamitos Joint Forces Training Base (JFTB). Commercial uses are generally dispersed throughout the City. Industrial uses are primarily located within the northern portion of the City. Recreational open space is currently provided to City residents with parks and school grounds. The majority of the City (i.e., 98 percent) is developed. Residential uses account for approximately 68 percent of the City not within the AFRC. The majority of the residential uses are single-family units.

POPULATION

By 2010 Los Alamitos' population reached 11,449 persons, representing a decrease from the City's 2000 population of 11,536 persons[1]. The Center for Demographic Research at Cal State Fullerton forecasts the City's population will increase over the next 20 years, with a forecast population of approximately 13,237 persons in 2030.[2]

HOUSING

U.S. Census 2010 indicates there were a total of 4,258 housing units in the City as of 2000. As of 2013, the City's housing stock totaled 4,427 units, including 2,214 single-family units (1,945 detached and 269 attached units), 2084 multi-family units, and 129 mobile homes. Between 2000 and 2013, the City's housing stock increased approximately 3.9 percent (169 units), between 2000 and 2013.

[1] 2010 US Census

[2] RBF Consulting, *City of Los Alamitos Housing Element Draft 2006-2014*, April 2, 2009, Page 2-2.

EXHIBIT 2-1
Regional Context

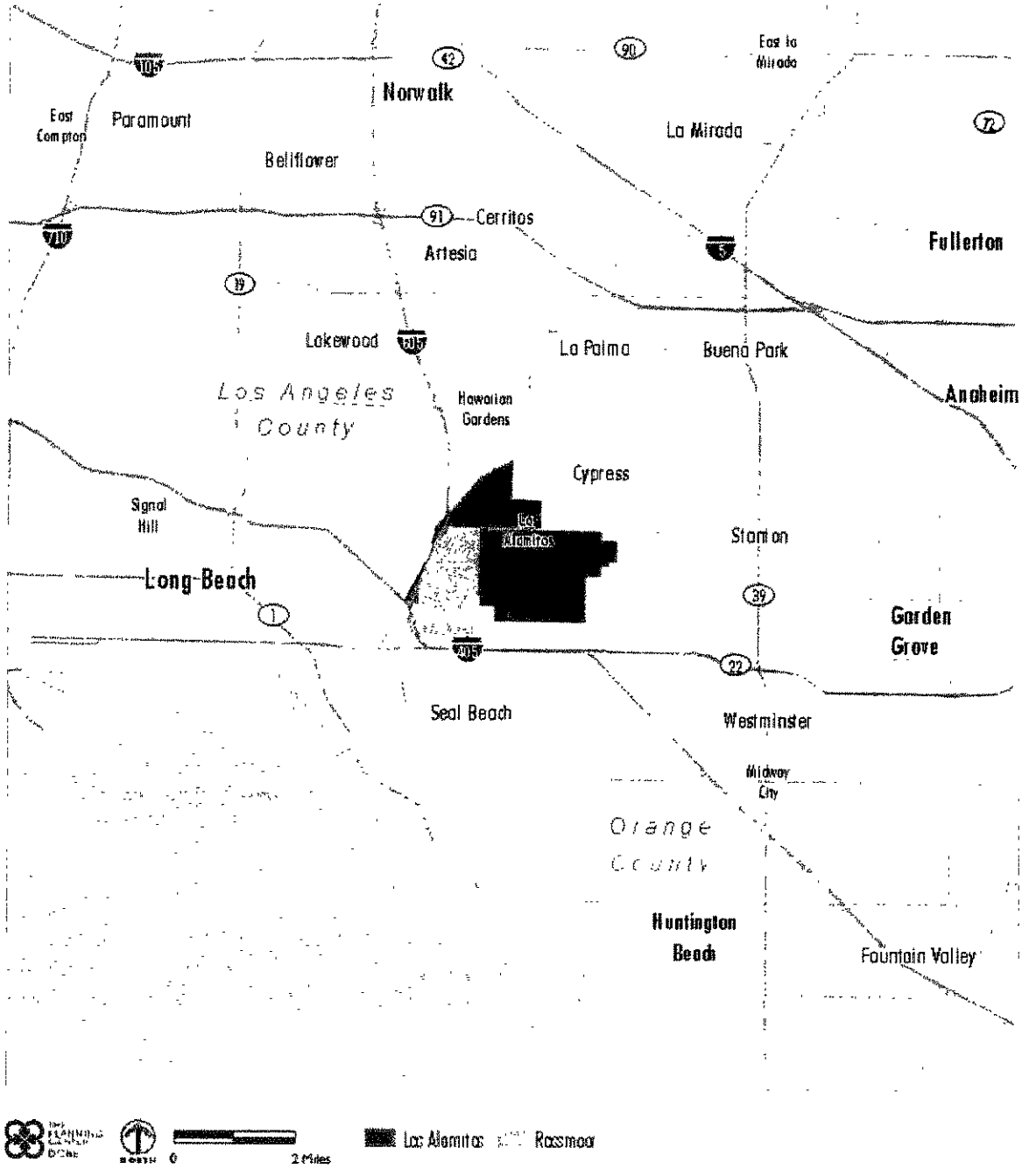
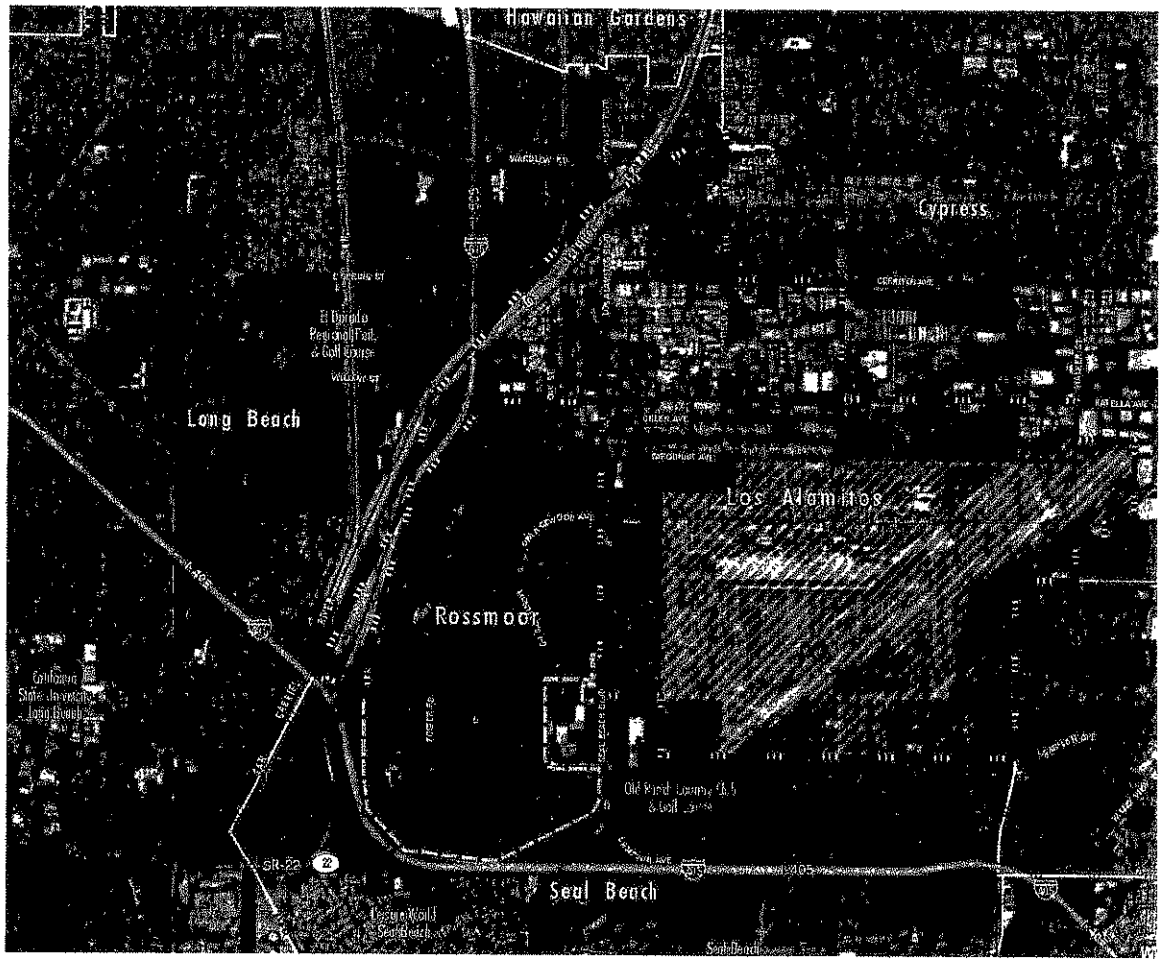


Exhibit 2-2
Project Area



Of Los Alamitos' occupied housing units in 2013, approximately 50.1 percent were single-family and 47.07 percent were multi-family. In 2011 approximately 82.4 percent of owner-occupied housing units were single-family detached, compared to 16.6 percent of the renter-occupied units. In 2011, occupied housing units by tenure in the City consisted of 48.3 percent owner-occupied units and 51.7 percent renter-occupied. Comparatively, owner-occupied housing units in Orange County represented 48.2 percent of occupied units. Owner-occupied housing units statewide represented 54.9 percent of occupied units.

Vacancy rates are a measure of the general availability of housing and indicate how well the types of available units meet the housing demand market. A vacancy rate of 5.0 percent is considered normal enough to minimize price pressures on rents. At the time of the U.S. Census 2000, the City's vacancy rate was 1.8 percent. The City's vacancy rate, as of 2010, was 2.86 percent.

REGIONAL HOUSING NEEDS ASSESSMENT

California Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's regional Council of Governments, when preparing the state-mandated Housing Element of its *General Plan*. This "fair share" allocation is intended to ensure each jurisdiction provides policies and programs to address existing and forecasted

housing needs. The City of Los Alamitos is a member government of the Southern California Association of Governments (SCAG), which prepared a Regional Housing Needs Assessment (RHNA) in 2013 quantifying the existing and projected growth needs for Los Alamitos. Specifically, the RHNA allocated the City's housing growth needs for the period 2014 to 2021. The City's fair share housing needs allocation is 61 new housing units for the 2014-2021 planning period.

2.3 PROJECT CHARACTERISTICS

The Housing Element comprises one of the seven *General Plan* Elements mandated by the State of California, as expressed in Sections 65580 to 65589.8 of the California Government Code. California State Law requires that the Housing Element consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing."

As required by State Housing Law, the City of Los Alamitos must plan for its share of the region's new housing needs in five state-defined income categories by identifying an adequate supply of land zoned at appropriate densities to accommodate needs in each income category. The RHNA goals do not explicitly require the City to construct the identified housing need, but rather seek to ensure the City has, or plans to add policies, programs, and regulations that will accommodate new housing growth.

To address the City's needs for very low- and low-income housing, Los Alamitos must demonstrate that it has an adequate supply of land for higher density housing. Although zoning land for higher density development does not guarantee the construction of housing that is affordable to low and moderate income families, without such higher density zoning, the opportunity to provide housing for lower income households is limited.

The City of Los Alamitos *General Plan* 2014-2021 Housing Element identifies and analyzes existing and projected housing needs, and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City. The Housing Element has been prepared in compliance with State Housing Element law. It examines the City's housing needs, as they exist today, and projects future housing needs. It sets forth statements of community goals, objectives, and policies concerning those needs and it includes a Housing Policy Program that responds to current and future needs within the limitations posed by available resources. The Housing Policy Program details a series of actions to achieve its goals and objectives. Upon adoption by the Los Alamitos City Council, the updated Housing Element would serve as a comprehensive statement of the City's housing policy and provide a specific program of actions for implementation.

Vacant Land

Los Alamitos is essentially a built out city. There are minimal areas of vacant land available for residential development. Housing Element Table B-3 and Exhibit B-2 identify the three vacant parcels in the City currently zoned for residential use and their potential capacity. A total of 10 units could be developed on these sites at a minimum density of 20 du/ac. These three vacant parcels have the capacity to accommodate less than 16 units per site. Therefore, it is assumed that these parcels could accommodate units affordable to moderate and above-moderate income households.

Underutilized Land

In addition to the three vacant parcels, there are a number of underutilized parcels within the "Apartment Row" and "Old Town West" neighborhoods zoned R-3. These parcels are currently developed with single-family dwellings. However, the existing parcels provide opportunities for additional units.

The scarcity of vacant land, current market conditions, and development trends continue to provide conditions favoring redevelopment and reuse of underutilized land at higher densities in these neighborhoods. Los Alamitos is essentially a built-out city within a region that is largely built-out. There are limited areas for growth within the City, increasing the demand for more intensive infill development.

Median sales prices continue to decline and the average days-on-market remains high for single-family homes (75.5 days for the third quarter of 2008). These conditions are attractive to investors likely to purchase homes and redevelop the land with for-sale or rental multifamily buildings. Long-time homeowners may also see opportunities to increase the value of their property through developing additional units. This analysis looks at the redevelopment capacity of sites with existing single-family units to provide a conservative estimate of the realistic capacity for additional units. It is also feasible that existing small multifamily buildings may be redeveloped at higher densities during the Planning Period.

Apartment Row

The "Apartment Row" neighborhood is generally bounded by commercial uses fronting on Katella Avenue to the north, Farquhar Avenue and the Joint Forces Training Base to the south, Lexington Drive to the east, and commercial uses fronting on Los Alamitos Boulevard to the west. The area contains mostly small multifamily dwellings and duplexes, with some scattered single-family homes. The area is currently zoned R-3 and the General Plan designation is Multiple-Family Residential.

Based on the development trends in this neighborhood, the remaining single-family residential parcels have a greater likelihood of transitioning to multifamily residential units. Underutilized parcels (parcels currently developed with single-family units) with realistic capacity for additional residential units in the Apartment Row neighborhood are identified in Housing Element Table B-3. These parcels have a total projected capacity of 113 units with a minimum permitted density of 20 du/ac. These parcels have the capacity to accommodate less than 16 units per site. Therefore, it is assumed that these parcels could accommodate units affordable to moderate and above-moderate income households.

Old Town West

The "Old Town West" neighborhood is generally bounded by Sausalito Avenue to the north, Oak Street to the east, commercial uses fronting on Katella Avenue to the south and commercial uses fronting on Los Alamitos Boulevard to the west. The area is currently zoned R-3 and the General Plan designation is Multiple-Family Residential. The area contains a mixture of multiple-family and single-family residential homes.

The area has been transitioning from single-family residential to multiple-family residential. The majority of the single-family units in this area were built in the 1950s or earlier with a few historic homes from the 1910's and 1920's remaining. The area began redeveloping with multifamily homes in the 1970s and 1980s. Single-family residential units continue to be replaced with condominiums and apartments, with construction as recent as 2005.

Based on the development trends in this neighborhood, the remaining single-family residential parcels are likely to redevelop with multifamily residential units. Underutilized parcels (parcels currently developed with single-family homes) with realistic capacity for additional residential units in the Old Town West neighborhood are identified in Housing Element Table B-4. These parcels have a total projected net capacity of 123 units with a minimum permitted density of 20 du/ac. There are opportunities to provide at least 16 units per site in two areas with contiguous parcels through lot consolidation. The sites with a capacity of less than 16 units per site are assumed to be able to accommodate units affordable to moderate and above-moderate income households.

Sites Summary

Housing Element Table B-5 summarizes the construction achievements by income category that fulfill a portion of the City's RHNA need. Table B-5 also shows the capacity of residential vacant land and residential underutilized land. As indicated in Table B-5, sufficient capacity exists in the City to exceed its need in all income categories through construction achievements and vacant and underutilized land.

Quantified Objectives

The Housing Element's quantified objectives are outlined in Table 2-3, *Quantified Objectives*.

Table 2-3
Quantified Objectives (2014-2021)

Program	Housing Units
New Construction	
Extremely Low	51
Very Low	14
Low	10
Moderate	11
Above Moderate	26
New Construction Total	*61*
Source: *City of Los Alamitos Housing Element Draft 2014-2021*, Page AB-4.	

2.4 PROJECT OBJECTIVES/GOALS

STATEWIDE GOALS

The City of Los Alamitos supports and endorses the statewide housing goal of "... decent housing and suitable living environment for every California family..." In addition, the City supports and endorses the five goals incorporated in present State Law pertaining to the manner in which the actions of the City must be directed so that there is adequate provision for the housing needs of all economic segments. These statewide goals are:

- Goal 1: Conserve and improve the condition of the existing standard affordable housing stock.
- Goal 2: Assist in the development of adequate housing to meet the needs of low-and moderate-income households.
- Goal 3: Identify adequate housing sites, which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.
- Goal 4: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

- Goal 5: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

2.5 PROJECT PHASING

The Housing Element addresses a planning period from January 1, 2014 to June 30, 2021.

2.6 AGREEMENTS, PERMITS AND APPROVALS

Approval of the Project is subject to actions set forth by the City of Los Alamitos. Adoption of the update to the Housing Element of the City's *General Plan* is subject to review and/or approval by the following:

- City of Los Alamitos Planning Commission;
- City of Los Alamitos City Council; and
- California Department of Housing and Community Development.

3.0 ENVIRONMENTAL SUMMARY

3.1 BACKGROUND

1.	**Project Title:** City of Los Alamitos General Plan Update 2014-2021 Housing Element
2.	**Lead Agency Name and Address:** City of Los Alamitos 3191 Katella Avenue Los Alamitos, California 90720
3.	**Contact Persons and Phone Number:** Steven Mendoza, Director of Community Development Community Development Department City of Los Alamitos 3191 Katella Avenue Los Alamitos, California 90720 562.431.3538
4.	**Project Location:** City of Los Alamitos
5.	**Project Sponsor's Name and Address:** City of Los Alamitos Community Development Department 3191 Katella Avenue Los Alamitos, California 90720
6.	**General Plan Designation:** Various
7.	**Zoning:** Various
8.	**Description of the Project:** The Project consists of an update to the Housing Element of the *City of Los Alamitos General Plan*; refer to Section 2.3, *Project Characteristics*.
9.	**Surrounding Land Uses and Setting:** North: City of Cypress South: City of Seal Beach East: City of Cypress and City of Garden Grove West: Unincorporated Community of Rossmoor and City of Long Beach
10.	**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** The California Department of Housing and Community Development has authority of review and comment on the Housing Element. No other public agency has authority over the Project.

3.2 EVALUATION OF ENVIRONMENTAL IMPACTS

This Initial Study and Negative Declaration analyzes the potential environmental impacts associated with the proposed Project. The issue areas evaluated in this Initial Study are:

- Aesthetics;
- Agriculture Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation/Traffic; and
- Utilities and Service Systems.

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines Appendix G* and used by the City in its environmental review process. In the evaluation of potential impacts in Section 4.0, *Environmental Analysis*, the questions in the Initial Study Checklist are stated and an answer is provided based on the analysis undertaken as part of the Initial Study. The analysis considers 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. To each question, there are four possible responses:

- **No Impact:** The project would not have any measurable environmental impact on the environment. A brief explanation is provided for all answers except "No Impact" answers that are supported by the information sources cited in the parentheses following each question. A "No Impact" answer is supported by referenced information sources that show that the impact simply does not apply to the proposed project. A "No Impact" answer is explained where it is based on project-specific factors, as well as general standards.

- **Less Than Significant Impact:** The project would have the potential for impacting the environment, although this impact would be below established significance thresholds.

- **Less Than Significant With Mitigation Incorporated:** The project would have the potential to generate impacts that may be considered a significant effect on the environment, although the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." Mitigation measures have been identified and an explanation provided on how they reduce the effect to a less than significant level.

- **Potentially Significant Impact:** "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.

3.3 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 a "Potentially Significant Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

	Aesthetics		Land Use and Planning
	Agriculture Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
X	Cultural Resources	X	Public Services
X	Geology and Soils		Recreation
	Hazards and Hazardous Materials		Transportation/Traffic
	Hydrology and Water Quality		Utilities and Service Systems
	Mandatory Findings of Significance		

4.0 ENVIRONMENTAL ANALYSIS

The following is a discussion of potential Project impacts as identified in the Initial Study and Negative Declaration. Explanations are provided for each item.

4.1 AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

4.1.a. Have a substantial adverse effect on a scenic vista?

No Impact. The City of Los Alamitos does not contain any designated scenic vistas. Over half of the City is developed or designated for urban uses, while the remaining area is occupied by the Los Alamitos Joint Forces Training Base (JFTB). The City's housing needs would be accommodated primarily by development of vacant and underutilized land, since only a limited amount (approximately 0.55 acre) of vacant land permitted for residential development remains. The underutilized parcels are located within currently zoned residential neighborhoods (i.e., Apartment Row and Old Town West). Due to the limited number and geographical locations of the remaining vacant

parcels (refer to Exhibit B-2 of the Housing Element), and since future housing development would occur primarily as infill and redevelopment within existing residential neighborhoods (refer to Exhibit B-3 of the Housing Element), Project implementation would not have a substantial adverse effect on a potential scenic vista.

Mitigation Program: No mitigation is required.

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

No Impact. There are no state scenic highways that traverse the City.[3] Therefore, Project implementation would not damage scenic resources within a state scenic highway.

Mitigation Program: No mitigation is required.

4.1.c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. Topographically, the City is relatively flat. The City is primarily developed with urban uses. Approximately 49 percent (1,339 acres) of the City is occupied by the Los Alamitos JFTB. Of the remaining 1,413 acres, a majority is developed with residential uses accounting for approximately 38 percent of the City. The majority of residential uses are single-family units. Recreational open space is currently provided to residents of the City with parks and school grounds. The *General Plan* also identifies the Southern California Edison (SCE) easement area, located along the Coyote Creek and Los Alamitos flood control channels, and the Southern Pacific Railroad easement area, generally located between Los Alamitos Boulevard and the City's eastern boundary, as opportunities for future open space and recreational use.

As stated, the City's housing needs would be accommodated primarily by development of vacant and underutilized land. The vacant and underutilized parcels are located within currently designated residential neighborhoods. Based on recent development trends in the Apartment Row and Old Town West neighborhoods, it is likely that remaining single-family residential parcels could transition to multifamily residential units. Redevelopment and reuse of these parcels at higher densities continues to occur within these neighborhoods while the number of single-family residential units decline. Continued development of higher density residential units, as anticipated with the proposed Housing Element, would continue to alter the existing visual character or quality of the sites and surroundings. However, as stated, these areas have been in a state of transition and further redevelopment/reuse of these areas with higher density residential units would be consistent with the changing character of the neighborhoods that is already occurring. Additionally, development of these areas with higher density residential uses has been anticipated in the City's *General Plan*. The *General Plan* specifically identifies the Apartment Row and Old Town West neighborhoods for increased residential development. Further, future development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City's *General Plan*, Municipal Code, and development review process, which are intended to diminish conflicts between urban development and visual resources. Therefore, residential development according to the Housing Element is not anticipated to degrade the existing visual character/quality of a residential development site and its surroundings. Compliance with the *General Plan* Goal and Policies outlined below would further ensure that future residential developments would be compatible with the visual character of existing uses. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.

[3] City of Los Alamitos, *City of Los Alamitos General Plan Open Space & Recreation Element Background Technical Report*, Page 4-7.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

Goal Two: Preserve and enhance the quality of the City's residential neighborhoods.

Policy 1-1.1 Employ accepted planning and engineering standards and practices as the basis for determining the compatibility of new land uses with existing uses.

Policy 1-1.2 Adopt feasible mitigation measures throughout the land use decision-making process to reduce impacts of new or expanded uses on existing residential neighborhoods.

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

Less Than Significant Impact. Residential development in accordance with the Housing Element would introduce new sources of light, including light from building interiors passing through windows and light from building exteriors (i.e., street lighting, building illumination, security lighting, and landscape lighting). Depending upon the location of the light source and its proximity to adjacent light sensitive uses, light introduction can be a nuisance, affecting adjacent areas and diminishing the view of the clear night sky. Lighting may cause spillover impacts to nearby sensitive receptors. To minimize potential impacts from light or glare, all residential projects would be subject to review under the City's design and development plan review processes. Specifically, all multifamily residential projects would be required to comply with LAZC Chapter 17.14.040, *Light and Glare*, which requires the shielding of light sources. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis. Therefore, Project implementation would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

Mitigation Program: No mitigation is required.

4.2 AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:		**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c	Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X	

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

No Impact. There are approximately 190 acres in the City and SOI that are identified as Prime Farmland on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation (DLRP 2011). These prime farmlands are on the southern and northeastern corners of the Los Alamitos JFTB property and are currently being cultivated for strawberry production through an out-lease with a commercial farming operation (JFTB 2010). However, the City of Los Alamitos has no land use authority on the Los Alamitos JFTB, and the General Plan Update would not affect any land uses in the JFTB boundary. Therefore, the General Plan Update would result in a less than significant impact to farmland. No additional discussion of this issue in the EIR is required.

Mitigation Program: No mitigation is required.

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

No Impact. Williamson Act contracts restrict the use of privately owned land to agriculture and compatible opens space uses under contract with local governments. In exchange, the land is taxed based on actual use rather than potential market value. The City of Los Alamitos does not designate any land within the City for agricultural uses. Additionally, no areas in the City are under Williamson Act contracts (DLRP 2007). Therefore, future development in accordance with the General Plan Update would not result in the conversion of areas zoned for agriculture uses to nonagricultural use, and further analysis is not required. This topic will not be evaluated in the EIR.

Mitigation Program: No mitigation is required.

4.2.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?

Less Than Significant Impact. Due to the limited number and geographical locations of the remaining vacant parcels (refer to Table B-5 of the Housing Element), and since future housing development would occur primarily as infill (refer to Table B-5 of the Housing Element), Project implementation would not involve changes to the environment that could result in the conversion of the City's farmland to a non-agricultural use.

Mitigation Program: No mitigation is required.

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c 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 (including releasing emissions which exceed quantitative thresholds for ozone		X		

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
precursors)?				
d. Expose sensitive receptors to substantial pollutant concentrations?		X		
e. Create objectionable odors affecting a substantial number of people?			X	

The City of Los Alamitos is in the South Coast Air Basin (SoCAB) and is subject to the air quality management plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). SCAMQD's 2012 AQMP is based on regional growth forecasts for the Southern California Association of Governments (SCAG) region. Air quality assessments estimate emissions of air pollutants associated with short-term construction and long-term operation of a proposed project. Both the State of California and the Federal government have established health-based Ambient Air Quality Standards (AAQS) for the following six criteria air pollutants: carbon monoxide (CO); ozone (O_3); nitrogen oxides (NO_X); sulfur oxides (SO_X); particulate matter up to 10 microns in diameter (PM_{10}); and lead (Pb). O_3 (smog) is formed by a photochemical reaction between NO_X and reactive organic compounds (ROCs). Thus, evaluating impacts from NO_X and ROCs assesses impacts from O_3. The net increase in pollutant emissions determines the impact on regional air quality as a result of a proposed project. The results also allow the local government to determine whether a proposed project would deter the region from achieving the goal of reducing pollutants in accordance with the Air Quality Management Plan (AQMP) in order to comply with Federal and State AAQS.

Construction Emission Thresholds

The following CEQA significance thresholds for construction emissions have been established for the SCAB:

- 75 pounds per day (lbs/day) or 2.5 tons per quarter-year of VOCs;
- 100 lbs/day or 2.5 tons per quarter of NO_X;
- 550 lbs/day or 24.75 tons per quarter of CO;
- 150 lbs/day or 6.75 tons per quarter of PM_{10}; and
- 150 lbs/day or 6.75 tons per quarter of SO_X.

In the SCAB, project construction-related emissions that exceed any of the above emission thresholds are considered to be a significant impact under the SCAQMD guidelines.

Operational Emission Thresholds

Project operational emissions that exceed any of the thresholds listed below are considered to be a significant impact under the SCAQMD guidelines:

- 55 lbs/day of VOCs;
- 55 lbs/day of NO_X;
- 550 lbs/day of CO;
- 150 lbs/day of PM_{10}; and
- 150 lbs/day of SO_X.

Localized Thresholds of Significance

Localized significance thresholds (LSTs) represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area. The cleaner the air is in a local area, the greater emissions increment it can afford without causing or contributing to an exceedance of the most stringent ambient air quality standard. If the existing air quality is not yet in compliance with the air quality standards, all areas are subject to generally equivalent LSTs. LSTs apply to projects that are less than five acres in size. Public agencies can use LST methodology and mass rate look-up tables by source receptor area (SRA) to determine whether or not a project may generate significant adverse localized air quality impacts. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NO_X), carbon monoxide (CO), and particulate matter less than 10 microns in aerodynamic diameter (PM_{10}). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. For PM_{10} LSTs were derived based on requirements in SCAQMD Rule 403 (Fugitive Dust).

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

Less Than Significant Impact. The City's housing needs would be accommodated within vacant and underutilized land permitted for residential use and redevelopment. Construction activities for residential projects would generate pollutant emissions, including but not limited to site grading, operation of construction equipment, and vehicle activities. The future housing units would generate pollutant emissions associated with stationary equipment, new vehicular trips, and off-site power and natural gas generation, etc.

Implementation of the Housing Element is consistent with the *City of Los Alamitos' General Plan* Land Use Element, as no General Plan amendment involving existing residential land use designations is proposed by the Housing Element. The residential development anticipated by the Housing Element has been considered and is consistent with the AQMP. In addition, new residential development in the City would be required to comply with the Residential zones' development standards, which regulate maximum allowable residential density. Implementation of the Housing Element is consistent with the Land Use Element, which ensures that growth in the City is consistent with the AQMP. Individual residential development proposals would be evaluated in detail to determine their consistency with the AQMP. Therefore, Project implementation would result in less than significant impacts in this regard.

Mitigation Program: No mitigation is required.

4.3.b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant With Mitigation Incorporated. The City's housing needs would be accommodated within vacant and underutilized land permitted for residential use and redevelopment. Construction activities for residential projects would generate pollutant emissions, including but not limited to site grading, operation of construction equipment, and vehicle activities. The future housing units would generate pollutant stationary and mobile source emissions due to uses of stationary equipment, new vehicular trips, off-site power and natural gas generation, etc. As the Housing Element addresses housing units as a collective whole, no emission calculations are necessary in the preparation of this document. Notwithstanding, residential development anticipated by the Housing Element could violate air quality standards or contribute substantially to an existing or projected air quality violation. Individual project proposals would be subject to review under CEQA, which would specifically evaluate potential impacts to air

quality. Further, future residential development would be subject to compliance with the recommended mitigation measures. Therefore, Project implementation would result in less than significant impacts in this regard.

Climate Change

California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of CO_2 a year. Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane is also an important greenhouse gas that potentially contributes to global climate change. Greenhouse gases are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary greenhouse gases have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

The impact of anthropogenic activities on global climate change is apparent in the observational record. Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO_2, methane, and nitrous oxide from before the start of the industrialization (approximately 1750), to over 650,000 years ago. For that period, it was found that CO_2 concentrations ranged from 180 parts per million (ppm) to 300 ppm. For the period from approximately 1750 to the present, global CO_2 concentrations increased from a pre-industrialization period concentration of 280 ppm to 379 ppm in 2005, with the 2005 value far exceeding the upper end of the pre-industrial period range.

The Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of greenhouse gases needed to stabilize global temperatures and climate change impacts. It concluded that a stabilization of greenhouse gases at 400 to 450 ppm carbon dioxide-equivalent concentration is required to keep mean global warming below 2°C, which in turn is assumed to be necessary to avoid dangerous climate change.

Regulations and Significance Criteria

California Governor Arnold Schwarzenegger issued Executive Order S-3-05 in June 2005, which established the following greenhouse gas emission reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels

AB-32 requires that the California Air Resources Board (CARB) determine what the statewide greenhouse gas emissions level was in 1990, and approve a statewide greenhouse gas emissions limit that is equivalent to that level, to be achieved by 2020. CARB has approved a 2020 emissions limit of 427 metric tons of CO_2 equivalents (MTCO2eq).

Global Climate Change Gasses

The natural process through which heat is retained in the troposphere is called the "greenhouse effect."[4] The greenhouse effect traps heat in the troposphere through a three fold process summarized as follows: Short wave radiation emitted by the Sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave radiation; and greenhouse gases in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This "trapping" of the long wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect.

[4] The troposphere is the bottom layer of the atmosphere, which varies in height from the Earth's surface to 10 to 12 kilometers

Without the greenhouse effect, the Earth's average temperature would be approximately -18 degrees Celsius (°C) (0° Fahrenheit [°F]) instead of its present 14°C (57°F). The most abundant greenhouse gases are water vapor and carbon dioxide. Many other trace gases have greater ability to absorb and re-radiate long wave radiation; however, these gases are not as plentiful. For this reason, and to gauge the potency of greenhouse gases, scientists have established a Global Warming Potential (GWP) for each greenhouse gas based on its ability to absorb and re-radiate long wave radiation. The GWP of a gas is determined using carbon dioxide as the reference gas with a GWP of one (1).

Greenhouse gases include, but are not limited to, the following:[5]

- *Carbon Dioxide (CO_2)*. CO_2 is primarily generated by fossil fuel combustion in stationary and mobile sources. Due to the emergence of industrial facilities and mobile sources in the past 250 years, the concentration of CO_2 in the atmosphere has increased 35 percent.[6] CO_2 is the most widely emitted greenhouse gas and is the reference gas (GWP of 1) for determining GWP s for other greenhouse gases. In 2004, 83.8 percent of California's greenhouse gases emissions were CO_2.[7]

- *Nitrous Oxide (N_2O)*. N_2O is produced by both natural and human related sources. Primary human related sources include agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production. The GWP of N_2O is 310.

- *Methane (CH_4)*. CH_4 is emitted from biogenic sources, incomplete combustion in forest fires, landfills, manure management, and leaks in natural gas pipelines. In the United States, the top three sources of CH_4 come from landfills, natural gas systems, and enteric fermentation. CH_4 is the primary component of natural gas, which is used for space and water heating, steam production, and power generation. The GWP of CH_4 is 21.

Other greenhouse gases include, but are not limited to, chlorofluorocarbons, sulfur hexafluoride, hydrofluorocarbons, and perfluorocarbons.

Methodology

Per the Attorney General's Office, their recommended General Plan (including the Housing Element) measures will reduce greenhouse gas emissions and the effects of global warming.[8] Additionally, the Climate Action Team Report to Governor Schwarzenegger at the Legislature (CAT Report) provides "overarching recommendations considered essential by the (Climate Action Team) in meeting the statewide climate change emissions reduction targets" and "lays out a path forward to ensure that California's climate change emission reduction targets are met." The CAT Report identifies strategies designed to reduce California's greenhouse gas emissions and meet AB 32 and EO S-3-05 goals. Therefore, compliance with all applicable CAT Report strategies and Attorney General's General Plan

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[5] All GWPs are given as 100 year Global Warming Potential. Unless noted otherwise, all GWPs were obtained from the Intergovernmental Panel on Climate Change. Climate Change (Intergovernmental Panel on Climate Change, Climate Change. The Science of Climate Change – Contribution of Working Group I to the Second Assessment Report of the IPCC, 1996)

[6] United States Environmental Protection Agency. *Inventory of U S. Greenhouse Gas Emissions and Sinks 1990 to 2004*. April 2006.

[7] California Energy Commission, *Inventory of California Greenhouse Gas Emissions and Sinks 1990 to 2004*, December 2006.

[8] http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf

recommendations would ensure the proposed Housing Element Project would help achieve the AB 32 and EO S-3-05 goals to reduce greenhouse gas emissions for California and would result in a less than significant impact.

The California Air Pollution Control Officers Association (CAPCOA) identifies various approaches to global climate change. The CAPCOA approach utilized in this analysis is identified below:

> *The emissions associated with a* [general plan] *are assumed to have a significant impact unless one can arrive at a less-than-significant finding by ... the* [methodology] *below:*
>
> 1. *Demonstrate that a General Plan (GP) or a Regional Plan (RP) is in Compliance with AB 32:*
>
> - *For most GPs or RPs this will require demonstration that projected ... emissions will be equal to or less than 1990 emissions.*
> - *GPs or RPs are expected to fully document 1990 and* [future] *GHG [greenhouse gas] emission inventories.*
> - *Projection of ... emissions is complicated by the fact that CARB is expected to promulgate emission reductions in the short term. Until explicit CARB regulations are in place, unmitigated GP ... emission inventories represent business-as-usual scenarios.*
> - *EIRs for GPs or RPs which demonstrate* [future] *mitigated emissions are less than or equal to 1990 emissions are considered less than significant.*

Global Climate Change Analysis

Population growth anticipated to occur under the Housing Element, which was anticipated by the General Plan, is expected to result in increased emissions of greenhouse gases, largely due to increased vehicle miles traveled (VMTs), as well as increased energy consumption and waste generation. As discussed previously, increased emissions of greenhouse gases could contribute to global climate change patterns and the adverse global environmental effects thereof. Increased concentrations of greenhouse gas emissions could also potentially conflict with the requirement of AB 32 to reduce Statewide greenhouse gas emissions to 1990 levels by 2020.

Construction Emissions

CEQA does not require an agency to evaluate an impact that is "too speculative," provided that the agency identifies the impact, engages in a "thorough investigation" but is "unable to resolve an issue," and then discloses its conclusion that the impact is too speculative for evaluation. (CEQA Guidelines Section 15145, Office of Planning and Research Commentary). Additionally, CEQA requires that impacts be evaluated at a level that is "specific enough to permit informed decision making and public participation" with the "production of information sufficient to understand the environmental impacts of the proposed Project and to permit a reasonable choice of alternatives so far as environmental aspects are concerned." (CEQA Guidelines Section 15146, Office of Planning and Research Commentary). Pursuant to CEQA Guidelines Section 15146(b):

> *An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.*

Construction of future residential new and infill development projects would result in greenhouse gas emissions from the use of construction equipment. However, details of these future construction activities are unknown at this time,

and therefore, cannot be quantified. Compliance with General Plan policies and implementation measures would reduce construction-related emissions to a level below "business as usual."

Operational Emissions

Area sources include emissions from natural gas combustion, hearth (wood stove/fireplaces), landscaping equipment, consumer products, and architectural coatings. Indirect sources include emissions from energy consumption and water conveyance. Mobile sources include emissions from passenger vehicles and delivery trucks. Typically, mobile sources are the primary contributor of greenhouse gas emissions. However, consistent with the General Plan, the Housing Element would discourage sprawl, encourage mixed use development, and encourage public transportation.

Compliance with the Attorney General's Recommendations

The California Office of the Attorney General has established recommended measures for projects to mitigate greenhouse gas emissions.[9] A list of the Attorney General's recommended measures and the project's compliance with each measure are listed in Table 4.3-1, *Housing Element Update's Compliance with the Attorney General's Recommendations*.

According to CEQA Guidelines Section 15002(a)(1), one of the basic purposes of CEQA is to, "Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities." Senate Bill 97 requires the California Office of Planning and Research (OPR) to develop CEQA Guidelines for analysis and, if necessary, the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions to the Resources Agency by July 1, 2009. Additionally, it is the position of the State Legislature (as expressed in its adoption of AB 32, The California Climate Solutions Act of 2006) that global climate change poses significant adverse effects to the environment of the State of California and the entire world. Additionally, the State Legislature adopted the public policy position that global climate change is, "a serious threat to the economic well-being, public health, natural resources, and the environment of California" (Health and Safety Code Section 38501).

Table 4.3-1
Housing Element Update's Compliance with the Attorney General's Recommendations

Attorney General's Recommended Measures	Compliance with Attorney General's Recommendations
Housing Element	
Improve the jobs-housing balance and promote a range of affordable housing choices near jobs, services, and transit.	**Compliant.** The Housing Element includes policy actions that promote affordable housing choices near jobs, services, and transit. As specified in the Housing Element, it is the City's policy to provide programs that locate housing near employment centers (Policy Action 5.4). Additionally, it is the City's policy to provide programs that address the supply of housing for all segments of the population to ensure that adequate housing is available to meet the needs of all economic segments of the community (Housing Strategy Area 4: Adequate Housing Supply). The Housing Element contains policies that encourage the development of vacant and underutilized sites at greater intensities to provide higher density residential development (Policy Actions 4.2 and 4.3)

[9] California Office of the Attorney General, The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level, updated May 21, 2008

	and encourages partnerships and coordination with developers and outside agencies to encourage the development of affordable housing (Policy Action 5.5). Additionally, the General Plan Conservation and Circulation Elements include policies that provide for alternative modes of transportation and encourage the reduction of trips (Policies 2-2.1, 2-2.2, and 5-4.1) and associated implementation that encourage new development, which provide convenience and security to transit users and facilitate non-motorized transportation (Implementation Program 5-4.4.2); refer to the Mitigation Program below for complete text.
Concentrate mixed use and medium to higher density residential development in areas near jobs, transit routes, schools, shopping areas, and recreation.	**Compliant.** Refer to response above.
Increase density in single-family residential areas located near transit routes or commercial areas. For example, promote duplexes in residential areas and increased height limits of multi-unit buildings on main arterial streets, under specified conditions.	**Compliant.** Refer to response above.
Encourage transit-oriented developments.	**Compliant.** Refer to response above.
Impose minimum residential densities in areas designated for transit-oriented, mixed-use development to ensure higher density in these areas.	**Compliant.** Refer to response above.
Designate mixed use areas where housing is one of the required uses.	**Compliant.** Refer to response above.
Promote infill, mixed use, and higher density development by, for example, reducing developer fees; providing fast-track permit processing; reducing processing fees; funding infrastructure loans; and giving preference for infrastructure improvements in these areas.	**Compliant.** The Housing Element includes Policy Actions, which encourage partnerships and coordination with developers and outside agencies, including formulation of an outreach strategy to inform residential developers of City-initiated incentives, including development standards and density bonuses, reduced parking requirements, and other programs related to residential projects (Policy Action 5.5) and incentives such as streamlined permit review, reduced development standards, parking reductions or other concessions to encourage the acquisition and rehabilitation of multi-family units (Policy Action 1.5). Similarly, the City encourages the development of affordable housing through regulatory procedures and incentives such as density bonus provisions, expedited processing, and fee waivers/deferrals (Policy Action 4.1); refer to Mitigation Program below for complete text. Refer also to response above.
Source: State of California Department of Justice. Attorney General's Office, *The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level*, updated May 21, 2008	

The State Legislature has determined that, "the potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the State from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment and an increase in the incidences of infectious disease, asthma and other human health-related problems" and that, "Global warming will have detrimental effects on some of California's largest industries, including agriculture, wine, tourism, skiing, recreational and commercial fishing, and forestry (and)...will also increase the strain on electricity supplies necessary to meet the demand for summer air-conditioning in the hottest parts of the State" (Health and Safety Code Section 38501). These public policy statements became law with the enactment of Assembly Bill 32, Statutes of 2006.

AB 32 requires that the CARB determine what the statewide greenhouse gas emissions level was in 1990, and approve a statewide greenhouse gas emissions limit that is equivalent to that level, to be achieved by 2020. The CARB has approved a 2020 emissions limit of 427 metric tons of CO_2 equivalent (CO_2eq).[10] By January 2009, CARB must adopt mandatory reporting rules for significant sources of greenhouse gases and also a plan indicating how reductions in significant greenhouse gas sources would be achieved through regulations, market mechanisms and other actions. The relevant General Plan Policies that are designed to reduce VMT's, energy consumption, and water consumption, and promote an overall level of reduced emissions, are outlined below.

It is noted that there are no established quantitative thresholds of significance or methodologies in place to analyze and determine the significance of global climate change with respect to a Housing Element. This analysis has been formulated to comply with the purpose and intent of CEQA, as well as the guidance issued from CAPCOA and the California's Attorney General's Office. Consistent with the General Plan, the Housing Element anticipates infill residential and mixed-use development. Although, the automobile would continue to dominate as the main transportation mode, alternative transportation modes would be promoted through General Plan Policies and Implementation Programs. The Housing Element would promote a range of affordable housing choices near jobs, services, and transit, which would inherently reduce sprawl and thus total VMTs. The General Plan establishes Policies and Implementation Programs to reduce greenhouse gases by adopting and implementing the PMAQMP, encouraging transportation demand management, improving traffic flow, encouraging energy conservation, and reducing work trips. The General Plan also calls for the City to minimize energy use, maximize waste reduction and diversion, and implement water conservation measures. As indicated in Table 4.3-1, the proposed Project would be in compliance with the recommended measures and strategies identified by the Attorney General's Office.

Mitigation Program:

AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District, Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the South Coast Air Quality Management District. Project proponents shall prepare and implement a Construction Management Plan, which shall include Best Available Control Measures, among others. Appropriate control measures shall be determined on a project-by-project basis and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others:

- Minimizing simultaneous operation of multiple construction equipment units;
- Implementation of South Coast Air Quality Management District Rule 403, Fugitive Dust Control Measures;
- Watering the construction area to minimize fugitive dust;
- Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and
- Minimizing idling time by construction vehicles.

AQ-2 The City of Los Alamitos shall consider adopting a Climate Protection Action Plan, which would establish a Citywide inventory of greenhouse gasses for Existing, General Plan Buildout and Year 1990 conditions. The Climate Action Protection Plan shall outline a set of enforceable strategies to ensure

[10] Carbon dioxide equivalency is a quantity that describes, for a given mixture and amount of greenhouse gas, the amount of CO_2 that would have the same global warming potential, when measured over a specified timescale (generally, 100 years) For example, the global warming potential for methane over 100 years is 25 and for nitrous oxide 298. This means that emissions of one million metric tons of methane and nitrous oxide respectively is equivalent to emissions of 25 and 298 million metric tons of carbon dioxide

the City meets the requirements of Assembly Bill 32, as well as the directives outlines in Executive Order S-3-05.

AQ-3 All new residential development of more than six dwelling units shall participate in the California Energy Commission's New Solar Homes Partnership (this program provides rebate to developers of six dwelling units or more who offer solar power on 50 percent of the new units) and new or major renovations of commercial or industrial development (that exceeds a certain square foot minimum) shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs.

AQ-4 All new dwellings shall install Energy Star rated appliances and the most energy-efficient water heaters and air conditioning systems that are feasible. Additionally, all new buildings and major renovations shall use energy efficient lighting (indoor and outdoor) that reduces electricity use by substantially more than current State Building Code requirements.

4.3.c. 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?

Less Than Significant With Mitigation Incorporated. Refer to Response 4.3.b.

Mitigation Program: Refer to Mitigation Measures AQ-1 to AQ-4 and the General Plan Policies and Implementation Program outlined above.

4.3.d. Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant With Mitigation Incorporated. Refer to Response 4.3.b. In addition, the construction of individual residential projects could potentially lead to fugitive emissions and other pollutants affecting sensitive land uses. Increased traffic volumes on City streets could also lead to increases in traffic congestion and associated vehicle emissions, which could impact sensitive receptors. However, as future residential development would occur throughout the City, substantial pollutant concentrations are unlikely to be produced. Thus, less than significant impacts are anticipated in this regard. It is also important to note the conceptual nature of the anticipated residential development associated with the Housing Element. Future development proposals would be analyzed individually for potential impacts to air quality and to determine compliance with applicable State and Federal ambient air quality standards. If necessary, mitigation would be recommended to reduce potential air quality impacts to a less than significant level.

Mitigation Program: Refer to Mitigation Measures AQ-1 to AQ-4 and the General Plan Policies and Implementation Program outlined above.

4.3.e. Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Odors are one of the most obvious forms of air pollution to the general public. Odors can present significant problems for both the source and the surrounding community. Although offensive odors seldom cause physical harm, they can agitate and alarm the general public. Most people determine an odor to be offensive (objectionable) if it is sensed longer than the duration of a human breath, typically two to five seconds.

Construction activities associated with residential projects anticipated by the Housing Element may generate objectionable odors from heavy-duty equipment exhaust or from application of paint and asphalt. All new

development would be subject to compliance with standards established for the SCAQMD for odor control. Projects would require consistency with SCAQMD Rule 402, *Public Nuisance*, which prohibits the discharge of air contaminants or other materials (including odors), which can cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public at large.

Any impacts to adjacent land uses would likely be short-term and are considered less than significant. Notwithstanding, due to the conceptual nature of the future residential development, proposals would be analyzed individually to evaluate the potential creation of objectionable odors. If necessary, mitigation would be required to reduce potential air quality impacts to a less than significant level.

Mitigation Program: No mitigation is required.

4.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

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

Less Than Significant Impact. There are no known candidate, sensitive, or special status species occurring in the City. However, the Coyote Creek flood control channel does provide natural habitat area along the City's northwesterly boundary. Future housing development would occur primarily as infill development of vacant parcels within urbanized areas and redevelopment/reuse of underutilized sites currently developed with residential uses. The

sites identified for future residential development by the Housing Element would not impact potential habitat associated with the Coyote Creek flood control channel. Notwithstanding, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to biological resources, including impacts to endangered, threatened, rare, or locally designated species and their habitats. If necessary, mitigation would be required to reduce potential biological impacts to a less than significant level. Development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City's General Plan, Municipal Code, and development review process. Future residential development would require further review for compliance with USFWS, CDFG, and NCCP/HCP requirements, as necessary. Therefore, Project implementation would not have an adverse effect, either directly or through habitat modifications, to candidate, sensitive, or special status species.

Mitigation Program: No mitigation is required.

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

Less Than Significant Impact. There are no known riparian habitats or other sensitive natural communities occurring in the City. However, as stated, the Coyote Creek flood control channel provides a natural habitat area along the northwestern boundary of the City. The sites identified for future residential development by the Housing Element would not impact potential riparian habitat associated with the Coyote Creek flood control channel. Notwithstanding, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to biological resources, including impacts to riparian habitats or other sensitive natural communities. Therefore, Project implementation would not have an adverse effect on any riparian habitat or other sensitive natural communities. Impacts would be less than significant in this regard.

Mitigation Program: No mitigation is required.

4.4.c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. There are no federally protected wetlands occurring in the City. Therefore, implementation of the Housing Element would not result in adverse effects in this regard.

Mitigation Program: No mitigation is required.

4.4.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. Los Alamitos is largely developed, and is surrounded by development. There are no wildlife corridors that traverse the City. Therefore, Project implementation would not interfere with a wildlife corridor.

Mitigation Program: No mitigation is required.

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

Less Than Significant Impact. LAMC Chapter 12.24, *Street Trees and Shrubs*, contains standards for the placement and replacement of City-owned trees (i.e., trees located within the public right-of-way, at parks, and at other City-owned facilities). Future housing development would occur primarily as infill development of vacant parcels and redevelopment/reuse of underutilized sites. Although unlikely, it is possible that future housing development could impact existing City-owned trees. Future housing development would be required to comply with the LAMC, including compliance with LAMC Chapter 12.24, as applicable, reducing any impact to City-owned trees to a less than significant level. Further, it is *Los Alamitos General Plan* policy to encourage property owners to maintain and promote landscaping on developed sites and to incorporate mature and specimen trees into the design of development projects. Impacts would be less than significant in this regard.

Mitigation Program: No further mitigation is required.

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

No Impact. The City of Los Alamitos does not have an adopted Habitat Conservation Plan, nor is it subject to a County Plan. Thus, implementation of the Housing Element would not conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Program: No mitigation is required.

4.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?			X	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d Disturb any human remains, including those interred outside of formal cemeteries?			X	

4.5.a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?

Less Than Significant. According to the *Los Alamitos General Plan*, there are no designated historic resources within the City. However, it is noted that the City has a number of structures that are worthy of consideration, as several original structures constructed before the City's incorporation continue to exist and according to the *General Plan*, should be preserved. It is anticipated that the City's housing needs would be accommodated by development of vacant and underutilized land. The underutilized parcels identified in the Housing Element are currently developed with residential uses and are not anticipated to contain potentially historic resources. However, due to the conceptual nature of the proposed future residential development, proposals would require individual assessments of potential impacts to historic resources, including impacts to historical resources as defined by CEQA Guidelines Section 15064.5. If necessary, mitigation would be recommended to reduce potential cultural resources impacts to a less than significant level.

Mitigation Program: No mitigation is required.

4.5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?

No Impact. According to the *Los Alamitos General Plan*, no archaeological resources are known to occur within the City. Therefore, no impacts would occur in this regard.

Mitigation Program: No mitigation is required.

4.5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. According to the *Los Alamitos General Plan*, no paleontological resources are known to occur within the City. Therefore, no impacts would occur in this regard.

Mitigation Program: No mitigation is required.

4.5.d. Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. No conditions exist that suggest human remains are likely to be found on the residential development sites. Due to the level of past disturbance on the development sites, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during earth removal or disturbance activities. Notwithstanding, ground-disturbing activities, such as grading or excavation, have the potential to disturb as yet unidentified human remains. If human remains were found, those remains would require proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Sections 7050.5-7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overly adjacent remains until the County Coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard would be considered less than significant.

Mitigation Program: No mitigation is required.

4.6 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
2) Strong seismic ground shaking?		X		
3) Seismic-related ground failure, including liquefaction?		X		
4) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?		X		
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

4.6.a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

No Impact. The Alquist-Priolo Earthquake Fault Zoning 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 law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps. ["Earthquake Fault Zones" were called "Special Studies Zones" prior to January 1, 1994.] The City of Los Alamitos is not affected by a State-established Earthquake Fault Zone.[11]

[11] State of California Department of Conservation, http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx. Accessed April 20, 2009.

Surface rupture is unlikely to occur in Los Alamitos, as there are no known active or potentially active faults that traverse the City.[12] Therefore, the residential development anticipated by the Housing Element is not anticipated to expose people or structures to adverse effects involving fault rupture. No impact would occur in this regard.

Mitigation Program: No mitigation is required.

4.6.a.2. Strong seismic ground shaking?

Less Than Significant Impact With Mitigation Incorporated. The City is located within a seismically active region of southern California. There are five faults, the Newport-Inglewood, Norwalk, El Modena, Whittier-Elsinore, and Elysian Park Faults, situated in close proximity to Los Alamitos. The City could experience strong seismic ground shaking from earthquakes generated along these faults. Additionally, faults located outside of Orange County, including the San Andreas and San Jacinto Faults, could cause strong seismic ground shaking within Los Alamitos. Due to the City's location with respect to Southern California's known active and potentially active faults (refer to Figure 3-1 of the *General Plan* Safety Element Background Technical Report), the potential for ground shaking in the City is considered likely. The extent and impact of the groundshaking would depend on several factors, including the particular fault, fault location, distance from the City and magnitude of the earthquake.[13]

The residential development anticipated by the Housing Element could expose people or structures to adverse effects involving strong seismic ground shaking. The possibility of moderate to high ground acceleration or shaking in the City may be considered as approximately similar to the Southern California region, as a whole. Numerous controls would be imposed on future residential development through the permitting process. In general, the City regulates development (and reduces potential seismic impacts) under the requirements of the California Building Code (CBC) (refer to LAMC Chapter 15.04, *Building Codes*), the Alquist-Priolo Earthquake Fault Zoning Act, local land use policies, and zoning, and project specific mitigation measures. The effects of ground shaking would be sufficiently mitigated for buildings designed and constructed in conformance with current building codes and engineering standards. Compliance with the recommended mitigation and *General Plan* Policy and Implementation Programs, which require all new development to comply with seismic safety standards, would be required. Therefore, the residential development anticipated by the Housing Element would result in less than significant impacts regarding the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking.

Mitigation Program: Compliance with the following mitigation and *General Plan* Policy and Implementation Programs is required.

GEO-1 Prior to issuance of a Grading Permit, Applicants of future residential developments shall prepare a Geologic and Soils Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Public Works Department. The Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Report shall be submitted to Public Works at the time of Grading Plan submittal.

GEO-2 The Project shall be designed and graded in accordance with recommendations set forth in the Geologic and Soils Report. The Grading Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Grading Plans and verified during Plan check. Compliance with the Geologic and Soils Report shall be accomplished by conditioning the Project, specifying measures on the Grading Plans, and conducting field inspections.

[12] City of Los Alamitos General Plan, Safety Element Background Technical Report, Page 3-3.

[13] City of Los Alamitos General Plan, Safety Element Background Technical Report, Page 3-5

GEO-3 Prior to issuance of a Building Permit, Applicants of future residential developments shall prepare a Geologic Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Building Department. The Geologic Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Geologic Report shall be submitted to the Building Department at the time of Building Plan submittal.

GEO-4 The Project shall be designed and constructed in accordance with recommendations set forth in the Geologic Report. The Building Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Building Plans and verified during Plan check. Compliance with the Geologic Report shall be accomplished by conditioning the Project, specifying measures on the Construction Plans, and conducting field inspections.

Safety Element

Policy 3-2.1 Take all necessary steps to be prepared for a major earthquake.

Implementation Programs

3-2.2.1 Require all new development to comply with seismic safety standards incorporated into current Building Codes.

3-2.2.3 Require new or substantially remodeled development to be properly designed and constructed for earthquake safety.

4.6.a.3. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact With Mitigation Incorporated. Liquefaction occurs when seismic-induced ground shaking causes water-laden, cohesionless soils to form a quicksand-like condition below the ground surface. Subsidence involves settlement of under-consolidated soils that may occur during earthquake shaking. Lurching is the actual displacement or movement of the ground due to the passage of seismic waves.

Due to the City's proximity to active and potentially active faults, the characteristically high water table, and the cohesionless subsoils that occur within the City, the City could experience liquefaction and subsidence during extreme ground shaking. According to the State of California Department of Conservation, Los Alamitos Quadrangle Official Map (March 25, 1999), the entire City of Los Alamitos is subject to liquefaction.

The City's future housing needs would be accommodated within vacant and underutilized land. Future residential development anticipated by the Housing Element could expose people or structures to adverse effects involving liquefaction, subsidence, and/or lurching. With appropriate City requirements for adequate soil engineering investigations, however, such potential problem areas would be recognized and addressed in the design stage. Compliance with the recommended mitigation and *General Plan* Policy and Implementation Programs would be required. Therefore, the residential development anticipated by the Housing Element would result in less than significant impacts regarding the exposure of people or structures to potential substantial adverse effects involving liquefaction, subsidence, and/or lurching hazards.

Mitigation Program: Compliance with Mitigation Measures GEO-1, GEO-2, GEO-3, and GEO-4, Safety Element Policy 3-2.1, and Implementation Programs 3-2.2.1 and 3-2.2.3, as identified above, is required.

4.6.a.4. Landslides?

No Impact. Seismically-induced landslides occur in areas where steep slopes, unstable geologic features, and/or or seismic activity combine to upset the force of gravity and cause earth to move down a hillside. Due to its flat topography. the City of Los Alamitos is not subject to seismic induced landslides.[14] No impacts would occur in this regard.

Mitigation Program: No mitigation is required.

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

Less Than Significant Impact. Clearing and grading for construction associated with future residential developments anticipated by the Housing Element could expose soils to minimal short-term erosion by wind and water, and loss of topsoil. Grading plans for proposed residential developments would include an approved drainage and erosion control plan to minimize the impacts from erosion and sedimentation during grading. Additionally, project sites encompassing an area of one or more acres would require compliance with a National Pollutant Discharge Elimination System (NPDES) permit and consequently the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP); refer to Response 4.16.d. below. Given that future residential developments would be subject to compliance with LAMC Chapter 8.44, *Stormwater and Urban Runoff Pollution Controls*, as well as NPDES requirements for erosion control, grading, and soil remediation, less than significant impacts are anticipated in this regard.

Mitigation Program: No mitigation is required.

4.6.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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. Landslides, mudslides, rock falls, and soil creep are phenomena earth scientists refer to as "mass wasting." The movement may be rapid (landsliding, rock fall), or gradual (soil creep). These geologic hazards occur in areas where steep slopes, unstable geologic features, heavy rainfall, and/or or seismic activity combine to upset the force of gravity and cause earth to move down a hillside. Los Alamitos is relatively flat with a less than 2.0 percent slope. Thus, impacts resulting from landslides, mudslides, rock falls, and soil creep or not anticipated to occur within the City. Refer to Response 4.6.a.3. regarding liquefaction, subsidence, and/or lurching.

Mitigation Program: No mitigation is required.

4.6.d. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?

Less Than Significant Impact With Mitigation Incorporated. Expansiveness refers to the potential to swell and shrink with repeated cycles of wetting and drying and is a common feature of fine-grained clayey soils. This wetting and drying causes damage due to differential settlement within buildings and other improvements.

According to the *General Plan*, the soils underlying Los Alamitos consist of alluvium deposits. Most of the City is comprised of soils which vary in thickness from zero to 30 feet and consists of poorly compacted clay and sandy silts. Specifically, the following soils are located within Los Alamitos: Bolsa Silt Loam, Drained; Bolsa Silty Clay Loam,

[14] City of Los Alamitos, *City of Los Alamitos General Plan Safety Element Background Technical Report*, Page 3-1.

Drained; Hueneme Fine Sandy Loam, drained; Metz Loamy Sand; and San Emigdio Fine Sandy Loam, Moderately Fine Substratum.[15] The silty sands that comprise much of the underlying soil are generally classified as non-expansive. However, expansiveness on clayey soils can occur. Given expansive soils are known to be present in the City, future residential development anticipated by the Housing Element could be located on expansive soils, creating risk to life or property, unless proper engineering techniques are implemented. Due to the conceptual nature of the future residential development, proposals would require individual assessments of potential geological impacts, including expansion potential. The effects of expansive soils would be sufficiently mitigated for buildings designed and constructed in conformance with current building codes and engineering standards. Compliance with the recommended mitigation, which establish requirements for site-specific geologic and soils studies, and use of the most current professional standards in building design, would be required. Therefore, the residential development anticipated by the Housing Element would result in less than significant impacts involving expansive soils.

Mitigation Program: Compliance with Mitigation Measures GEO-1, GEO-2, GEO-3, and GEO-4, Safety Element Policy 3-2.1, and Implementation Programs 3-2.2.1 and 3-2.2.3, as identified above, is required.

4.6.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?

No Impact. The City's wastewater system is owned and maintained by the Rossmoor/Los Alamitos Area Sewer District. Sewers are available throughout the City for the disposal of wastewater, thus, use of septic tanks or alternative wastewater disposal systems would not occur.

Mitigation Program: No mitigation is required.

[15] United States Department of Agriculture Soil Conservation Service and Forest Service, *Soil Survey of Orange and Western Part of Riverside County, California, Sheet No 3*, Issued September 1978.

4.7 HAZARDS AND HAZARDOUS MATERIALS

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

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

Less Than Significant Impact. The secondary activities that would occur at the future residential developments (e.g., building and landscape maintenance) would involve the use of limited quantities of hazardous materials. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of buildings and landscaping would be utilized by future residential uses. Thus, the residential development anticipated by the Housing Element would increase in the use of household cleaning products and other materials routinely used in building maintenance. However, no significant amounts of hazardous materials would be utilized, disposed of, or transported in conjunction with future residential developments. With proper use and disposal, household maintenance chemicals are not expected to create hazardous or unhealthful conditions for future residents. Following compliance with the local, State and Federal regulatory framework, implementation of the Housing Element is not anticipated to create a significant hazard to the public or the environment involving the routine transport, use, or disposal of hazardous materials.

Mitigation Program: No mitigation is required.

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

Less Than Significant Impact. The City's future housing needs would be accommodated within vacant and underutilized land. Therefore, construction activities from residential development anticipated by the proposed Housing Element could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions.

Demolition. Since residential development would involve urban infill and development/redevelopment of underutilized land, existing structures may need to be demolished prior to construction of new buildings. Although, specific development projects have not been identified, it is assumed that older buildings would be demolished as residential uses are developed. Demolition of structures could expose construction personnel and the public to hazardous substances such as asbestos containing materials (ACM) or lead-based paints (LBP), depending on the age of the structure. Further, the potential exists that construction activities may release potential contaminants that may be present in building materials (e.g., mold, lead, etc.). In addition, the disturbance of soils and demolition of structures could expose construction workers or employees to health or safety risks in the event contaminated structures and/or soils are encountered during construction. Exposure could occur from ACM or LBP in older buildings, or unknown contaminants that have not previously been identified. Federal and State regulations govern the renovation and demolition of structures where ACMs and LBPs are present. All demolition that could release ACMs or LBPs must be conducted according to Federal and State standards. Adherence to existing regulations, which require appropriate testing and abatement actions for hazardous materials, would ensure that impacts are less than significant.

Soil and Groundwater Contamination Unknown Contaminated Sites. Grading and excavation for future development under the proposed Housing Element could expose construction workers and the public to unidentified hazardous substances present in the soil or groundwater. Exposure to contaminants could occur if the contaminants migrated to surrounding areas or if contaminated zones were disturbed at the contaminated location. Exposure to hazardous substances would be considered significant unless mitigated. Potential impacts to groundwater would be dependant on the type of contaminant,. the amount released, and depth to groundwater at the time of the release. If groundwater contamination is identified, remediation activities would be required by the Regional Water Quality Control Board prior to the commencement of construction activities. Compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the City.

Mitigation Program: No mitigation is required.

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

No Impact. Future housing developments anticipated by the Housing Element would not emit or handle hazardous or acutely hazardous materials. Therefore, no impacts to school facilities would occur in this regard.

Mitigation Program: No mitigation is required.

4.7.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. As discussed in Response 4.7.b. above, the potential exists that adverse environmental conditions were created by previous uses on the development sites. Also, the potential exists that some housing developments may be located on or near hazardous materials sites. Through the City's environmental review process, it would be determined if a Phase 1 Environmental Site Assessment would be needed to assess whether hazardous materials, on or within the vicinity of the future residential sites, would pose any significant hazards to the public or the environment. If necessary, mitigation would be required to reduce potential hazardous materials impacts to a less than significant level.

Mitigation Program: No mitigation is required.

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

Less Than Significant Impact. The Los Alamitos Joint Forces Training Base (JFTB) is located within the southeastern portion of the City. The airfield, operated by the National Guard Bureau, contains two runways with approximately 1,100 flights that arrive or depart every month. Development of future housing anticipated by the Housing Element could occur within two miles of the JFTB. The Airport Environs Land Use Plan (amended November 16, 1995) provides a comprehensive plan for the area surrounding each public airport in Orange County, as well as federal military airports. Crash hazard areas and building height restrictions are identified for each airport, including the Armed Forces Reserves Center (AFRC) at the JFTB. The Clear Zones for the AFRC are located entirely within the boundaries of the AFRC. The study does not identify any off-base accident potential zones.[16] Therefore, Project implementation would not result in a safety hazard associated with an airport for people residing in the area.

Mitigation Program: No mitigation is required.

4.7.f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Less Than Significant Impact. Refer to response 4.7.e.

Mitigation Program: No mitigation is required.

4.7.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City of Los Alamitos Emergency Operations Plan (EOP) addresses the jurisdiction's planned response to natural disasters and public safety emergency situations. The Emergency Operations Center (EOC) is activated immediately upon the existence or declaration of a state of emergency and can also be activated for local disasters by City officials. The EOP identifies responsible agencies, emergency action checklists for hazard-specific responses, and operational data, including listings of resources, key personnel, and essential facilities. The EOC Operations Chief would coordinate all law enforcement and traffic control operations

[16] Airport Land Use Commission for Orange County, *Airport Environs Land Use Plan*, Amended November 16, 1995.

during a disaster, including activation of any public warning systems. The unpredictability of the impact of any disaster on existing streets and highways makes evacuation route designation difficult. Although the routes to be used for an evacuation would depend upon the location of the incident, assuming major streets and freeways are functional, generally the routes would include major arterials and regional routes.

The State of California Office of Emergency Services (OES) has a facility at the Los Alamitos Armed Forces Reserve Center (AFRC). The facility has access to a runway which is capable of accommodating emergency aircraft. The OES is staffed by full-time personnel and activates its emergency services during times of civil disturbance, floods, wild fires, and other emergencies.

The Housing Element anticipates the construction of housing units on various parcels of vacant and underutilized land in the City. Due to the conceptual nature of the future housing development, proposals would be analyzed individually in order to address changes in traffic patterns and circulation. As conditions for approval, each project would be required to meet all City and County Fire Authority standards and regulations pertaining to emergency response access and evacuation procedures. With the City's continued implementation of the EOP, and upon compliance with Fire Department guidelines, it is anticipated that the residential development anticipated by the Housing Element would not physically interfere with an adopted emergency response plan or emergency evacuation plan.

Mitigation Program: No mitigation is required.

4.7.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The City of Los Alamitos is predominantly built out and fully urbanized. The City is not located adjacent or in proximity to wildlands. Therefore, the residential development anticipated by the Housing Element would not expose people or structures to a significant risk involving wildland fires.

Mitigation Program: No mitigation is required.

4.8 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?			X	
d Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			X	
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j. Inundation by seiche, tsunami, or mudflow?			X	

4.8.a. Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City of Los Alamitos is within the jurisdiction of the Santa Ana RWQCB.

Short-Term Construction. The SWRCB adopted NPDES General Permit No. CAS000002, Waste Discharge Requirements (WDRs) for Discharges of Stormwater Runoff Associated With Construction Activity (General Construction Permit). Construction sites with 1.0 acre or greater of soil disturbance or less than 1.0 acre, but part of a greater common plan of development, are required to apply for coverage for discharges under the General Construction Permit by submitting a Notice of Intent (NOI) for coverage, developing a Stormwater Pollution

Prevention Plan (SWPPP), and implementing Best Management Practices (BMPs) to address construction site pollutants. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation, but does not include regular maintenance activities.

Construction activities from future residential development anticipated by the Housing Element would be subject to compliance with LAMC Chapter 8.44, *Stormwater and Urban Runoff Pollution Controls*, and NPDES requirements. More specifically, prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a NOI would be prepared and submitted to the Santa Ana RWQCB providing notification and intent to comply with the General Construction Permit. Also, a SWPPP would be submitted and approved by the Director of Public Works and the City Engineer for water quality construction activities onsite. A copy of the SWPPP would be made available and implemented at the construction site at all times. The SWPPP is required to outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." Additionally, through the City's development review process, future residential projects would be evaluated for potential site-specific water quality impacts from construction activities. Compliance with LAMC Chapter 8.44 and NPDES requirements would reduce short-term construction-related impacts to water quality to a less than significant level.

Long-Term Operations. The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer systems (MS4s). The RWQCBs have adopted NPDES storm water permits for medium and large municipalities. Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. The Santa Ana RWQCB issued the permit governing the public storm drain system discharges in northern Orange County from the storm drain systems owned and operated by the Orange County cities and Orange County (collectively "the Co-permittees"). This permit regulates storm water and urban runoff discharges from development to constructed and natural storm drain systems in the City of Los Alamitos. Among other requirements, the NPDES permit specifies requirements for managing runoff water quality from new development and significant redevelopment projects, including specific sizing criteria for treatment BMPs. The most recent permit was issued on May 22, 2009.

To implement the requirements of the NPDES permit, the Co-permittees have developed the Orange County Stormwater Program 2003 Drainage Area Management Plan (DAMP), and are working to update the document to meet the new Permit requirements. The DAMP includes a New Development/ Significant Redevelopment Program that provides a framework and a process for following the NPDES permit requirements and incorporates watershed protection/storm water quality management principles into the Co-permittees' General Plan process, environmental review process, and development permit approval process. Local jurisdictions, including the City of Los Alamitos, have adopted a Local Implementation Plan (LIP) based upon the County's DAMP, which includes a Model Water Quality Management Plan (WQMP). Using the local LIP as a guide, the City would review and approve project-specific WQMPs, as part of the development plan and entitlement approval process for discretionary projects, prior to issuing permits for ministerial projects. More specifically, prior to issuance of any Grading Permit, future development would be required to prepare a WQMP, which includes both Structural and Non-Structural BMPs in order to comply with the requirements of the current DAMP and NPDES. Compliance with PMC Chapter 8.44 and NPDES requirements would reduce long-term impacts to water quality to a less than significant level.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

Goal One: Protect Los Alamitos' ground water resources from depletion and pollution.

Policy 2-1.4 Regulate commercial and industrial land uses to guard against the pollution of Los Alamitos' ground water resources.

Policy 2-1.5 Continue to work with representatives of the Los Alamitos Armed Forces Reserve Center (LAAFRC) to mitigate surface and groundwater contamination at this federal military facility.

Policy 2-1.6 Participate in and establish programs to increase public awareness of the dangers of water polluting activities such as dumping of oil, fuel and solvents, and excessive use of fertilizer and insecticides.

4.8.b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. Golden State Water Company (formerly Southern California Water Company) owns and operates the network of water distribution facilities that serve Los Alamitos. The Urban Water Management Planning Act (Act) requires urban water suppliers with more than 3,000 service connections or water use of more than 3,000 acre-feet per year (ac-ft/yr) to submit an UWMP every five years to the California Department of Water Resources (DWR). The Golden State Water Company (GSWC) has prepared and adopted its UWMP in 2005 for the West Orange County service area, which includes Los Alamitos.

GSWC obtains its water supply for the West Orange County System from two primary sources: imported water and GSWC operated groundwater wells. Imported water is provided by the Municipal Water District of Orange County (MWDOC). MWDOC obtains its water supply from the Metropolitan Water District of Southern California (Metropolitan). GSWC operates several groundwater wells within the Orange County Groundwater Basin (Basin). The Basin is managed by the Orange County Water District (OCWD). The OCWD regulates the amount of groundwater pumped from the Basin and sets the Basin Production Percentage (BPP) for all pumpers.

Historically, groundwater has comprised between 42 and 83 percent of the total water supply for the West Orange County System and the remainder has been provided by imported water from MWDOC. Groundwater is expected to be approximately 71 percent of the West Orange County System's total supply in the future.[17] Imported water from MWDOC is delivered through three connections with a combined active design capacity of 24,700 gallons per minute (gpm). In addition, GSWC has three emergency connections with a combined design capacity of 4,500 gpm. The UWMP describes the water demands and future trends for the West Orange County System. Population projections for the West Orange County System were derived using SCAG data from 2000 to 2030. The West Orange County System has an estimated population of 119,448 people in 2005. The population is expected to reach 129,853 by 2030.

The water demand associated with future housing could impact groundwater supplies. The UWMP concluded that the there are sufficient water supplies to meet the projected water demand under normal, single-dry year, and multiple-dry years through 2030. Since the UWMP uses population projections from SCAG to determine the demand for water and the potential growth associated with the proposed Housing Element is consistent with SCAG, potential water demand associated with future housing was anticipated in the UWMP. Implementation of the proposed Project would be consistent with the analysis presented in the UWMP. All future residential development would be subject to compliance with the UWMP's Conservation Programs, as well as the City of Los Alamitos Water Conservation Ordinance (LAMC Chapter 13.04), which allows the City to establish mandatory water conservation requirements in the event of a drought or other condition that reasonably causes conservation measures to be enforced. Further, compliance with *General Plan* goals, policies, and associated implementation would ensure that future development

[17] Golden State Water Company, *2005 Urban Water Management Plan – West Orange County*, December 2005, Page 3-2.

would incorporate water conservation measures. Therefore, Project implementation would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

Goal One: Protect Los Alamitos' groundwater resources from depletion and pollution.

Policy 2-1.1 Encourage the use of drought tolerant landscapes in new developments and encourage the replacement of existing water consumptive landscapes.

Policy 2-1.2 Encourage the conservation of water used for irrigation in parks, golf courses, recreation areas, commercial and industrial uses, and schools through the use of low-flow drip systems and water-efficient irrigation systems.

Policy 2-1.3 Comply with the policies and programs contained in the City's Water Conservation Ordinance.

4.8.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. The City is a predominantly suburban/urban community characterized by a variety of land uses. The vast majority of the City is developed and has an existing stormwater infrastructure. Due to the limited number and geographical locations of the remaining vacant parcels (refer to Exhibit B-1 of the Housing Element), and since future housing development would occur primarily as infill development, Project implementation would not substantially alter the existing drainage pattern of the development sites or areas, or result in substantial erosion or siltation.

Mitigation Program: No mitigation is required.

4.8.d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

Less Than Significant Impact. The City of Los Alamitos is predominately built out and has an existing stormwater infrastructure. The City's housing needs would be accommodated through development of vacant parcels and redevelopment/reuse of underutilized sites, which could increase the amount of impervious surfaces, and potentially alter existing drainage patterns, thereby increasing runoff volumes and velocities. However, future residential development would be required to ensure project-specific and citywide drainage systems have adequate capacity to accommodate their increased flows, if any. Further, there are a limited number of remaining vacant parcels and future housing development would occur primarily as infill and redevelopment. Therefore, it is not anticipated that an increase in the amount of surface runoff would result in significant flooding impacts on- or off-site. Additionally, compliance with policies identified in the *General Plan*, which include protecting new and existing development from flooding would further reduce impacts to a less than significant level.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Policy and Implementation Programs.

Policy 3-3.1 Take appropriate steps to protect new and existing development from flooding.

Implementation Programs

3-3.3.1 Maintain consistency between City ordinances and FEMA requirements.

3-3.3.2 Where fiscally feasible, fund drainage system improvements which increase local flood protection capacity.

3-3.3.3 Cooperate with the Orange County Flood Control District (OCFD), Federal Emergency Management Agency (FEMA), and other local, state, and federal agencies involved in preparing and implementing flood standards and regulations.

4.8.e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. Refer to Response 4.8.a. and Response 4.8.d.

Mitigation Program: No further mitigation is required beyond compliance with the *General Plan* Goals, Policies, and Implementation Programs identified in Responses 4.8.a and 4.8.d.

4.8.f. Otherwise substantially degrade water quality?

Less Than Significant Impact. Refer to Response 4.8.a.

Mitigation Program: No further mitigation is required beyond compliance with the *General Plan* Goal and Policies identified in Response 4.8.a.

4.8.g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Less Than Significant Impact. The Federal Emergency Management Agency (FEMA) prepares and maintains Flood Insurance Rate Maps (FIRMs), which show the extent of Special Flood Hazard Areas (SFHAs) and other thematic features related to flood risk, in participating jurisdictions. To receive insurance benefits in the event of flood, participating agencies must recognize these official flood boundaries and establish appropriate land use policy for the flood zones.

General Plan Figure 3-2, *Flood Zone Map*, identifies the 100-year flood characteristics for Los Alamitos. As indicated in *General Plan* Figure 3-2, the portion of the Carbon Creek Channel within Los Alamitos and a portion of the San Gabriel River are within the 100-year flood zone. Both of the identified areas are contained within the channels.

Implementation of the proposed Housing Element would not place structures or housing within a 100-year flood hazard area. The vacant and underutilized sites identified for potential housing are not located within or in the vicinity of the 100-year flood hazard area. Further, the *General Plan* identifies policies and implementation to reduce potential impacts resulting from the 100-year flood, which would further reduce impacts to a less than significant level.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Policies and Implementation Programs.

Policy 3-3.1 Take appropriate steps to protect new and existing development from flooding.

Policy 3-3.2 Maintain and expand the City's flooding disaster preparedness and emergency response capabilities.

Policy 3-3.3 Support public outreach programs on flood protection, and emergency preparedness and procedures.

Implementation Programs

3-3.3.1 Maintain consistency between City ordinances and FEMA requirements.

3-3.3.2 Where fiscally feasible, fund drainage system improvements which increase local flood protection capacity.

3-3.3.3 Cooperate with the Orange County Flood Control District (OCFD), Federal Emergency Management Agency (FEMA), and other local, state, and federal agencies involved in preparing and implementing flood standards and regulations.

4.8.h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

Less Than Significant Impact. Refer to Response 4.8.g. above.

Mitigation Program: No further mitigation is required beyond compliance with the *General Plan* Policies and Implementation Programs identified in Response 4.8g.

4.8.i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. According to the *Los Alamitos General Plan*, the Santa Ana River could expose Los Alamitos to flooding. Under the most severe conditions floodwaters could cover over 100,000 acres, including Los Alamitos, to an average depth of three feet. Therefore, residential development anticipated by the Housing Element could expose people or structures to risk involving flooding. The *General Plan* Safety Element has identified policies and implementation to reduce the risk of flooding within the City. Thus, less than significant impacts are anticipated in this regard.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Policies and Implementation Programs.

Policy 3-3.1: Take appropriate steps to protect new and existing development from flooding.

Policy 3-3.2: Maintain and expand the City's flooding disaster preparedness and emergency response capabilities.

Policy 3-3.3: Support public outreach programs on flood protection, and emergency preparedness and procedures.

Implementation Programs

3-3.3.4 Maintain consistency between City ordinances and FEMA requirements.

3-3.3.5 Where fiscally feasible, fund drainage system improvements which increase local flood protection capacity.

3-3.3.6 Cooperate with the Orange County Flood Control District (OCFD), Federal Emergency Management Agency (FEMA), and other local, state, and federal agencies involved in preparing and implementing flood standards and regulations.

4.8.j. Inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of a sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

According to the *Los Alamitos General Plan*, recent dam upgrades to Prado Dam have reduced potential impacts to the City resulting from a failure of Prado Dam on the Santa Ana River. Therefore, residential development anticipated by the Housing Element would not expose people or structures to inundation by a seiche. Additionally, the *General Plan* Safety Element has identified policies and implementation to reduce the risk of flooding within the City to a less than significant level. The City is located over five miles from the Pacific Ocean and 23 feet above sea level, thus it is not anticipated to be subject to tsunami impacts. The City is located on relatively flat topography and the vacant and underutilized sites identified for potential housing development by the Housing Element are not positioned downslope from an area of potential mudflow. Therefore, impacts would be less than significant in this regard.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Policies and Implementation Programs.

Policy 3-3.1: Take appropriate steps to protect new and existing development from flooding.

Policy 3-3.2: Maintain and expand the City's flooding disaster preparedness and emergency response capabilities.

Policy 3-3.3: Support public outreach programs on flood protection, and emergency preparedness and procedures.

<u>Implementation Programs</u>

3-3.3.7 Maintain consistency between City ordinances and FEMA requirements.

3-3.3.8 Where fiscally feasible, fund drainage system improvements which increase local flood protection capacity.

3-3.3.9 Cooperate with the Orange County Flood Control District (OCFD), Federal Emergency Management Agency (FEMA), and other local, state, and federal agencies involved in preparing and implementing flood standards and regulations.

4.9 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

4.9.a. Physically divide an established community?

No Impact. Future residential development anticipated by the Housing Element would replace some vacant lands with residential uses and would involve the redevelopment/reuse of existing residential sites. The vacant and underutilized sites identified for residential development within the Housing Element are within existing residential areas of the City and development of these sites would not physically divide an established community or lessen access to community amenities.

Mitigation Program: No mitigation is required.

4.9.b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The City of Los Alamitos is predominantly built out and fully urbanized. The City's housing needs would be accommodated within vacant and underutilized land permitted for residential use. Residential development in accordance with the Housing Element would replace vacant lands with residential uses and intensify existing residential areas through redevelopment/reuse of underutilized sites.

All future residential projects would be subject to review under the City's environmental and development plan review process. Additionally, due to the conceptual nature of the future residential development, proposals would require individual assessments to ensure consistency with the City's *General Plan*, Zoning Code, and other relevant planning documents. If necessary, appropriate mitigation would be required to avoid or reduce impacts.

California Government Code Section 65300.5 requires internal consistency among various elements of the *General Plan*. City staff has reviewed the other elements of the *General Plan* and has determined that the proposed Housing Element provides this necessary consistency. The City would maintain this consistency, as future General Plan amendments are processed, by evaluating proposed amendments for consistency with all *General Plan* Elements.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

Goal Two: Preserve and enhance the quality of the City's residential neighborhoods.

Policy 1-1.1 Employ accepted planning and engineering standards and practices as the basis for determining the compatibility of new land uses with existing uses.

Policy 1-1.2 Adopt feasible mitigation measures throughout the land use decision-making process to reduce impacts of new or expanded uses on existing residential neighborhoods.

Policy 1-1.3 Maintain consistency among *General Plan* Policies and Programs, the Zoning Ordinance, and related development regulations.

4.9.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. Refer to Response 4.4.f.

Mitigation Program: No mitigation is required.

4.10 MINERAL RESOURCES

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

4.10.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?

No Impact. There are no known mineral resources present in the City. Therefore, Project implementation would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

Mitigation Program: No mitigation is required.

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

No Impact. There are no known mineral resources present in the City. Therefore, Project implementation would not result in the loss of availability of a locally-important mineral resource recovery site.

Mitigation Program: No mitigation is required.

4.11 NOISE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

State of California Guidelines

The State of California Office of Planning and Research (OPR) Noise Element Guidelines include recommended interior and exterior level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The OPR Guidelines describe the compatibility of various land uses with a range of environmental noise levels in terms of dBA CNEL. The State of California Office of Noise Control has established guidelines for acceptable community noise levels. The State Office of Noise Control defines an outdoor level of 60 dBA CNEL or less as being "normally acceptable" for residential uses.

Table 4.11-1, *Noise and Land Use Compatibility Matrix*, illustrates the State guidelines established by the State Department of Health Services for acceptable noise levels for each county and city. These standards and criteria are incorporated into the land use planning process to reduce future noise and land use incompatibilities. This table is the primary tool that allows the City to ensure integrated planning for compatibility between land uses and outdoor noise.

As shown in Table 4.11-1, the acceptable noise levels for residences are up to 65 A-weighted decibels (dBA) on the community noise equivalent level (CNEL) scale; up to 70 dBA CNEL for schools, churches, libraries, hospitals, and nursing homes; and up to 75 dBA CNEL for office and commercial uses. The exterior noise standard is 65 dBA; the interior noise standard is 45 dBA.

Table 4.11-1
Noise and Land Use Compatibility Matrix

Land Use	CNEL Value						
	55	60	65	70	75	80	85
Residential – Low Density Single-Family, Duplex, Mobile Home							
Residential – Multi-family							
Commercial – Motels, Hotels, Transient Lodging							
Schools, Churches, Libraries, Hospitals, Nursing Homes							
Amphitheaters, Auditoriums, Concert Halls, Meeting Halls							
Sports Arenas, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business, Commercial, Professional, and Mixed-Use Developments							
Industrial, Manufacturing, Utilities, Agriculture							

CNEL = community noise equivalent level.

☐ **Normally Acceptable – Specific land use is satisfactory, based on the assumption that any building is of normal conventional construction, without any special noise insulation requirements.**

☐ Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features included in design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

■ Normally Unacceptable – New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features must be included in the design.

■ Clearly Unacceptable – New construction or development should generally not be undertaken

City of Los Alamitos Noise Standards

The City of Los Alamitos maintains a comprehensive Noise Ordinance that establishes citywide interior and exterior noise level standards. The City has adopted a number of policies that are directed at controlling or mitigating environmental noise effects. The City's Noise Ordinance (LAZC Chapter 17.24) establishes daytime and nighttime noise standards; refer to Table 4.11-2, *Los Alamitos Noise Ordinance Standards*, for a summary of the City's standards. The purpose of the Noise Ordinance is to control unnecessary, excessive, and annoying sounds emanating from incorporated areas of the City. According to LAZC Section 17.24.060, *Prohibited Exterior Noise Levels*, "it is unlawful for a person to create noise, or to allow the creation of noise on property owned, leased, occupied, or otherwise controlled by a person, that causes the noise level when measured on a residential, public institutional, professional, commercial, or industrial property, either within or without the city, to exceed the applicable noise standard." Exterior and interior noise standards for residential uses are presented in Table 4.11-2. LAZC Section 17.24.020, *Exemptions*, identifies several exemptions to the noise ordinance including "noise sources associated with construction, repair, remodeling or grading of any real property; provided a permit has been obtained from the city; and provided the activities do not take place between the hours of eight p.m. and seven a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday."

Table 4.11-2
Los Alamitos Noise Ordinance Standards

Noise Zone	Exterior Noise Standards		Interior Noise Standards	
	Noise Level	Time Period	Noise Level	Time Period
Zone 1: All residential properties	55 dB(A)	7 a.m. – 10 p.m.	55 dB(A)	7 a.m. – 10 p.m.
	50 dB(A)	10 p.m. – 7 a.m.	45 dB(A)	10 p.m. – 7 a.m.
Source: LAZC Chapter 17 24, *Noise*.				

Significance of Changes in Ambient Noise Levels

Changes of 5.0 dBA or greater may be noticed by some individuals and, therefore, may be considered an environmental impact, since under these conditions sporadic complaints may occur. Changes in community noise levels of less than 3.0 dBA are normally not noticeable and are therefore considered less than significant.[18] Areas where ambient noise levels exceed the established standards or where sensitive land uses are exposed to levels in excess of 60 dBA generally occur along freeways, toll roads, arterial and secondary roadways where noise barriers have not been constructed.

4.11.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. The Housing Element anticipates the development of additional housing units, the construction and operation of which would generate both short-term and long-term noise impacts. Short-term noise impacts could occur during grading and construction. Construction activities have the potential to expose adjacent land uses to noise levels between 70 and 90 decibels at 50 feet from the noise source. Construction activities associated with future residential projects are anticipated to temporarily exceed the City's noise standards. The degree of noise impact would be dependant upon the distance between the construction activity and the noise sensitive receptor.

Long-term noise impacts would be associated with vehicular traffic to/from the site (including residents and visitors), outdoor activities, and stationary mechanical equipment on site. To determine noise levels and project-related impacts, specific information is needed for a particular project. Future residential development would be required to comply with City, State, and Federal guidelines regarding vehicle noise, roadway construction, and noise abatement and insulation standards. This would ensure that noise levels in Los Alamitos are maintained within acceptable standards that prevent extensive disturbance, annoyance, or disruption. In addition, future residential development would require individual assessments of potential impacts from project-related noise sources. If necessary, mitigation would be required to reduce potential impacts to a less than significant level.

Development of residential uses, as identified in the Housing Element, was anticipated by the City's *General Plan*. Future residential development would be required to comply with City, State, and Federal noise standards and guidelines. This would ensure that noise levels in Los Alamitos are maintained within acceptable standards. In addition, residential developments would be analyzed on an individual basis in order to evaluate potential increases in noise levels. Compliance with the provisions of LAZC Chapter 17.24 and the goal, policies, and associated implementation of the *General Plan* would reduce noise impacts to less than significant levels.

[18] Bolt, Beranek and Newman, *Fundamentals and Abatement of Highway Traffic Noise*, 1973

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

Goal One: Protect noise sensitive land uses, including residences, schools, hospitals, libraries, churches and convalescent homes from high noise levels from both existing and future noise sources.

Policy 6-1.1: Noise mitigation measures for future development should comply with the standards included in the City of Los Alamitos Noise Element.

Policy 6-1.2: Potential noise impacts due to stationary sources should be mitigated in the planning stage.

4.11.b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Residential uses are not anticipated to generate excessive groundborne vibration or groundborne noise. Therefore, less than significant groundborne vibration or noise would be created from the residential development anticipated by the Housing Element.

Mitigation Program: No mitigation is required.

4.11.c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. Refer to Response 4.11.a.

Mitigation Program: Refer to Response 4.11.a.

4.11.d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. As discussed in Response 4.11.a., construction activities associated with the future residential projects are anticipated to temporarily exceed the City of Los Alamitos noise standards. Noise levels associated with project-related construction activities would be higher than the City's present ambient noise levels, but would subside once construction activities conclude. Compliance with the provisions of the City's Noise Ordinance is anticipated to reduce potential construction-related noise impacts to less than significant levels.

Mitigation Program: Refer to Response 4.11.a.

4.11.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 expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. The Los Alamitos Joint Forces Training Base (JFTB) is located within the southeastern portion of the City. The airfield, operated by the National Guard Bureau, contains two runways with approximately 1,100 flights that arrive or depart every month. Development of future housing anticipated by the Housing Element could occur within two miles of the JFTB. The Airport Environs Land Use Plan (amended November 16, 1995) provides a comprehensive plan for the area surrounding each public airport in Orange County, as well as federal military airports. The Airport Environs Land Use Plan (AELUP) identifies the CNEL noise contours (60, 65, and 75 dBA) for the JFTB. Zone 1 (less than 65 dBA) is considered acceptable for areas containing noise

sensitive uses, including housing. Zone 2 (65 to 75 dBA) is considered normally unacceptable and Zone 3 (greater than 75 dBA) is considered unacceptable. The 75 dBA noise contour is confined to within the JFTB. The 65 dBA noise contour extends beyond the JFTB boundaries and includes some residential uses immediately adjacent to the JFTB. The Housing Element identifies vacant and underutilized sites for potential development of housing units. These sites are located outside of the 75 and 65 dBA noise contours. Therefore, development and/or redevelopment/reuse of these sites with residential uses are not anticipated to expose people to excessive noise levels from the JFTB. However, housing development proposals would be analyzed individually for consistency with the AELUP, as necessary. Further, compliance with the specified *General Plan* Goal and Policy would reduce potential noise impacts to less than significant.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policy.

Goal One: Protect noise sensitive land uses, including residences, schools, hospitals, libraries, churches and convalescent homes from high noise levels from both existing and future noise sources.

Policy 6-1.1: Noise mitigation measures for future development should comply with the standards included in the City of Los Alamitos Noise Element.

4.11.f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. Refer to Response 4.11.e.

Mitigation Measures. Refer to Response 4.11.e.

4.12 POPULATION AND HOUSING

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

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

Less Than Significant Impact. The City's adjusted regional housing need for the 2014-2021 planning period is 61 housing units. The Housing Element anticipates that future residential development would be accommodated within vacant and underutilized land permitted for residential use.

A project could induce 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). Implementation of the Housing Element would not induce direct population growth in the City, because the Housing Element does not infer direct development rights. However, the residential development anticipated by the Housing Element would induce population growth in the City directly through the construction of housing. Assuming 100 percent occupancy and 2.7 persons per household,[19] the population growth associated with Housing Element (i.e., development of 61 housing units) would be approximately 165 persons for the 2014-2021 planning period. This potential population growth would represent an increase of less than one percent (i.e., 1.4 percent) over the City's 2013 population estimate of 11,626 persons.

Potential growth inducing impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. The Southern California Association of Governments (SCAG) is the responsible agency for developing and adopting regional housing, population, and employment growth forecasts for local Orange County governments, among other counties. SCAG's six-county region is organized into 14 subregions. The City of Los Alamitos is located within the Orange County Council of Governments (OCCOG) subregion.

The 1999 *General Plan* identifies three residential areas within the City with vacant and/or underutilized parcels that would allow for the development of additional housing units. These residential areas include Old Town East, Old Town West, and Apartment Row. According to the *General Plan*, buildout of these three residential areas could

[19] State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2009, With 2000 Benchmark*. Sacramento, California, May 2009.

result in 645 additional dwelling units and a population increase of 1,870 persons.[20] Specifically, the *General Plan* would allow for 24 additional dwelling units within Old Town East, 171 additional dwelling units in Old Town West, and 450 additional dwelling units in Apartment Row.

In consideration of the Housing Element's consistency with SCAG's growth projections and the RHNA's underlying objective to provide the City's fair share of additional housing, and since the Housing Element's growth forecast would not exceed the City's *General Plan* forecasts, the proposed Housing Element would remain generally consistent with the *General Plan*. A less than significant impact would occur in this regard.

Mitigation Program: No mitigation is required.

4.12.b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. The Housing Element anticipates that future housing development would be accommodated within vacant and/or underutilized land permitted for residential use. Many of the underutilized parcels are currently developed with single-family dwellings. Therefore, future housing development on underutilized sites could displace existing housing and people, although, it is not anticipated to occur in substantial amounts. Construction of replacement housing would occur through redevelopment, as anticipated by the Housing Element.

California Government Code Section 7260(b) (the "California Relocation Law") establishes "a uniform policy for the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity." A primary purpose of the California Relocation Law is to ensure that these persons not suffer disproportionate injuries as a result of programs and projects designed for the benefit of the public as a whole and to minimize the hardship of displacement on these persons.

Such activities would be conducted pursuant to all requirements of the California Redevelopment Law and Relocation Law, within the jurisdiction of the redevelopment Agency. Following compliance with the California Redevelopment and Relocation laws, impacts associated with the displacement of housing and persons would be reduced to a less than significant level. Additionally, the Housing Element has been developed to meet the future population needs of the City, and future development would be consistent with the goals and policies set forth in the Element, as well as other measures in the *General Plan*. Impacts relative to the displacement of existing housing are considered to be less than significant.

Mitigation Program: No mitigation is required.

4.12.c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. Refer to Response 4.12.b.

Mitigation Program: No mitigation is required.

[20] City of Los Alamitos. *City of Los Alamitos General Plan Land Use Element Background Technical Report. Table 1-8, Build out and Population Potential for Old Town East, Old Town West, and Apartment Row*, Page 1-10.

4.13 PUBLIC SERVICES

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

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

4.13.a.1. Fire protection?

Less Than Significant Impact. The City of Los Alamitos contracts with the Orange County Fire Authority (OCFA) for fire protection and emergency medical services. The local fire station in Los Alamitos is located at 3642 Green Avenue. Additional resources are available from other fire stations located throughout the County and from the City of Long Beach and County of Los Angeles through a mutual aid agreement.

The City's future housing needs would increase the demand for fire protection services and may require improvements to existing facilities or increases in staffing and equipment. The environmental impacts associated with the provision of new or physically altered fire protection facilities would be dependant upon the location and nature of the proposed facilities, and would undergo separate environmental review pursuant to *CEQA Guidelines*. However, it is not anticipated that an additional 23 housing units, as identified by the Housing Element, would result in significant impacts to existing OCFA resources serving the City. The OCFA would review and comment on each individual site plan submitted, prior to approval. As part of the review, the OCFA would impose standard conditions of approval, including recommending mitigation, which would ensure that individual project impacts on fire protection services are reduced to a less than significant level. Implementation of the specified *General Plan* Goal, Policy, and Implementation Programs, and approval of subsequent project-specific Secured Fire Protection Agreements would reduce impacts to fire protection services to less than significant.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal, Policy, and Implementation Programs.

Goal One: Protect residents and property from natural disasters, fire and crime.

Policy 3-4.1 Maintain and expand programs that protect life and property from fire.

Implementation Programs

3-4.4.1 Where necessary, upgrade fire flows for adequate fire protection

3-4.4.4 Promote the use of fire retardant building materials for remodels and new construction.

4.13.a.2. Police protection?

Less Than Significant Impact. The Los Alamitos Police Department provides police patrol and crime prevention services to the City. The Los Alamitos Police Department is located at 3201 Katella Avenue and services the entire City. The police department is responsible for crime prevention, law enforcement, protection of life and property, preservation of peace, and the apprehension of criminals.

The City's future housing needs would increase the demand for police protection in the City, and may require improvements to existing facilities or increases in staffing and equipment. The environmental impacts associated with the provision of new or physically altered police protection facilities would be dependant upon the location and nature of the proposed facilities, and would undergo separate environmental review pursuant to *CEQA Guidelines*. However, it is not anticipated that additional housing units, as identified by the Housing Element, would result in significant impacts to existing Los Alamitos Police Department resources. Future residential development would be reviewed by the Los Alamitos Police Department in order to assess potential impacts to police protection services on a project-by-project basis. Implementation of the *General Plan* Goal and Implementation Programs would ensure that sufficient police facilities and personnel are maintained. Therefore, impacts to police services and facilities would be reduced to less than significant.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Implementation Programs.

Goal One: Protect residents and property from natural disasters, fire and crime.

Implementation Programs

3-5.5.1 Submit new development site plans to the Police Department for public safety suggestions.

3-5.5.4 Utilize site planning mechanisms such as security lighting and well designed parking lots to minimize crime opportunities.

4.13.a.3. Schools?

Less Than Significant. The Los Alamitos Unified School District (USD) serves students living in Los Alamitos. The Los Alamitos USD is comprised of six elementary schools, two middle schools, one comprehensive high school, and one continuation high school.

The City's future housing needs would increase the City's student population, and may require new school facilities and/or improvements to existing facilities. The degree of impacts to schools would be dependant upon the size and location of the residential development and the existing condition of the school facilities serving the area. The environmental impacts associated with the provision of new or physically altered school facilities would be dependant upon the location and nature of the proposed facilities, and would undergo separate environmental review pursuant

to *CEQA Guidelines*. However, it is not anticipated that an additional 23 housing units, as identified by the Housing Element, would result in significant impacts to school facilities. In accordance with SB 50, individual project applicants would be required to pay the statutory fees in place at the time to the Los Alamitos USD to reduce potential school impacts. Pursuant to SB 50, payment of developer fees to the applicable school district is considered full mitigation for project impacts. Therefore, compliance with recommended mitigation would reduce impacts to a less than significant level.

Mitigation Program: No mitigation is required.

4.13.a.4. Parks?

Less Than Significant Impact. The City of Los Alamitos Recreation and Community Services Department operates public park and community facilities within the City. Los Alamitos has nine parks totaling approximately 28.2 acres.[21] Additional open space and recreational opportunities are also available within the City. The City currently has an established goal of 2.5 acres of parkland per 1,000 residents. Based on an existing population of 12,217 persons, the City's existing parkland need is 30.5 acres. Thus, the City has a current parkland shortage of 2.3 acres.

The City's future housing needs would increase the demands for parkland and recreational facilities, and usage of existing facilities. Additionally, future housing development may require new parks or recreational facilities, and/or improvements to existing facilities. The environmental impacts associated with the provision of new or physically altered parks and recreational facilities would be dependant upon the location and nature of the proposed facilities, and would undergo separate environmental review pursuant to *CEQA Guidelines*. Based on a potential population increase of 63 persons identified by the Housing Element, the City would need an additional 0.14 acres of parkland.

Development of future housing, as anticipated by the Housing Element, would be subject to compliance with LAZC Section 17.16.080, *Park Dedications and In-Lieu Fees*, which requires as a condition of approval for one or more residential dwelling units, where no subdivision of land is involved, dedication of land or payment of in lieu fees for upgrades to existing parks and/or to purchase new park land within the City. Dedication of land or payment of in-lieu fees would reduce potential impacts to a less than significant level. Additionally, compliance with *General Plan* goals and policies, and associated implementation, would assist in providing parkland and recreational facilities, further reducing potential impacts.

Mitigation Program: No further mitigation is required beyond compliance with the following *General Plan* Goal and Policies.

Goal One:	Develop and maintain an accessible and quality system of public parks and recreational facilities.
Policy 4-1.3	Employ all feasible means to attain a minimum 2.5 acres of parkland per 1,000 residents.
Policy 4-1.4	Continue to collect parkland fees from residential land developers to fund upgrades to existing parks and to purchase new parks in the City.
Policy 4-1.5	Utilize vacant, undeveloped, or surplus lands, easements, or rights-of-way of public utilities or governmental units or agencies that become available for open space and recreational facilities.

[21] City of Los Alamitos, Official Website. *Park Facility Information*, http://www.ci.los-alamitos.ca.us/recreation/park_facility/index.html, accessed May 4, 2009.

Policy 4-2.1 Work with the Los Alamitos Unified School District to provide joint use of school facilities for park and recreational programs.

Policy 4-2.2 Work with the Los Alamitos Unified School District to develop parks and/or other public recreational facilities on school property.

Policy 4-3.5 Work with adjacent communities to develop joint use recreational opportunities, facilities, and parks.

4.13.a.5. Other public facilities?

Less Than Significant Impact. Development anticipated by the Housing Element would be evaluated on an individual basis regarding impacts to other public facilities. No significant impacts are anticipated to result from implementation the Housing Element.

Mitigation Program: No mitigation is required.

4.14 RECREATION

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

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

Less Than Significant Impact. Refer to Response 4.13.a.4.

Mitigation Program: No further mitigation is required beyond compliance with the General Plan Goals and Policies identified in Response 4.13.a.4.

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

Less Than Significant Impact. Refer to Response 4.13.a.4.

Mitigation Program: No further mitigation is required beyond compliance with the General Plan Goals and Policies identified in Response 4.13.a.4.

4.15 TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e , result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e Result in inadequate emergency access?			X	
f. Result in inadequate parking capacity?			X	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g.. bus turnouts, bicycle racks)?			X	

Level of service (LOS) is commonly used as a qualitative description of intersection operation and is based on the capacity of the intersection and the volume of traffic using the intersection. The Intersection Capacity Utilization (ICU) analysis method is utilized in traffic impact analyses to determine the operating LOS of the signalized study intersections; and the Highway Capacity Manual (HCM) analysis methodology is utilized to determine the operating LOS of the unsignalized study intersections.

The ICU analysis methodology describes the operation of a signalized intersection using a range from LOS A (free-flow conditions) to LOS F (severely congested conditions), based on corresponding volume-to-capacity (V/C) ratios; refer to Table 4.15-1, *LOS and V/C Ratio Ranges – Signalized Intersections*.

Table 4.15-1
LOS and V/C Ratio Ranges – Signalized Intersections

LOS	V/C Ratio
A	<0.60
B	0.61 – 0.70
C	0.71 – 0.80
D	0.81 – 0.90
E	0.91 – 1.00
F	>1.00

Source: 1990 Transportation Research.

The Highway Capacity Manual (HCM) operational analysis methodology describes the operation of an unsignalized intersection using a range from LOS A (free-flow conditions) to LOS F (severely congested conditions), based on delay experienced per vehicle; refer to Table 4.15-2, *LOS and V/C Ratio Ranges – Unsignalized Intersections*.

Table 4.15-2
LOS and V/C Ratio Ranges – Unsignalized Intersections

LOS	V/C Ratio
A	≤ 10.0
B	10.01 – 15.0
C	15.01 – 25.0
D	25.01 – 35.0
E	35.01 – 50.0
F	> 50.0

Source. 1990 Transportation Research

LOS is based on the average stopped delay per vehicle for all movements of all-way stop-controlled intersections; for one-way or two-way stop-controlled intersections, LOS is based on the worst stop-controlled movement.

Performance Criteria

The Los Alamitos *General Plan* Circulation Element defines an "acceptable level of service" as Level of Service "D" or better. The LOS "D" goal adopted by Los Alamitos reflects the City's desire to maintain stable traffic flow, realizing that peak hour congestion may occur at critical locations where the cost of improvements exceeds available funding sources or the design of the needed improvements is not compatible with surrounding land uses. LOS "D" conditions conform to County-wide goals for traffic control along regional and sub-regional transportation routes.

4.15.a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less Than Significant Impact. The existing circulation system that serves the City is described in the Circulation Element Background Technical Report of the *General Plan*. Table 5-3 of the Circulation Element Background Technical Report summarizes the City's existing and future (2010) LOS at study intersections. As indicated in Table 5-3, all of the study intersections were operating at an acceptable LOS (LOS D or better) (at the time of document preparation), with the exception of the Los Alamitos Boulevard/Cerritos Avenue intersection during the PM peak hour. As indicated in Table 5-3, all of the study intersections are forecast to operate at an acceptable LOS under future 2010 conditions, with the exception of the Katella Avenue/I-605 and Katella Avenue/Los Alamitos Boulevard intersections.

Table 5-4 of the Circulation Element Technical Background Report summarizes the City's existing and future (2010) LOS at study roadway segments. As indicated in Table 5-4, all of the study roadway segments were operating at an acceptable LOS (at the time of document preparation), with the exception of Katella Avenue, from Bloomfield to Los Alamitos and Los Alamitos to the I-605. As indicated in Table 5-4, all of the study roadway segments are forecast to operate at an acceptable LOS under future 2010 conditions.

The City's future housing needs would increase vehicular movement in the vicinity of each future development site during AM and PM peak hour periods. Future increases in traffic volumes could aggravate existing deficiencies and/or cause an intersection or roadway segment to operate at an unacceptable LOS. The potential growth associated with the Housing Element was considered in the *General Plan*, since additional residential development was assumed in the Apartment Row and Old Town West residential areas. Project implementation would be consistent with the analysis presented in the *General Plan* and would result in no greater impacts than previously identified. Compliance with recommended goals, policies, and implementation would reduce potential impacts to traffic and transportation to less than significant. Further, due to the conceptual nature of the future residential development, proposals could require individual assessments of potential impacts to traffic and circulation. If necessary, additional mitigation would be recommended to further minimize potential impacts.

Mitigation Program: No further mitigation is required beyond compliance with identified *General Plan* Goal, Policies, and Implementation Programs.

Goal One: Provide an efficient network of streets, bikeways, and pedestrian areas which promote the safe and efficient movement of people and goods.

Policy 5-1.1 Maintain a Level of Service "D" or better on all City arterials and at intersections.

Policy 5-1.3 Take steps whenever feasible so that development proposals in adjacent cities will not diminish levels of service on arterials or at intersections within the City of Los Alamitos.

Policy 5-1.4 Cooperate with neighboring cities, the California Department of Transportation and the Orange County Transportation Authority in making mutually-beneficial transportation improvements.

Implementation Programs

5-1.1.2 Require that projects, contributing one percent or more to the critical movement of an intersection that currently operates, or is projected to operate below the target Level of Service, be conditioned to include traffic mitigation measures necessary to maintain a Level of Service D or better on affected City arterials and intersections.

5-1.1.9 Monitor congested areas with an annual traffic count programs.

5-1.1.10 Periodically measure Levels of Service for roadway segments and intersections.

4.15.b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact. In June 1990, the Congestion Management Program (CMP) was created statewide as a result of Proposition 111. The passage of Proposition 111 required that urbanized areas in California with a population over 50,000 to adopt a CMP. For the County of Orange, the authorized CMP agency is the Orange County Transportation Authority (OCTA). Orange County adopted its most recent CMP in 2007. The City of Los Alamitos is required to demonstrate compliance with the Orange County CMP.

Katella Avenue is identified as a CMP highway and the Katella Ave/I-605 intersection is identified as a CMP intersection within the City of Los Alamitos. The target operation for CMP facilities is LOS E or better. As indicated in Table 5-3 of the City's *General Plan* Circulation Element Background Technical Report, the Katella/I-605 intersection was (at time of document preparation) operating at an acceptable LOS. As indicated in Table 5-4 of the

Circulation Background Technical Report, the Katella roadway segment was (at time of document preparation) operating at an acceptable LOS.

The City's future housing needs would increase vehicular movement in the vicinity of each future development site and potentially impact CMP facilities. The potential growth associated with the Housing Element was considered in the *General Plan*, since additional residential development was assumed in the Apartment Row and Old Town West residential areas. As indicated in Tables 5-3 and 5-4, CMP facilities are forecast to operate at an acceptable LOS for future (2010) conditions. Implementation of the proposed Project would be consistent with the analysis presented in the *General Plan* and would result in no greater impacts than previously identified. Impacts to CMP facilities would be less than significant. Compliance with *General Plan* Goal, Policies, and Implementation Programs would further ensure potential impacts are reduced to a less than significant level. Further, due to the conceptual nature of the future residential development, proposals could require individual assessments of potential impacts to traffic and circulation, including CMP facilities. If necessary, additional mitigation would be recommended to further minimize potential impacts.

Mitigation Program: No further mitigation is required beyond compliance with identified *General Plan* Goal, Policies, and Implementation Programs.

Goal One: Provide an efficient network of streets, bikeways, and pedestrian areas which promote the safe and efficient movement of people and goods.

Policy 5-1.1 Maintain a Level of Service "D" or better on all City arterials and at intersections.

Policy 5-1.3 Take steps whenever feasible so that development proposals in adjacent cities will not diminish levels of service on arterials or at intersections within the City of Los Alamitos.

Policy 5-1.4 Cooperate with neighboring cities, the California Department of Transportation and the Orange County Transportation Authority in making mutually-beneficial transportation improvements.

Implementation Programs

5-1.1.3 Require that projects, contributing one percent or more to the critical movement of an intersection that currently operates, or is projected to operate below the target Level of Service, be conditioned to include traffic mitigation measures necessary to maintain a Level of Service D or better on affected City arterials and intersections.

5-1.1.10 Monitor congested areas with an annual traffic count programs.

5-1.1.10 Periodically measure Levels of Service for roadway segments and intersections.

4.15.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. Due to the nature and scope of the anticipated housing development, an increase in air traffic levels or change in location that would result in substantial safety risks are not anticipated to occur.

Mitigation Program: No mitigation is required.

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

Less Than Significant Impact. The City's future housing needs would increase traffic volumes, potentially requiring circulation infrastructure improvements. All traffic improvements would be constructed according to the City's roadway safety standards. Therefore, transportation/traffic hazards due to a design feature or incompatible uses would not substantially increase. Furthermore, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts relative to traffic and circulation, including an evaluation of potential traffic hazards. If necessary, mitigation would be required to reduce potential traffic hazards to a less than significant level.

Mitigation Program: No mitigation is required.

4.15.e. Result in inadequate emergency access?

Less Than Significant Impact. All residential development site plans would be required to satisfy the City's traffic and safety regulations that address emergency access. Notwithstanding, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to traffic patterns, including an evaluation of emergency access routes. If necessary, mitigation would be required to reduce potential impacts to a less than significant level.

Mitigation Program: No mitigation is required.

4.15.f. Result in inadequate parking capacity?

Less Than Significant Impact. The Housing Element anticipates the development of 23 residential units, each with resultant demands for off-street parking. The specific details of each project would determine actual parking demands. LAZC Section 17.26.040, *Parking Space Requirements*, specifies the parking requirements for Residential Zones in order to ensure that adequate off-street parking facilities, loading areas, and vehicle movement areas are provided. Through the City's development review process, all future residential development would be evaluated in order to ensure compliance with LAZC Section 17.26.040. Therefore, Project implementation would not result in inadequate parking capacity and a less than significant impact would occur in this regard.

Mitigation Program: No mitigation is required.

4.15.g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant Impact. The Orange County Transportation Authority (OCTA) provides public transit service within the City of Los Alamitos. The OCTA operates several bus routes serving the City of Los Alamitos and the surrounding area (i.e., Route Nos. 21, 42, 46, 50, 56, 211, and 701). The City also maintains Class II and Class II bicycle routes within the City. Class II facilities exist on Ball Road between the westerly City boundary and Los Alamitos Boulevard, and on Bloomfield Street between Katella Avenue and Ball Road. Class III facilities exist on Ball Road between the westerly City boundary and Bloomfield Street and on Cerritos Avenue from I-605 to east of Lexington. A pedestrian trail is also located along the east site of the Coyote Creek flood control channel.

The City's future housing needs could increase the demand for bus service. Due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to City policies, plans or programs supporting alternative transportation. If necessary, mitigation would be required to reduce potential impacts to a less than significant level. Further, compliance with *General Plan* Policies and Implementation Programs, which encourage alternative transportation are anticipated to reduce potential impacts to a less than significant level.

Mitigation Program: No further mitigation is required beyond compliance with identified *General Plan* Policies and Implementation Programs.

Policy 5-4.1: Encourage walking and bicycling as attractive alternatives to vehicular transportation.

Policy 5-4.3: Support alternatives to single-occupancy vehicle use.

Implementation Programs

5-4.4.1 Work with the Orange County Transportation Authority (OCTA) to improve bus ridership among people living, shopping, and working in Los Alamitos.

5-4.4.2 Encourage physical designs for new development which provide convenience and security to transit users and facilitate non-motorized transportation.

5-4.4.3 Invite the Orange County Bicycle Coalition to recommend economically-feasible infrastructure improvements or modifications that will facilitate bicycle ridership.

5-4.4.4 Provide safe, attractive, and clearly identifiable transit stops.

5-4.4.5 Encourage physical improvements in all new developments which facilitate pedestrian circulation.

5-4.4.6 Consider alternative designs for rights-of-way improvements which would accommodate pedestrians and non-motorized vehicles, paying special attention to the configuration of bicycle path/roadway intersections, the possible inclusion of bicycle lanes and routes, the need for wheelchair accessibility, and the importance of maintaining lines-of-sight at alley/sidewalk intersections.

4.16 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

4.16.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. The City requires NPDES permits, as administered by the Santa Ana RWQCB, according to federal regulations for both point source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the United States. For point source discharges, such as sewer outfalls, each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge.

New residential development associated with the Housing Element would continue to comply with all provisions of the NPDES program, as enforced by the RWQCB. Additionally, the NPDES Phase I and Phase II requirements would regulate discharge from construction sites. All future residential projects would be required to comply with the wastewater discharge requirements issued by the SWRCB and Santa Ana RWQCB. Therefore, the residential development would not result in an exceedance of wastewater treatment requirements of the RWQCB with respect to discharges to the sewer system or stormwater system within the City.

Mitigation Program: No mitigation is required.

4.16.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact.

Water. Golden State Water Company (formerly Southern California Water Company) owns and operates the network of water distribution facilities that serve Los Alamitos. The Golden State Water Company (GSWC) has prepared and adopted its UWMP in 2005 for the West Orange County service area, which includes Los Alamitos. GSWC obtains its water supply for the West Orange County System from two primary sources: imported water and GSWC operated groundwater wells. Imported water is provided by the Municipal Water District of Orange County (MWDOC). MWDOC obtains its water supply from the Metropolitan Water District of Southern California (Metropolitan). GSWC operates several groundwater wells within the Orange County Groundwater Basin (Basin). The Basin is managed by the Orange County Water District (OCWD). The OCWD regulates the amount of groundwater pumped from the Basin and sets the Basin Production Percentage (BPP) for all pumpers.

The UWMP describes the water demands and future trends for the West Orange County System. Population projections for the West Orange County System were derived using SCAG data from 2000 to 2030. The City's future housing needs would increase water consumption, placing greater demands on water facilities. Since future housing development would occur on vacant infill parcels and development/redevelopment of underutilized sites currently developed with residential uses, Project implementation is not anticipated to require significant facility extensions/upgrades to the existing system in order to meet the increased demand.

Wastewater. The City's wastewater system is owned and maintained by the Rossmoor/Los Alamitos Area Sewer District. Wastewater is transported through Rossmoor/Los Alamitos Area Sewer District owned and maintained pipes to larger Orange County Sanitation District (OCSD) owned and maintained sewer trunk lines. Sewage flow generated within Los Alamitos is ultimately transported to OCSD No. 3 facilities for treatment and disposal. The Housing Element anticipates the development of 61 residential units to meet the regional housing needs. The City's future housing needs would generate increased wastewater flows, placing greater demands on wastewater treatment and collection. Since future housing development would occur on vacant infill parcels and development/redevelopment of underutilized sites currently developed with residential uses, Project implementation is not anticipated to require significant facility extensions/upgrades to the existing system in order to meet the increased demand.

Mitigation Program: No further mitigation is required beyond compliance with identified *General Plan* Goal and Policies.

Goal Three: Maintain safe and adequate infrastructure services.

\Policy 5-7.1 Work with the Rossmoor-Los Alamitos Sewer District so that residents and businesses have adequate and efficient sewage waste disposal services.

Policy 5-7.2 Work with Southern California Water Company (now Golden State Water Company) so that residents and businesses have quality drinking water and an adequate water supply for fire protection and landscaping needs.

4.16.c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. Refer to Responses 4.8.d. and 4.8.e.

Mitigation Program: No further mitigation is required beyond compliance with General Plan Policies and Implementation Programs identified in Responses 4.8.d. and 4.8.e.

4.16.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. Refer to Response 4.16.b.

Senate Bills 221 and 610 were signed into law in 2001 and took effect January 1, 2002. The two bills amended State law to better link information on water supply availability to certain land use decisions by cities and counties. The two companion bills provide a regulatory forum that requires more collaborative planning between local water suppliers and cities and counties. All SB 610 and 221 reports are generated and adopted by the public water supplier.

Senate Bill (SB) 610 requires a detailed report regarding water availability and planning for additional water supplies that is included with the environmental document for specified projects. All "projects" meeting any of the following criteria require the assessment:

- A proposed residential development of more than 500 dwelling units (DU);
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet (SF) of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 SF of floor space;
- A proposed hotel or motel, or both, having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 SF of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; or
- A project that would demand an amount of water equivalent to, or greater than the amount of water required by a 500-DU project.

While SB 610 primarily affects the Water Code, SB 221 principally applies to the Subdivision Map Act. The primary effect of SB 221 is to condition every tentative map for an applicable subdivision on the applicant by verifying that the public water supplier (PWS) has "sufficient water supply" available to serve it.

Due to the conceptual nature of the future development, proposals would require individual assessments of potential impacts to water supplies. All future residential development would be subject to compliance with the City's Municipal Code which involves water conservation measures. Additionally, any future residential development meeting SB 610 criteria would require a water supply assessment. Similarly, any residential project involving a subdivision pursuant to SB 221 would require verification of sufficient water supply from the water supplier. Compliance with the existing regulatory framework would further ensure that sufficient water supplies would be available from existing entitlements and resources to serve future development.

Mitigation Program: No further mitigation is required beyond compliance with General Plan Goal and Policies identified in Responses 4.16.b.

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

Less Than Significant Impact. Refer to Response 4.16.b.

Mitigation Program: No further mitigation is required beyond compliance with General Plan Goal and Policies identified in Responses 4.16.b.

4.16.f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. Consolidated Disposal Service, LLC, provides residential and commercial trash collection service within the City of Los Alamitos. For the City's households, the City's program includes curbside recyclable collection and curbside greenwaste collection. After collected, the waste stream is sorted for recyclables and then transferred for shipment. The remaining non-recyclable materials are then disposed of at the Olinda Alpha Sanitary Landfill. The City's overall waste stream in 2012 totaled 16,005 tons.[22] The Olinda Alpha Sanitary Landfill is anticipated to reach capacity and close in December 2013.

The City has adopted a Source Reduction and Recycling Element (SRRE) in compliance with the requirements of AB 939. Pursuant to AB 939, the California Integrated Waste Management Board required all cities and counties within the State to prepare integrated waste management plans to attain solid waste reduction of 50 percent by the end of year 2000. All future residential development projects within the City would be required to comply with the SRRE program for diverting solid waste.

Mitigation Program: No mitigation is required.

4.16.g. Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. Refer to Response 4.16.f. Future residential development anticipated by the Housing Element would comply with all Federal, State, and local statutes and regulations related to solid waste.

Mitigation Program: No mitigation is required.

[22] Cal Recycle http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=OriginJurisdictionIDs%3d269%26ReportYear%3d2012%26ReportName%3dReportEDRSJurisDisposalByFacility, accessed November 25, 2013

4.17 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

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

Less Than Significant Impact. The proposed project is the City of Los Alamitos Housing Element, which is a policy document addressing demographic issues and local housing needs in the City for the planning period from 2014 to 2021. The Housing Element anticipates the development of 61 residential units to meet the regional housing needs.

The City is predominantly (98 percent) built out and fully urbanized. There are no known candidate, sensitive, or special status species occurring in the City. The sites identified for future residential development by the Housing Element would not impact potential habitat associated with the Coyote Creek flood control channel. Additionally, there are no riparian habitats or other sensitive natural communities, or wetlands occurring in the City (although the Coyote Creek flood control channel provides natural habitat). Moreover, the Housing Element does not infer direct development rights and the development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City's General Plan, Municipal Code, and development review process. Notwithstanding, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to biological resources, including impacts to endangered, threatened, rare, or locally designated species and their habitats. If necessary, mitigation would be required to reduce potential biological impacts to a less than significant level. Development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City's General Plan, Municipal Code, and development review process. Future residential development would require further review for compliance with USFWS, CDFG, and NCCP/HCP requirements, as necessary.

As concluded in Response 4.5.a, there are no designated historic resources within the City. However, the City has a number of structures that are worthy of consideration. Due to the conceptual nature of the proposed future residential development, proposals would require individual assessments of potential impacts to historic resources, including impacts to historical resources as defined by CEQA Guidelines Section 15064.5. If necessary, mitigation would be recommended to reduce potential cultural resources impacts to a less than significant level.

Therefore, the proposed Housing Element would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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.

Mitigation Program: No mitigation is required.

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

Less Than Significant Impact. The proposed Project is the Housing Element for the City of Los Alamitos. The Housing Element is a policy document designed to aid the City in future planning, and provides the policy and regulatory mechanism to allow the market development of 23 residential units for the planning period 2006 to 2014. Further, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential cumulative impacts. If necessary, mitigation would be required to reduce potential impacts to a less than significant level.

Mitigation Program: No mitigation is required.

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

Less Than Significant Impact. The proposed Project is the City of Los Alamitos Housing Element, which is a policy document addressing demographic issues and local housing needs in the City for the Planning period from 2006 to 2014. The Housing Element provides the policy and regulatory mechanism to allow the market development of 23 residential units. Each individual residential Project would be evaluated for their potential direct and indirect impacts on human beings. Through the City's environmental review process, future residential developments would be evaluated to determine their impacts for all of the issue areas cited in Sections 4.1 through 4.16. If needed, mitigation would be required to reduce potential impacts to a less than significant level.

Mitigation Program: No mitigation is required.

5.0 INVENTORY OF MITIGATION MEASURES

AIR QUALITY

AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District, Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the South Coast Air Quality Management District. Project proponents shall prepare and implement a Construction Management Plan, which shall include Best Available Control Measures, among others. Appropriate control measures shall be determined on a project-by-project basis and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others:

- Minimizing simultaneous operation of multiple construction equipment units;
- Implementation of South Coast Air Quality Management District Rule 403, Fugitive Dust Control Measures;
- Watering the construction area to minimize fugitive dust;
- Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and
- Minimizing idling time by construction vehicles.

AQ-2 The City of Los Alamitos shall consider adopting a Climate Protection Action Plan, which would establish a Citywide inventory of greenhouse gasses for Existing, General Plan Buildout and Year 1990 conditions. The Climate Action Protection Plan shall outline a set of enforceable strategies to ensure the City meets the requirements of Assembly Bill 32, as well as the directives outlines in Executive Order S-3-05.

AQ-3 All new residential development of more than six dwelling units shall participate in the California Energy Commission's New Solar Homes Partnership (this program provides rebate to developers of six dwelling units or more who offer solar power on 50 percent of the new units) and new or major renovations of commercial or industrial development (that exceeds a certain square foot minimum) shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs.

AQ-4 All new dwellings shall install Energy Star rated appliances and the most energy-efficient water heaters and air conditioning systems that are feasible. Additionally, all new buildings and major renovations shall use energy efficient lighting (indoor and outdoor) that reduces electricity use by substantially more than current State Building Code requirements.

CULTURAL RESOURCES

CUL-1 Prior to issuance of any permit, Applicant's of housing development in a historically sensitive area, as determined by the Planning Department, shall conduct a Historical Resources Study, in order to determine the presence and significance of historical structures/resources, and identify mitigation measures, as needed.

GEOLOGY AND SOILS

GEO-1 Prior to issuance of a Grading Permit, Applicants of future residential developments shall prepare a Geologic and Soils Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Public Works Department. The Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Report shall be submitted to Public Works at the time of Grading Plan submittal.

GEO-2 The Project shall be designed and graded in accordance with recommendations set forth in the Geologic and Soils Report. The Grading Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Grading Plans and verified during Plan check. Compliance with the Geologic and Soils Report shall be accomplished by conditioning the Project, specifying measures on the Grading Plans, and conducting field inspections.

GEO-3 Prior to issuance of a Building Permit, Applicants of future residential developments shall prepare a Geologic Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Building Department. The Geologic Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Geologic Report shall be submitted to the Building Department at the time of Building Plan submittal.

GEO-4 The Project shall be designed and constructed in accordance with recommendations set forth in the Geologic Report. The Building Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Building Plans and verified during Plan check. Compliance with the Geologic Report shall be accomplished by conditioning the Project, specifying measures on the Construction Plans, and conducting field inspections.

PUBLIC SERVICES

SCH-1 Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Los Alamitos that legally required school impact mitigation fees have been paid per the mitigation established by the respective school district.

6.0 RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study and Environmental Checklist, we recommend that the City of Los Alamitos prepare a Mitigated Negative Declaration for the 2014-2021 Housing Element Project. We find that the proposed Project would not have a significant effect on the environmental issues detailed in Section 4.0, with implementation of the recommended mitigation. We recommend the second category be selected for the City's determination; refer to Section 7.0, *Lead Agency Determination*.

December 17, 2013
Date

Steven A. Mendoza
Director of Community Development
Community Development
City of Los Alamitos

7.0 LEAD AGENCY 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 the mitigation measures described in Section 5.0 have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. [X]

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

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

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. [ ]

Signature	City of Los Alamitos **Agency**
Steven Mendoza, Director of Community Development **Printed Name and Title**	December 17, 2013 **Date**

8.0 REFERENCES

8.1 ENVIRONMENTAL EVALUATION PERSONNEL

City of Los Alamitos (Lead Agency)
3191 Katella Avenue
Los Alamitos, California 90720
562.431.3538

Mr. Steven Mendoza, Director of Community Development

9.0 COMMENTS AND RESPONSES

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) (see Public Resources Code Sections 21000-21177), as well as the State CEQA Guidelines (see Title 14 of the California Code of Regulations, Section 15063).

The IS/MND was made available for public review and comment pursuant to State CEQA Guidelines Section 15070. The public review commenced on December 11, 2013 and expired on January 13, 2014. The IS/MND and supporting attachments were available for review by the general public at the City of Los Alamitos Community Development Department, 3191 Katella Avenue, Los Alamitos, California.

During the public review period, comments were received on the IS/MND from interested public agencies. The following is a list of the persons, firms, or agencies that submitted comments on the IS/MND during the public review period:

Letter No.	Author/Date
1.	TBD
2.	TBD

Even though CEQA and the State CEQA Guidelines do not require a Lead Agency to prepare written responses to comments received on an IS/MND, as contrasted with a Draft Environmental Impact Report (see State CEQA Guidelines Section 15088), the City of Los Alamitos has elected to prepare the following written responses in the spirit and with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project.

The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.

Insert Comment Letter No. 1
TBD
Page 1 of 2

RESPONSE TO COMMENT LETTER NO. 1
Name, Office
Agency
Date

10.0 MITIGATION MONITORING PROGRAM

Mitigation Measure		Monitoring Phase/Timing	Monitoring Party/Agency	Implementing Party/Agency	Verification of Compliance		
					Initials	Date	Remarks
AQ-1	For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District, Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the South Coast Air Quality Management District. Project proponents shall prepare and implement a Construction Management Plan, which shall include Best Available Control Measures, among others. Appropriate control measures shall be determined on a project-by-project basis and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others: • Minimizing simultaneous operation of multiple construction equipment units; • Implementation of South Coast Air Quality Management District Rule 403, Fugitive Dust Control Measures; • Watering the construction area to minimize fugitive dust; • Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and • Minimizing idling time by construction vehicles.	Review and Approval of Construction Management Plan	Prior to Grading Permit Issuance	Community Development Department/ Public Works Department			

Mitigation Measure		Monitoring Phase/Timing	Monitoring Party/Agency	Implementing Party/Agency	Verification of Compliance		
					Initials	Date	Remarks
AQ-2	The City of Los Alamitos shall consider adopting a Climate Protection Action Plan, which would establish a Citywide inventory of greenhouse gasses for Existing, General Plan Buildout and Year 1990 conditions. The Climate Action Protection Plan shall outline a set of enforceable strategies to ensure the City meets the requirements of Assembly Bill 32, as well as the directives outlines in Executive Order S-3-05.	Prepare a Climate Protection Action Plan	On-going	City of Los Alamitos			
AQ-3	All new residential development of more than six dwelling units shall participate in the California Energy Commission's New Solar Homes Partnership (this program provides rebate to developers of six dwelling units or more who offer solar power on 50 percent of the new units) and new or major renovations of commercial or industrial development (that exceeds a certain square foot minimum) shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs.	Verify Participation in the California Energy Commission's New Solar Homes Partnership	Prior to Building Permit Issuance	Planning Division			
AQ-4	All new dwellings shall install Energy Star rated appliances and the most energy-efficient water heaters and air conditioning systems that are feasible. Additionally, all new buildings and major renovations shall use energy efficient lighting (indoor and outdoor) that reduces electricity use by substantially more than current State Building Code requirements.	Field Verification Review and Approval of Building Plan	Prior to Certificate of Occupancy Prior to Building Permit Issuance	Planning Division Planning Division			

Mitigation Measure		Monitoring Phase/Timing	Monitoring Party/Agency	Implementing Party/Agency	Verification of Compliance		
					Initials	Date	Remarks
CUL-1	Prior to issuance of any permit, Applicant's of housing development in a historically sensitive area, as determined by the Planning Department, shall conduct a Historical Resources Study, in order to determine the presence and significance of historical structures/resources, and identify mitigation measures, as needed.	Review and Approval of a Historical Resources Study	Prior to Grading Permit Issuance	Planning Division			
GEO-1	Prior to issuance of a Grading Permit, Applicants of future residential developments shall prepare a Geologic and Soils Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Public Works Department. The Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Report shall be submitted to Public Works at the time of Grading Plan submittal	Review and Approval of a Geologic and Soils Report	Prior to Grading Permit Issuance	Building and Safety Division			
GEO-2	The Project shall be designed and graded in accordance with recommendations set forth in the Geologic and Soils Report. The Grading Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Grading Plans and verified during Plan check. Compliance with the Geologic and Soils Report shall be accomplished by conditioning the Project, specifying measures on the Grading Plans, and conducting field inspections.	Review and Approval of Grading Plan	Prior to Grading Permit Issuance	Building and Safety Division			

Mitigation Measure		Monitoring Phase/Timing	Monitoring Party/Agency	Implementing Party/Agency	Verification of Compliance		
					Initials	Date	Remarks
GEO-3	Prior to issuance of a Building Permit, Applicants of future residential developments shall prepare a Geologic Report addressing site conditions and potential risks involving seismic and geologic hazards, to the satisfaction of the Building Department. The Geologic Report shall specifically identify potential seismic and geologic hazards and recommend measures to reduce potential safety impacts. Copies of the Geologic Report shall be submitted to the Building Department at the time of Building Plan submittal.	Review and Approval of Geologic Report	Prior to Building Permit Issuance	Building and Safety Division			
GEO-4	The Project shall be designed and constructed in accordance with recommendations set forth in the Geologic Report. The Building Plan shall incorporate all recommendations to ensure compliance. These recommendations shall be specified in Building Plans and verified during Plan check Compliance with the Geologic Report shall be accomplished by conditioning the Project, specifying measures on the Construction Plans, and conducting field inspections.	Review and Approval of Geologic Report Field Verification	Prior to Building Permit Issuance Prior to Building Permit Issuance	Building and Safety Division Building and Safety Division			
SCH-1	Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Los Alamitos that legally required school impact mitigation fees have been paid per the mitigation established by the respective school district.	Verification of Payment of School Impact Mitigation Fees	Prior to Certificate of Occupancy	Planning Division			

EXHIBIT B

CITY OF LOS ALAMITOS

DRAFT HOUSING ELEMENT

2014 - 2021

CHAPTER 1
INTRODUCTION

A. Purpose and Content

The Housing Element of the General Plan contains the official policies for the construction, rehabilitation and preservation/conservation of housing in the City of Los Alamitos. The Housing Element is built upon identification and analysis of existing and projected housing needs, resources, opportunities and past performance. The Housing Element contains detailed analysis of the City's economic, demographic and housing characteristics.

The Housing Element addresses housing opportunities for current and future Los Alamitos residents through 2021 and provides the policy guidance for local decision making related to housing in the City. The Housing Element is the only element of the General Plan that requires review and certification by the State of California.

This Housing Element update covers the Planning Period from January 2014 through October 2021. The Housing Element also evaluates the City's progress in implementing the 2007–2014 housing policy program.

B. Housing Element Update Process

The Statewide housing goal is a "decent and suitable living environment for every California family." The Legislature recognizes the important role that local governments play in pursuit of this goal and mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

The Housing Element is intended to be reviewed annually and updated and modified as necessary to remain relevant and useful and to reflect the community's dynamic housing needs. This Housing Element update covers the planning period from January 2014 through October 2021, consistent with the State-mandated update required for all jurisdictions within the Southern California Association of Governments (SCAG) region.

C. State Law and Local Planning

1. Consistency with State Law

The Housing Element is one of the seven required General Plan elements, mandated by State law. State law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element must also analyze and plan for housing for all segments of the population.

Government Code Section 65583 outlines specific requirements regarding the scope and content of the Housing Element.

2. General Plan Consistency

The Government Code requires internal consistency among the Elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various Elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other Elements of the General Plan and has determined that this Housing Element provides consistency with them. The City will maintain this consistency as future General Plan Amendments are processed by evaluating proposed amendments for consistency with all Elements of the General Plan.

3. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies and programs for the Planning Period that directly addresses the City's housing needs. These goals and policies will be implemented through a number of City plans and programs including the City's Municipal Code.

D. Housing Element Organization

The Housing Element is organized into four parts:

- Section 1: Introduction. Explains the purpose, process and contents of the Housing Element;
- Section 2: Housing Needs. Describes the demographic, economic and housing characteristics of Los Alamitos, as well as the existing and projected housing needs;
- Section 3: Resources and Constraints Analysis. Analyzes the potential and actual governmental and non-governmental constrains to the maintenance, preservation/conservation, and development of housing. Also analyzes the potential housing resources of the City; and,
- Section 4: Housing Policy Program. Describes specific, policies and programs the City will carry out over the Planning Period to address the City's housing goals.

Supporting background material is included in the following four appendices:

- Appendix A: Community Outreach;
- Appendix B: Residential Land Resources;
- Appendix C: Review of Housing Element Past Performance; and,
- Appendix D: Glossary of Housing Terms

E. Community Participation

The Housing Element was developed through combined efforts of City staff, the City's Planning Commission and City Council and community members. Community input was sought and received through a public workshop and hearings. In addition to the public meetings, the City distributed a survey to community members to gain additional input on housing topics in Los Alamitos. Comments received through the outreach activities have been considered in the development of the Housing Policy Program. A summary of the comments is provided in Appendix A of this Housing Element, along with a list of community stakeholders.

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CHAPTER 2
HOUSING NEEDS ANALYSIS

A. Introduction

An important component of preparing the Housing Element is evaluating both existing and future housing needs for all segments of the community.

This chapter analyzes housing, demographic and economic characteristics that influence the supply of and demand for housing. These analyses provide baseline information and establish a foundation for developing policies and programs to address identified housing needs. The analyses identify housing needs according to income, tenure and special needs groups.

Primary data sources include the 1990, 2000 and 2010 US Census, the California Department of Finance (DOF), the California Employment Development Department (EDD) and the Southern California Association of Governments (SCAG). These sources provide the most reliable information for evaluating existing conditions and a basis for consistent comparison with historical data. These sources also provide forecasts of future conditions and needs.

B. Community Profile

1. Population Trends and Characteristics

Population and employment trends generally influence the demand for housing and the types of housing needed. This section describes the changes to population size and age and racial/ethnic composition of the City.

a. Historical, Existing and Forecast Growth

Los Alamitos is one of 34 cities within Orange County. Table 2-1 lists the counties in southern California and their respective populations. DOF estimates the overall County population was 3,010,232 in 2010, the third most populous county in the state. Los Angeles and San Diego Counties had the first and

second largest populations in the state, respectively. According to the 2000 US Census, Orange County had the second largest county population at the time with 2,846,289 residents. Overall, the County has experienced rapid population growth over the last two decades. The population increased by 25 percent from 1980 to 1990 and by 18 percent from 1990 to 2000. From 2000 to 2008, the population increased by 10 percent. From 2000 to 2010, the population increased by 163,943 residents,

Table 2-1
Regional Population Trends
1990-2010

County	1990	2000	2010
Imperial County	109,303	142,361	174,528
Los Angeles County	8,863,164	9,519,338	9,818,605
Orange County	**2,410,556**	**2,846,289**	3,010,232
Riverside County	1,170,413	1,545,387	2,189,641
San Bernardino County	1,418,380	1,709,434	2,035,210
San Diego County	2,498,016	2,813,833	3,095,813
Ventura County	669,016	753,197	823,318

Source: US Census. 2010.

As shown in Table 2-2, DOF estimated Los Alamitos' population at 11,449 in 2010. The City experienced a 1 percent decrease in population from 2000 to 2010. The City represents approximately 0.4 percent of the overall county population.

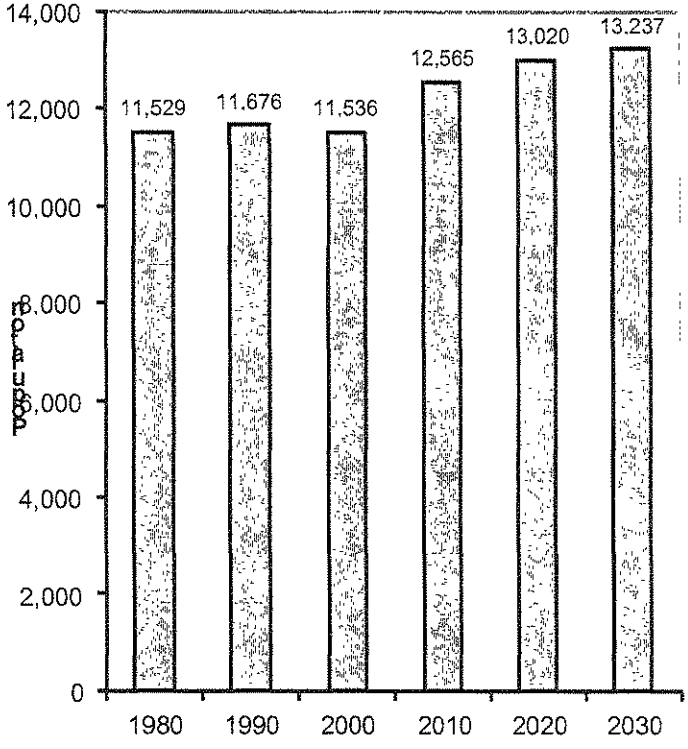
Table 2-2
Population Growth
1990–2010

Jurisdiction	1990	2000	2010	2000-2010 Growth	
				Number	% change
City of Los Alamitos	11,676	11,536	11,449	-87	-1%
Orange County	2,410,556	2,846,289	3,010,232	163,943	5%

Source: US Census. 2010.

The Center for Demographic Research at Cal State Fullerton forecasts the City's population to increase to 13,237 by 2030, although the City's population has not increased for over 20 years. Figure 2-1 illustrates the historic population and forecasted growth.

Figure 2-1
Population Growth Forecast
1980–2030



Source: Cal State Fullerton Center for Demographic Research, 2010.

b. Age Composition

From 2000 to 2010, Los Alamitos experienced growth in the School Age (5-24 years) and Retirement (55-64 years) populations, while the populations of most other age groups declined. The Prime Working age group remains the largest in the City with 42 percent of the population in 2010. Table 2-3 summarizes the age distribution of the City's population.

Table 2-3
Age Distribution
2000–2010

Age Group	2000		2010	
	Number	% of Population	Number	% of Population
Preschool (0–4 years)	634	5.6%	527	5%
School (5–17 years)[1]	2,154	19.1%	2,579	22%
Young Adult (18–24 years)[1]	798	7.1%	712	6%
Prime Working (25–54 years)	5,216	46.3%	4,804	42%
Retirement (55–64 years)	869	7.7%	1,233	11 %
Senior Citizen (65+ years)	1,589	14.1%	1,594	14%
Total	**11,260**	**100.0%**	**11,449**	**100.0%**

Notes:
[1] Discrepancy due to categorical change in Young Adult definition, 2010 Census break down classifies school age as 5–19 years and Young Adult as 20–24 years.
Source: US Census, 2010.

c. Race and Ethnic Composition

As illustrated in Table 2-4, the majority of Los Alamitos residents are White, representing 59 percent of the population in 2010. Residents of Hispanic origin comprise the second largest racial/ethnic group with 21 percent of the population, and Asian or Pacific Islander residents comprise the third largest group with 13 percent. Between 2000 and 2010 the White, Black, and American Indian and Alaska Native populations declined. All other racial/ethnic groups increased in population.

Table 2-4
Racial and Ethnic Composition
2000–2010

Racial/Ethnic Group	2000		2010		2000-2010 Change in % of Population
	Number	% of Population	Number	% of Population	
White	7,836	67.9%	6,721	58.7%	-14%
Black	358	3.1%	300	2.6%	-16%
American Indian & Alaska Native	31	0.3%	22	.2%	-29%
Asian or Pacific Islander	1,125	9.7%	1,494	13%	33%
Hispanic	1,848	16.0%	2,418	21.1%	31%
Some Other Alone	18	0.2%	46	.4%	156%
Two or more races[1]	320	2.8%	448	3.9%	40%
Total	**11,536**	**100.0%**	**11,449**	**100.0%**	**-1%**

Source: US Census, 2010.

2. Employment Trends

Housing needs are also influenced by employment trends. Proximity to job opportunities is an important factor in housing choices. Significant employment opportunities within and close to a city can lead to demand for housing. The quality and/or pay of available employment influence the demand for various housing types and price levels.

Table 2-5 lists the top employers in Los Alamitos in 2013. The types of industries with large employment needs in the City are closely related to the housing needs of the local labor pool.

Table 2-5
Top Employers
2013

Company	Industry	Number of Employees
Los Alamitos Medical Center, Inc.	Healthcare	840
Arrowhead Products	Aerospace	601
Tread Offset Printing	Service/Printing	541
SuperMedia Sales West, Inc.	Media	253
Alamitos West Health Care Center	Healthcare	166
Katella Delicatessen	Restaurant	161
M D A Information Systems, Inc.	Aerospace	149
Evergreen Pharmaceutical	Pharmaceutical	140
Bearing Inspection, Inc.	Manufacturing	122
Systems Services of America	Manufacturing	110

Source: City of Los Alamitos HDL, 2013.

As shown in Table 2-6, the largest group of Los Alamitos residents were employed in the educational, health and social services industry (21 percent) in 2010. Professional, scientific, management, administrative, and waste management services (12 percent) made up the second largest employment group followed by manufacturing (11 percent). In Orange County, the top three industries are the same rank as Los Alamitos, including educational, health and social services (18 percent) first, and professional, scientific, management, administrative and waste management services (14 percent) second.

Table 2-6
Employment by Industry[1]
2010

Industry	Los Alamitos		Orange County	
	Number	%	Number	%
Agriculture, forestry, fishing and hunting, mining	30	1%	7,541	1%
Construction	326	6%	90,396	6%
Manufacturing	583	10%	195,824	14%
Wholesale trade	391	7%	50,066	3%
Retail trade	499	9%	157,203	11%
Transportation and warehousing, utilities	351	6%	49,556	4%
Information	99	2%	31,018	2%
Finance, insurance, real estate, and rental and leasing	400	7%	128,461	9%
Professional, scientific, management, administrative, and waste management services	654	12%	200,287	14%
Educational, health and social services	1,152	21%	263,034	18%
Arts, entertainment, recreation, accommodation and food services	544	10%	139,657	10%
Other services (except public administration)	133	2%	77,410	5%
Public administration	368	7%	44,860	3%
Total	**5,530**	**100%**	**1,435,313**	**100%**

Notes:
[1]Employment reported by Los Alamitos/Orange County residents. Does not reflect the number of jobs within the respective jurisdictions.

Source: US Census, 2010.

According to the EDD, the City's labor force increased from 6,200 in 2000 to 6,800 in 2013. As shown in table 2-7 the unemployment rate in Los Alamitos in April of 2013 was 3.1 percent.

Table 2-7
Labor Force Trends
2000–2013

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2000	6,200	6,100	100	1.8%
2001	6,300	6,200	100	2.0%
2002	6,400	6,200	200	2.5%
2003	6,500	6,300	200	2.4%
2004	6,600	6,500	100	2.1%
2005	6,700	6,600	100	1.9%
2006	6,800	6,700	100	1.7%
2007	6,800	6,700	100	2.0%
2008	6,800	6,600	200	2.9%
2009	6,500	6,200	300	4.9%
2010	6,500	6,200	300	5.3%
2011	6,600	6,300	300	4.9%
2012	6,700	6,400	300	4.2%
Apr/2013	6,800	6,600	200	3.1%

Source: California EDD, 2013.

3. Household Characteristics

The US Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated persons living in a single housing unit. A family is defined as related persons living within a single housing unit.

a. Household Formation and Composition

Table 2-8 summarizes the change in the number of households in the City, County and State since 1990. In 2010, the US Census reported 4,212 households in Los Alamitos, approximately a 1 percent increase since 2000. During the same period total households in Orange County increased by about 6 percent and households in California increased by 9 percent.

Table 2-8
Total Households
1990–2010

Area	1990	2000	2010	Percent Increase 1990-2000	Percent Increase 2000-2010
Los Alamitos	4,125	4,180	4,212	1%	0.8%
Orange County	828,849	935,287	992,781	13%	6%
California	10,399,700	11,502,870	12,577,498	11%	9%

Source: US Census, 2010.

The average number of persons per household in Los Alamitos was 2.7 in 2000 and 2010. As shown in Table 2-9, the average persons per household in the City was less than the overall county average of 3.0 in both 2000 and 2010.

Table 2-9
Average Persons per Household
2000–2010

Area	2000	2010
Los Alamitos	2.69	2.66
Orange County	3.00	2.99

Source: US Census, 2010.

As shown in Table 2-10, households of 2 persons made up the largest segments of both renter-occupied and owner-occupied households. Three-person households comprised the second largest segment of renter-occupied households. One-person households comprised the second largest segment of owner-occupied households. Large households (5 or more persons) comprised 10 percent of the total households.

Table 2-10
Household Size Distribution by Tenure
2010

Household Size	Total Households		Renter-Occupied Households		Owner-Occupied Households	
	Number	% of Total Households[2]	Number	% of Total Households	Number	% of Total Households
1 Person	885	21%	487	22%	398	20%
2 Persons	1322	31%	669	30%	653	33%
3 Persons	908	22%	536	24%	372	19%
4 Persons	705	17%	361	16%	344	17%
5 Persons	824	7%	136	6%	148	8%
6 Persons	70	2%	32	1%	38	2%
7 Persons	38	1%	24	1%	14	1%
Total	**4,180[1]**	**100.0%**	**2,290**	**55%**	**1,890**	**45%**

Notes:
[1] Represents Total Households
[2] Percentages may not equal to 100% due to rounding.

Source: US Census, 2010.

b. Household Income

As shown in Table 2-11, the median household income for Los Alamitos in 2011 was $79,861. This is $4,099 more than the county median. Within the City, the median income of owner-occupied households was $104,399, approximately $35,601 more than that of renter-occupied households.

Table 2-11
Median Household Income
2011

Area	Median Income
Los Alamitos	$79,861
Owner-Occupied Households	$104,399
Renter-Occupied Households	$68,798
Orange County	$75,762

Source: US Census, 2007-2011 American Community Survey.

The federal Department of Housing and Urban Development (HUD) calculates an annual median family income (MFI) for the purpose of determining program eligibility. The State uses five income categories to determine housing affordability based on the MFI. Table 2-12 shows the income ranges for each income category based on the 2013 HUD MFI for Orange County.

Table 2-12
Income Range by Affordability Category
2013

Affordability Category	Percent of County Median	Income Range
Extremely-low income	≤ 30%	≤ $28,900
Very-low Income	31%-50%	$28,901-$48,150
Low Income	51%-80%	$48,151-$77,050
Moderate Income	81%-120%	$77,051-$104,650
Above-moderate Income	> 120%	>$104,651

Notes: HCD CA State Income Limits, 2013.

The 2010 MFI for Orange County was $87,200. Based on the US Census data for 2010 Table 2-13 shows that at least 7 percent of owner-occupied households and 15 percent of renter-occupied households were in the extremely-low income category. Approximately 11 percent of owner-occupied households and 21 percent of renter-occupied households were in the very-low income category. Approximately 17 percent of owner-occupied households and 25 percent of

renter-occupied households were in the low income category. Approximately 14 percent of owner-occupied households and 21 percent of renter-occupied households were in the moderate income category.

Table 2-13
Household Income by Tenure
2010

Income	Owner-Occupied Households		Renter-Occupied Households		Total Occupied Households	
	Number	%[1]	Number	%[1]	Number	%[1]
Less than $5,000	22	1.0%	69	3.0%	91	2.0%
$5,000-$9,999	25	1.0%	103	5.0%	128	3.0%
$10,000-$14,999	56	3.0%	37	2.0%	93	2.0%
$15,000-$19,999	9	0%	43	2.0%	52	1.0%
$20,000-$24,999	42	2.0%	62	3.0%	104	3.0%
$25,000-$34,999	54	3.0%	186	8.0%	240	6.0%
$35,000-$49,999	158	8.0%	281	13.0%	439	11.0%
$50,000-$74,999	319	17.0%	549	25.0%	868	21.0%
$75,000-$99,999	265	14.0%	463	21.0%	728	20.0%
$100,000-$149,000	475	25.0%	345	15.0%	820	20.0%
$150,000 or more	501	26.0%	87	4.0%	588	14.0%
Total	**1,926**	**100.0%**	**2,225**	**101.0%**	**4,151**	**103.0%**

Notes:
[1] Percentages may not equal to 100% due to rounding.

Source: US Census, 2006–2010 American Community Survey.

4. Housing Inventory and Market Conditions

This section describes the existing housing stock and current market conditions in Los Alamitos. Analysis of past and current housing trends provides a basis to project future housing needs.

a. Housing Stock Profile

Based on 1990, 2000, and 2011 US Census and DOF estimates, less than one-half percent of Orange County's housing units are located in Los Alamitos. In 1990, the City had 4,279 housing units. By 2000, the number of units increased to 4,329 and by 2011 decreased slightly to 4,307.

Table 2-14
Number of Housing Units
1990–2011

Year	Los Alamitos	Orange County	Los Alamitos as Percent of Total Orange County Units
1990	4,279	875,072	0.49%
2000	4,329	969,484	0.45%
2011	4,307	1,046,323	0.41%

Source: US Census, 1990, 2000, and 2007–2011 American Community Survey.

i. Unit Size

As shown in Table 2-15, The Census reported two-bedrooms are the most common residential unit type in Los Alamitos, comprising 44 percent of all residential stock. Three-bedroom units are also relatively common comprising 28 percent of all residential units. Studio and one-bedroom units comprise only 7 percent of the total units. The slight majority of units are rentals, about 52 percent.

Table 2-15
Unit Size and Tenure
2011

Subject	Estimate	Percent
Total Housing Units	4307	100%
No Bedrooms	37	.9%
1 Bedroom	242	5.6%
2 Bedroom	1,872	43.5%
3 Bedroom	1,203	27.9%
4 Bedroom	694	16.1%
5+ Bedroom	259	6.0%
Housing Tenure		
Occupied Housing Units	4,184	100%
Owner Occupied	2,019	48.3%
Renter Occupied	2,165	51.7%

Source: US Census 2007–2011, American Community Survey

ii. Unit Type

As shown in Table 2-16, single family detached and multifamily units are the largest housing types in Los Alamitos. As of 2013, 44 percent of the housing units are single-family detached and 47 percent are multifamily.

Table 2-16
Housing Inventory by Unit Type
2000–2013

Unit Type	2000		2008		2013	
	Number	%	Number	%	Number	%
Single family, detached	1,883	44%	1945	44%	1945	44%
Single family, attached	239	6%	269	6%	269	6%
Multifamily	2,009	47%	2,079	47%	2084	47%
Mobile homes	122	3%	129	3%	129+	3%
Other (Boats, RV, etc.)	5	0.1%	--	--%	--	--
Total	**4,258**	**100%**	**4,422**	**100%**	**4,427**	**100%**

Sources: US Census, 2000; DOF, 2008 and 2013; and City Permit Files.

Table 2-17 illustrates the distribution of unit types by tenure. The majority (82 percent) of owner-occupied units are single-family detached. The majority of renter-occupied units are within multifamily developments. Approximately 33 percent of renter-occupied units are in multifamily structures with 2 to 4 units and 42 percent are in structures with 5 or more units.

Table 2-17
Tenure By Units In Structure
2011

Unit Type	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	%[1]	Number	%[1]	Number	%[1]
Single family, detached	1,664	82%	359	17%	2,023	48%
Single family, attached	142	7%	184	9%	326	7%
Multifamily (2-4 units)	46	2%	721	33%	768	18%
Multifamily (5+ units)	72	4%	901	42%	973	23%
Mobile homes	95	5%	0	0%	95	2%
Other (Boats, RV, etc.)	0	0%	0	0%	0	0%
Total	**2,019**	**100%**	**2,165**	**100%**	**4,184**	**100%**

Notes:
[1] Percentages may not equal to 100% due to rounding.

Source: US Census, 2007–2011 American Community Survey

b. Tenure

Approximately 48 percent of Los Alamitos' housing units were owner-occupied in 2011. As shown in Table 2-18, the percentage of owner-occupied housing units in Los Alamitos was comparatively less than California but equal to Orange County.

Table 2-18
Occupied Units by Tenure
2011

Area	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	%	Number	%	Number	%
Los Alamitos	2,019	48%	2,165	52%	4,184	100%
Orange County	781,991	48%	410,864	52%	792,855	100%
California	6,843,743	55%	5,625,374	45%	12,469,117	100%

Source: US Census. 2000 and 2007–2011 American Community Survey.

c. Vacancy Rates

Vacancy rates are an indicator of housing supply and demand. Low vacancy rates influence greater upward price pressures. Higher vacancy rates indicate downward price pressure. A four to five percent vacancy rate is considered "healthy" and indicates a well-functioning market. In 2000, the vacancy rate in Los Alamitos was 2 percent. DOF reports a 3 percent vacancy rate in 2010. Table 2-19 summarizes the occupancy status during these two years.

Table 2-19
Occupancy Status
2000-2010

Occupancy Status	2000	Percent	2010	Percent
Occupied Housing Units	4,180	98%	4,184	97%
Vacant Housing Units	78	1%	123	3%
Total Housing Units	4,258	100%	4,307	100%

Source: DOF, 2000 and 2010.

d. Age of Housing Stock

Age of a housing unit is often an indicator of housing condition. In general, housing units that are 30 years or older may exhibit need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

Table 2-20 shows the housing units by year of construction and tenure. According to the 2011 American Community Survey, approximately 50 percent of all occupied housing units in Los Alamitos are over 50 years old. Another 40 percent are between 30 and 50 years old.

Table 2-20
Year of Construction by Tenure (Occupied Units)
2011

Year Built	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	%[1]	Number	%[1]	Number	%[1]
1999-Later	196	10%	33	2%	229	6%
1990-1998	78	4%	72	3%	150	4%
1980-1989	155	8%	447	21%	602	14%
1970-1979	300	15%	788	36%	1,088	26%
1960-1969	791	39%	455	21%	1,252	30%
1950-1959	433	21%	280	13%	713	17%
1940-1949	49	2%	57	3%	106	3%
1939 or earlier	17	1%	33	2%	50	1%
Total	**2,019**	**100%**	**2,165**	**100%**	**4,190**	**100%**

Notes:
[1] Percentages may not equal to 100% due to rounding.
Source: US Census, 2007–2011 American Community Survey.

e. Housing Conditions

Housing is considered substandard when found to be below the minimum standard of living defined in the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to health and safety threat.

In addition to structural deficiencies and standards, lack of infrastructure and utilities often serves as an indicator of substandard conditions. In 2011, the US Census Bureau American Community Survey reported 26 units lacking plumbing facilities and 26 units lacking complete kitchen facilities, as shown in Table 2-21. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

Much of the housing stock in Los Alamitos has been deemed to be in decent, suitable condition. The City's Community Development Department estimates there are three substandard housing units in the City based on the City's code enforcement records and activities.

Table 2-21
Units Lacking Plumbing or Complete Kitchen Facilities
2011

Condition	Total Units
Lacking plumbing facilities	26
Lacking complete kitchen facilities	26

Source: US Census, 2007–2011 American Community Survey.

f. Housing Costs and Rents

This section evaluates housing cost and affordability trends in Los Alamitos.

i. Affordability Gap Analysis

The costs of renting or owning a home can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-22 summarizes the affordable monthly rent payment and estimated affordable purchase price by income categories, based on the 2013 HUD MFI for Orange County.

Table 2-22
Affordable Rent and Purchase Price by Income Category
2013

Income Category	% of MFI[1]	Affordable Monthly Rent Payment[2]	Estimated Affordable Purchase Price[3]
Extremely-low Income	≤ 30% MFI	≤ $515	$86,880
Very-low Income	31%-50% MFI	$941	$182,430
Low Income	51%-80% MFI	$1,318	$252,210
Moderate Income	81%-120% MFI	$2,135	$445,045

Notes:
[1] Based on family of four.
[2] 30 % Gross Rent or PITI.
[3] Assumes 6.0% interest rate, 30 year mortgage. Mortgage payments equal to 30% of monthly income.
Source: HUD CA State income limits and City of Los Alamitos, 2013.

ii. Existing and New Home Price Trends

As shown in Table 2-23, 4 percent of the owner-occupied units were valued below $100,000. Approximately 1 percent were valued between $100,000 and $199,999. Approximately 3 percent were valued between $200,000 and $299,999 and 90 percent were valued at $300,000 or more.

Table 2-23
Value of Owner-Occupied Housing Units
2011

Value	Number of Units	Percent of Total Owner-Occupied Units
$49,999 or less	23	1.1%
$50,000 to $99,999	84	4.2%
$100,000 to $149,999	13	0.6%
$150,000 to $199,999	10	0.5%
$200,000 to $299,999	64	3.2%
$300,000 to $499,999	356	17.6%
$500,000 to $999,999	1,378	68.3%
$1,000,000 or more	91	4.5%
Total	**2,019**	**100%**

Source: US Census, 2007-2011 America Community Survey.

As shown in Table 2-24, the median sales price for new and resale homes in Los Alamitos was $710,000 in August 2013. This represents a 3.65 percent increase from the median sales price of $685,000 in April 2007. The median sales price of homes in the City continues to be higher than that of the overall county.

Table 2-24
Median Sales Price
2007–2013

Jurisdiction	April 2007	August 2013	Percent Change
Los Alamitos	$685,000	$710,000	3.65%
Seal Beach	$625,000	$739,000	18.24%
Long Beach	$507,500	$380,000	-25.12%
Cypress	$415,000	$490,000	18.07%
Hawaiian Gardens	$385,000	$295,000	-23.38%
Orange County	$632,500	$559,000	-11.62%

Source: Data Quick. accessed June 2007 and October 2013.

iii. Ownership Affordability

The median sales price of $710,000 for new and resale housing units as of August 2013 exceeds the affordability range for all income categories at or below Moderate income. New single-family homes are selling in the City for about $640,000. A household earning an annual income equal to the 2013 HUD MFI of $87,200 for Orange County would be able to afford a $445,000 home, assuming a 30-year fixed-rate loan at 6 percent. The median sales price in Los Alamitos exceeds what a family earning the median could afford. Extremely-low, very-low, low and moderate households may have difficulty finding housing they can afford to purchase.

iv. Rental Prices

There are a limited number of units listed for rent in Los Alamitos. Most renter-occupied units are privately owned single-family homes and few are in larger apartment complexes. Therefore, available data for average monthly rents is limited. Table 2-25 summarizes the fair market monthly rent for Orange County.

Table 2-25
Fair Market Rent by Unit Size Orange County
2013

Unit Size	Average Monthly Rent
Studio	$1,126
1 bedroom	$1,294
2 bedrooms	$1,621
3 bedrooms	$2,268
4 bedrooms	$2,525

Source: www.huduser.org/portal/datasets/fmr/fmr_il_history/data_summary.odb

As shown in Table 2-26, 38 percent of renter-occupied households in Los Alamitos spend 30 percent or more of their household income on rent.

Table 2-26
Gross Rent as a Percentage of Household Income
2011

Percent of Household Income Spent on Gross Rent	Number of Households	Percent of Renter-Occupied Households
Less than 10 percent	78	4%
10 to 14 percent	215	10%
15 to 19 percent	290	13%
20 to 24 percent	393	18%
25 to 29 percent	318	15%
30 to 34 percent	109	5%
35 to 39 percent	191	9%
40 to 49 percent	170	8%
50 percent or more	342	16%
Not computed	59	2%
Total	**2,165**	**100%**

Source: US Census, 2007-2011 American Community Survey.

v. Rental Affordability

Based on the average rents for housing in Los Alamitos and the surrounding areas, a very-low income family would not be able to afford even a studio apartment. A low income family would be able to afford a studio, 1-bedroom or 2-bedroom apartment. Three-bedroom apartments are only affordable to those in the moderate and above-moderate income categories. Lower-income large households may have difficulty finding adequately-size housing that is affordable.

C. Housing Needs

This section provides an overview of existing and future housing needs in Los Alamitos. It focuses on four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting from overcrowding;
- Housing need based on SCAG's Regional Housing Needs Assessment; and,
- Housing needs of special needs groups such as the elderly, large households, persons with disabilities, female-headed households, homeless persons and farmworkers.

1. Households Overpaying for Housing

Households experiencing overpayment are households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing and can result in payment problems, deferred maintenance and/or overcrowding.

Overpayment is often more prevalent in renter-occupied than in owner occupied households. As shown in Table 2-27, SCAG reported that approximately 36 percent of Los Alamitos owner-occupied households and 43 percent of rental households experienced overpayment.

Table 2-27
Housing Costs as Percentage of Household Income 2009

	Owner Households	Percent Owner	Renter Households	Percent Renter
Less than 20%	822	43 %	503	22%
20% to 24.9%	209	11%	441	20%
25.0% to 29.9%	206	11%	289	13%
30% to 34.9%	201	10%	145	6%
35.0% or more	487	25%	835	37%

Note 2.3 percent of renter households not computed.

Source: 2012 SCAG Existing Housing Needs Data Report, based on US Census American Community Survey, 2005–2009.

2. Overcrowding

An overcrowded unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway and closet space). Overcrowding can affect public facilities and services, reduce the quality of the physical environment and create conditions that contribute to deterioration of the housing stock.

Table 2-28 summarizes estimates of overcrowding in Los Alamitos as reported by SCAG in 2012. Only three percent of total households were overcrowded. SCAG reported no overcrowded owner-occupied households and 149 overcrowded renter households.

Table 2-28
Overcrowded Households
2009

Owner-Occupied Households		Renter-Occupied Households		Total Households	
Overcrowded Households	% of Total Households	Overcrowded Households	% of Total	Overcrowded Households	% of Total
0	0%	149	0%	149	3%

Source: 2012 SCAG Existing Housing Needs Data Report, based on U.S. Census American Community Survey, 2005–2009.

3. 2014–2021 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region, including Los Alamitos. A local jurisdiction's "fair share" of regional housing need (also known as the RHNA allocation) is the number of additional housing units needed to accommodate the expected growth in the number of households and to replace expected demolitions and conversion of housing units to non-residential uses. The "fair share" allocation is also designed to achieve a future vacancy rate that allows for healthy function of the housing market.

The allocation is divided into four income categories: very-low, low, moderate and above-moderate income. Cities must also plan for the growth needs in the extremely-low income category, which is assumed to be a subset equal to 50 percent of the very-low income allocation. The RHNA allocation is not a requirement for jurisdictions to construct these units; it is only a requirement to

create policies and programs to encourage the construction of units and to identify adequate sites to accommodate the jurisdiction's "fair share."

Table 2-29 summarizes the City of Los Alamitos' RHNA allocation for the 2014–2021 Planning Period.

Table 2-29
Fair Share Housing Needs Allocation
2014–2021

	Very-low Income[1]	Low Income	Moderate Income	Above-Moderate Income	Total Allocation
Housing Units	14	10	11	26	61

Notes:
[1] Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very-low income, or 7 units.

Source: SCAG,

4. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. This section identifies the needs of specific groups, as required by State law, including: elderly persons, large households, female-headed households, persons with disabilities, homeless persons and farmworkers.

a. Elderly Persons

Elderly persons are considered a special needs group because they are likely to have fixed incomes and may require specially-designed housing. The primary housing concerns of the elderly include:

- Income- the elderly population is generally on a fixed income;
- Household composition- the elderly, especially elderly women, often live alone;
- Transportation- the elderly population is more likely to depend on public transportation; and,
- Health care- the elderly often need access to health care.

As shown in Table 2-30, elderly persons (age 65 and older) comprised 22 percent of the total households in Los Alamitos in 2011.

Table 2-30
Householders by Tenure and Age
2011

Householder Age	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	#	% Owner-Occupied Households	#	% Renter-Occupied Households	#	% Total Households
15–24 years	16	1%	66	3%	82	2%
25–34 years	103	5%	570	26%	673	16%
35–64 years	1,201	60%	1,302	60%	2,503	60%
65–74 years	310	15%	164	8%	474	11%
75 plus years	389	20%	63	3%	452	11%
Total	**2,019**	**100%**	**2,165**	**100%**	**4,184**	**100%**

Source: US Census, 2007–2011 American Community Survey.

As indicated in Table 2-31, in 2011, the American Community Survey estimated the median household income for households with a householder age 65+ years in Los Alamitos was $59,091 and $75,762 in Orange County.

Table 2-31
Senior Citizen Householder Median Income
2011

Householder Age	City of Los Alamitos 2011 Median Income	Orange County 2011 Median Income
65 plus years	$59,091	$75,762

Source: US Census 2007-2011 American Community Survey.

Table 2-32 shows the distribution of elderly householders by household income in 2011. Of the elderly households, 23 percent had an income of less than $25,000. An additional 39 percent earned between $25,000 and $74,999.

Table 2-32
Household Income for Householders Age 65+ years
2011

Household Income	Householders Age 65+ years	Percent of Householders Age 65+ years
< $25,000	210	23%
$25,000-$34,999	61	7%
$35,000-$49,999	141	15%
$50,000-$74,999	162	18%
$75,000-$99,999	119	13%
$100,000-$149,999	110	12%
$150,000-$199,999	35	4%
≥$200,000	88	10%
Total	**926**	**100%**

Source: US Census, 2007–2011 American Community Survey.

Approximately 34 percent of the elderly population in Los Alamitos had a disability in 2000. Due to changes in the 2010 Census more current information regarding information for disabled residents in the City is not available. Table 2-33 breaks down this population by disability status. The 2000 Census reported that 16 percent of persons age 65 years and older had one type of disability and 18 percent had two or more types of disability. The disabilities reported include sensory, physical, mental, self-care, go-outside-the-home and employment disabilities.

Table 2-33
Elderly with Disabilities
2000

Disability Status	Number	Percent of People Age 65+ years
With one type of disability	204	16%
With two or more types of disability	220	18%
Total with a disability	**424**	**34%**

Note:
[1] Total population 65+ years=1,252

Source: US Census 2000 SF 3, PCT26

According to the 2009 CHAS data, up to 53 percent of elderly renter-occupied households and up to 26 percent of elderly owner-occupied households experience overpayment. The increasing number of elderly persons in the population is creating a demand for more affordable housing. Table 2-34 provides a summary of housing problems experienced by elderly households in

Los Alamitos. The percentage ranges represent data between 2000 and 2009, and reflect important housing trends for the elderly population.

Table 2-34
Housing Problems for Elderly Households
2000–2009

	Renters	Owners
Extremely-low Income Elderly Households	**135**	**115**
% with any Housing Problem[1]	59-81%	49-78%
% Cost Burden[2] > 30%	76%	30-49%
% Cost Burden > 50%	45-59%	39-44%
Very-low Income Elderly Households	**90**	**125**
% with any Housing Problem	82-90%	24-37%
% Cost Burden > 30%	56-79%	16-37%
% Cost Burden > 50%	11-26%	8-15%
Low Income Elderly Households	**201**	**150**
% with any Housing Problem	63-99%	21-23%
% Cost Burden > 30%	5-63%	20-21 %
% Cost Burden > 50%	0%	0-7%
Moderate and Above-moderate Income Elderly Households	**163**	**365**
% with any Housing Problem	52%	11-22%
% Cost Burden > 30%	0%	11-22%
% Cost Burden > 50%	0%	0%
Total Elderly Households	**589**	**755**
% with any Housing Problem	57-74%	26-31%
% Cost Burden > 30%	12-53-%	22-26 %
% Cost Burden > 50%	15-21%	9-11 %

Notes:
[1]"Housing Problem" defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having 1.01 or more persons per room (overcrowded), or costing more than 30 percent of the occupant household's income (overpayment).
[2]Percentage of household income spent on housing cost.
Source: 2000, 2005–2009 HUD CHAS data. Percentages represent range between 2000 Census and 2009 ACS-based CHAS data.

b. Large Households

Large households are defined as having five or more persons living in the same household. Large households are a special needs group because they require housing with higher bedroom counts. As shown in Table 2-35, 332 of the City's total households had five or more persons in 2011.

Table 2-35
Large Households by Tenure
2011

Number of Persons in Unit	Owner-Occupied Households	Renter-Occupied Households	Total Households
Five	181	39	220
Six	58	10	68
Seven or more	10	34	44
Total	**249**	**83**	**332**

Note:
Total Households Citywide= 4,180

Source: US Census, 2007–2011 American Community Survey.

c. Female-Headed Households

Female-headed households are considered a special needs group due to their historically low rates of homeownership, lower income, and high poverty rates. Table 2-36 summarizes the female-headed households by tenure, with and without children. Approximately 15 percent of Los Alamitos' households are female-headed. Approximately 20 percent of renter-occupied households are female-headed compared to 11 percent of owner-occupied households that are female-headed.

Table 2-36
Female-Headed Households by Tenure
2011

	Owner-Occupied Households		Renter-Occupied Households		Total Households	
Householder Age	**Number**	**% of Owner-Occupied House holds[1]**	**Number**	**% of Renter-Occupied House holds[2]**	**Number**	**% of Total House holds[3]**
Female householder, no husband present, with own children under 18 years	37	2%	288	13%	325	8%
Female householder, no husband present, without own children	179	9%	139	6%	318	7%
Total	**216**	**11%**	**427**	**19%**	**643**	**15%**

Notes:
[1] Total Owner-Occupied Households= 1,890
[2] Total Renter-Occupied Households= 2,290
[3] Total Households= 4,180

Source: US Census, 2007– 2011 American Community Survey.

As shown in Table 2-37, in 2011 the majority of female-headed households (98 percent) were above the poverty level. Approximately 23 percent of female-headed households with children were below the poverty level.

Table 2-37
Poverty in Female-Headed Households
2011

Household Type	Below Poverty Level		Above Poverty Level	
	Number	% of Household Type[1]	Number	% of Household Type[1]
Female householder, no husband present, with own children under 18 years	74	23%	319	98%
Female householder, no husband present, without own children	0	0%	250	79%
Total	**74**	**23%**	**569**	**88%**

Notes:
[1] ACS figures subject to margin of error; total female-headed households, no husband present, with own children under 18 years= 325; total female-headed households, no husband present, without own children= 318

Source: US Census, 2007–2011 American Community Survey.

d. Persons with Disabilities

The disabled population includes several special needs groups such as, but not limited to, the physically handicapped, developmentally disabled, and severely mentally ill. Typically housing for the needs of these populations include independent living units and supportive housing communities. Affordability and accessibility are the two major housing needs for persons with disabilities.

Accessibility needs, both within the home and to/from the housing unit, often require specially-designed housing units. The City's reasonable accommodation ordinance provides a process for disabled individuals or those acting on their behalf to make requests for reasonable accommodation in the form of relief from various land use regulations such land use, zoning, or building laws and policies.

Table 2-38 shows the number of persons with disabilities residing in Los Alamitos. Due to changes in the 2010 Census more recent information for the City is unavailable.

Table 2-38
Persons Reporting Disabilities
2000

Age Group	5–15	16–64	65+
Sensory Disability	0	78	160
Physical Disability	17	280	292
Mental Disability	49	136	81
Self-Care Disability	10	833	78
Go Outside Home Disability	--	219	192
Employment Disability	--	499	--
Total	**76**	**1,245**	**803**

Source: US Census, 2000 SF 3.

Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is

1.5 percent. This equates to 172 persons in the City of Los Alamitos with developmental disabilities, based on the 2010 Census population of 11,449 persons.

The State department of Developmental Services provides community-based services to developmentally disabled persons through contracted regional centers. The Regional Center Orange County (RCOC) is responsible with the care of persons with developmental disabilities in Orange County. RCOC currently serves 124 individuals with developmental disabilities in Los Alamitos. Table 2-39 provides a breakdown by age of those helped through RCOC programs.

Table 2-39
Developmentally Disabled Residents by Age
2013

0–14	15–22	23–54	55–64	65+	Total
57	27	35	3	2	124

Source: RCOC, 2013.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group.

e. Homeless Population and Transitional Housing

Due to the transient nature of homelessness, enumeration of this population is difficult. The homeless population tends to move from place to place based on available services such as food and temporary living quarters. Limited information is recorded during shelter intake, making it even more difficult to accurately track the number of homeless in the City.

The most recent data on the homeless population in Orange County is provided through the 2013 Point-in-Time Count and Survey Report. The Point-in-Time Count estimates 12,707 episodes of homelessness in the County over a 12-month period. The homeless comprise 0.14 percent of the Orange County population. The number of homeless instances has been declining since 2009 (0.28 percent). The duration of an episode could range from a single day to many months; the average for the County is about 12 days.

Based on the Homeless Needs Assessment, the number of homeless persons County-wide is approximately 1 percent of the total County population. Applying that same proportion to Los Alamitos, the City estimates there are approximately 121 persons in need of emergency shelter at any given point in time.

In Los Alamitos, there are two emergency/transitional shelters serving specialized populations. The Precious Life Shelter serves homeless pregnant women and has a total of 27 beds. Casa Youth Shelter provides shelter and supportive services for homeless or at-risk youth ages 12 to 17. The facility has 12 beds and serves approximately 200 youth per year. Many of Casa Youth Shelter's clients are referred from other cities. In addition to these shelters, We Care provides monetary housing assistance for Los Alamitos families with emergency need.

f. Farmworkers

The 2010 US Census reported only 14 (0.2 percent) of Los Alamitos' residents were employed in agriculture and related industries. Active agricultural production is limited in Orange County. It is assumed that very few, if any, of the residents are employed in active agricultural production or harvesting. Therefore, there is no identified need for farmworker housing in Los Alamitos.

g. Extremely-Low Income Households

Although extremely-low income households are not specifically identified by the State as a special needs group, their specific housing needs warrant further analysis. Extremely-low income households are defined as households with incomes less than 30 percent of the MFI. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of extremely-low income households. In 2010, at least 11 percent of Los Alamitos households were within the extremely-low income category (refer to Table 2-13; household income less than $25,000).

Table 2-40 provides a summary of housing problems experienced by extremely-low income households in the City of Los Alamitos. According to data from the 2000 and 2009 CHAS provided by HUD, up to 85 percent of extremely-low income households experience at least one type of housing problem.

Table 2-40
Housing Problems for Extremely Low-Income Households
2000–2009

	Renters	Owners	Total Households
Extremely-low Income Households	**400**	**135**	**535**
% with any Housing Problem[1]	79-86%	52-82%	71-85%
% Cost Burden[2] > 30%	0%	33-52 %	8-62%
% Cost Burden[2] > 50%	52-83%	48-37%	51-71%

Notes:
[1]"Housing Problem" defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having 1.01 or more persons per room (overcrowded), or costing more than 30 percent of the occupant household's income (overpayment).
[2]Percentage of household income spent on housing cost.

Source: 2000 HUD CHAS data, Percentages represent range between 2000 Census and 2009 ACS-based CHAS data.

The needs of extremely low-income households include housing units designed for transient/homeless populations, multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single room occupancy units, and workforce housing.

CHAPTER 3
HOUSING RESOURCES AND CONSTRAINTS

A. Governmental Constraints

Governmental constraints may include policies, standards, requirements or actions imposed by government on land and housing use and development. Although State and federal agencies may also impose governmental constraints upon housing, these agencies are beyond the control of local government and are therefore not included in this analysis.

1. Land Use Controls

a. Los Alamitos 2010 General Plan

Every city in California is required by State law to have a General Plan, which establishes policy guidelines for development in the city. The General Plan is the foundation for all land use controls. The Land Use Element identifies the location, distribution and density of land uses throughout the city. Los Alamitos utilizes a number of planning tools, including zoning regulations and the subdivision ordinance, to implement the General Plan.

The Los Alamitos 2010 General Plan provides for three residential land use designations in the City. Table 3-1 summarizes these designations and their associated density ranges and acreages. Densities for residential designations are expressed in dwelling units per acre (du/ac).

Table 3-1
Los Alamitos 2010 General Plan
Residential Land Use Designations

Designation	Description	Acreage	Density Range
Single-Family Residential	Detached single-family homes on individual lots and planned unit developments	335	1-6 du/ac
Limited Multiple-Family Residential	Single-family residences, duplexes and triplexes	23	6-20 du/ac
Multiple-Family Residential	All types of development permitted in less intensive residential categories and multiple dwelling buildings of 4 or more. Other uses such as convalescent hospitals, churches, and mobile home parks are permitted in the Multiple-Family Residential category subject to special procedures	172	20-30 du/ac

Source: Los Alamitos 2010 General Plan.

When the General Plan was prepared in 1997, there were approximately 3,988 dwelling units in the City. The build-out analysis identified a maximum potential of 450 additional units that could be built. In total, 4,633 dwelling units are anticipated within the City limits at build-out. DOF reports 4,422 dwelling units within the City as of January 2008, leaving a potential for 211 units to be added to the City's housing stock. All Multi-family, Commercial or Industrial properties which are adding square footage are required to comply with the City's requirement for Site Plan Review.

Growth Management Element

The Growth Management Element of the City's General Plan contains policies for the planning and provision of traffic improvements that are necessary for the City's orderly growth and development. The policies and programs presented in the Element are for the establishment of specific traffic Level of Service (LOS) standards, a development mitigation program, and a development phasing program.

Under the Element's development phasing program, all new developments within the City are required to establish a Development Phasing Program commensurate with required improvements to roadway capacities. The phasing plan is required to include an overall build-out development plan to demonstrate the capability of the infrastructure to support the development. The City has not

found the Growth Management Element to constrain the provision of housing or unduly impact the cost of housing.

b. Zoning Code

The City's Zoning Code establishes more specific development standards, allowable uses and limitations. Zoning regulations control development by establishing requirements related to density, height, lot size, yard setbacks and parking spaces. These site development standards work to ensure a quality living environment for all Los Alamitos residents.

There are four residential zoning districts:

- R-1: Single-Family
- R-2: Limited Multiple-Family
- R-3: Multiple-Family
- M-H: Mobilehome

The City permits mixed-use development in the C-G (General Commercial) zone and senior citizen housing in the C-F (Community Facilities) and C-O (Commercial Office) zones with a conditional use permit. The City also has one mixed-use overlay zoning district (-TC or Town Center), which permits residential uses above first floor commercial uses. Table 3-2 summarizes the residential zoning districts and permitted uses.

Table 3-2
Permitted Uses

Land Use	R-1	R-2	R-3	M-H	-TC	C-G	C-F/C-O	P-M
Affordable Housing	CUP	CUP	CUP	--	--	--	--	--
Boarding and Rooming Homes	--	--	CUP	--	--	--	--	--
Condominiums	--	CUP	CUP	--	CUP	--	--	--
Detached Guesthome (no rental)	CUP[4]	--	--	--	--	--	--	--
Duplexes	--	P[1,2]	P	--	--	--	--	--
Emergency Shelters (up to 20 beds)	--	--	--	--	--	--	CUP	P
Emergency Shelters (more than 20 beds)	--	--	--	--	--	--	CUP	CUP
Mixed-use Projects, Residential and Commercial	--	--	--	--	--	CUP	--	--
Mobilehome Parks	--	CUP	CUP	CUP	--	--	--	--
Mobilehome	P[3]	--	--	--	--	--	--	--
Multiple-Family Dwellings	--	P[1,2]	P	--	CUP	--	--	--
Organizational Houses	--	--	CUP	--	--	--	--	--
Second Dwelling Unit	P	P	P	--	--	--	--	--
Senior Residential Projects	--	--	CUP	--	--	CUP	CUP	--
Single-Family Dwellings	P	P[1]	P	--	--	--	--	--
Single Room Occupancy	--	--	--	--	--	--	--	CUP
Townhomes	--	CUP	CUP	--	--	--	--	--
Transitional and Supportive Housing	P	P	P	--	--	--	CUP	--

Notes:
[1]Two-story developments may be allowed where the second story is an integral part of the first floor unit. No separate second-story dwelling unit shall be allowed.
[2]Conditional use permit required where the parcel to be improved is developed with an existing dwelling, which is to remain.
[3]On a permanent foundation system, if the Commission determines that the parcel proposed is compatible for the use.
[4]No cooking facility installed or maintained.

P= Permitted Use
CUP= Conditional Use Permit Required
-- = Use Not Permitted

Source: Los Alamitos 2010 General Plan.

The conditional use permit process, which requires Planning Commission action, is no different for a market rate or affordable residential development. A residential development plan, or the addition of square footage to an existing multiple-family residential structure, is already subject to another review process called the "site plan review." This review would is applied for and considered by the Planning Commission concurrently with the requirement for a conditional use permit. The Commission would approve, approve with conditions, or disapprove the conditional use permit application and site plan review applications, imposing conditions necessary to ensure compatibility with surrounding uses, to preserve the public convenience, health, interest, safety, or welfare, and necessary to make the findings required by the Los Alamitos Municipal Code at the same time.

Manufactured or mobilehomes are permitted in the R-1 zone on a permanent foundation if the Planning Commission determines the proposed parcel is compatible for the use. A mobilehome on a permanent foundation is included under the definition of "single-family dwelling" and is subject only to the same development standards as a conventional single-family dwelling in the same zone.

Table 3-3 summarizes the residential zoning requirements in the City.

Table 3-3
Summary of Residential Zoning Requirements

Zoning District	Parcel Area (Sq Ft)	Minimum Dwelling Area (Sq Ft)	Dwelling Unit Density (Gross land in sq. ft. per dwelling unit)	Maximum Height Limit (Main Structures) (Ft)	Maximum Height Limit (Accessory Structures) (Ft)	Maximum Site/Parcel Coverage	Minimum Front Yard (Ft)	Minimum Front Yard (cul-de-sac) (Ft)	Minimum Side Yard (Ft)	Minimum Street Side Yard (Ft)	Minimum Rear Yard (Ft)
R-1	6,000	No requirement	1 unit per parcel	30	15	50%	20	10	5	10	10
R-2	9,000[1]	800	5,000 for single family; 3,000 for multi-family	35	15	60%	20[4]	10	5[6]	10	10-15
R-3	7,200	Bachelor Unit- 450; 1-Bedroom-650; 2+Bedroom-800	1,750	35 (or 3 stories)[2]	15	50%	20[5]	10	5[6]	10	10
MH	5 acres	-	4,569.8	25 (or 2 stories)[3]	--	--	*	10	*	10	*
-TC	Based on CUP		same as R-3	Same as C-G	Based on CUP						
C-G	6,000	-	--	40 feet (or 3 stories)[7]	--	90%	None required	--	Not required unless abutting a residential zoning district, then 15 feet	None required	Not required unless abutting a residential zoning district, then 15 feet

C-F	Based on CUP or Site Plan Approval Process						
P-M	6,000	--	--	40 feet (or 3 stories)[7]	--	.4 FAR	Where the site abuts an arterial or local street that is a boundary with any residential or commercial zoning district, a 50-foot setback shall be required. The 20 feet nearest the street shall be landscaped; the remainder may be used for parking. If the site abuts an arterial or local street that is not a boundary with a residential or commercial zoning district, a 10-foot setback shall be required.

Notes:
[1]A parcel approved for single-family residential use, by subdivision or parcel split, may have a minimum area of 5,000 sq. ft.
[2]Portions of structures:
- In excess if 30 feet shall be set back an additional 5 feet.
- Located within 100 feet of R-1 zoned property, shall not exceed 2 stories and 30 feet in height.

[3]Mobilehomes shall not exceed 20 feet in height
[4]A minimum 20-foot front setback shall be required. However, when a parcel is approved for single-family residential use by a subdivision or parcel split, with a minimum area of less than 9,000 sq. ft., the parcel may have a minimum front setback area of 15 feet.
[5]Front setbacks may vary provided an average building setback of 20 feet is maintained along an entire block face, with no setback less than 15 feet.
[6]Where a dwelling or dwellings have entry from an interior side yard; the entry must open upon an outer court. The minimum length of the outer court wall which parallels the side parcel line shall be 15 feet per dwelling unit, and shall be set back a minimum 15 feet from such side parcel line.
[7]An additional 20 feet, for a maximum height of 5 stories (not to exceed 60 feet), may be allowed upon approval of a CUP. Further factors considered by the Planning Commission are outlined in the Los Alamitos Municipal Code Chapter 17.10.

*See Los Alamitos Municipal Code Chapter 17.22
-- = Not listed

Source: Los Alamitos Municipal Code, Chapter 17

The minimum setback, maximum site coverage and maximum height requirements are specifically designed to work with the parcel area requirements to not reduce the ability for a project to achieve the maximum permitted density. The majority of constructed multifamily projects in the City yield densities of 20 du/ac and higher and a number of projects yield densities above 30 du/ac. The City's residential zoning requirements provide flexibility, especially for multi-family development, by allowing for average front yard setbacks instead of strict minimum setbacks. There is also flexibility for increased height through a conditional use permit.

The City's requirements are similar to other surrounding communities and do not constrain the provision of housing, nor do they unduly impact the cost of housing.

c. Parking Requirements

Table 3-4 summarizes the residential parking requirements in Los Alamitos. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development.

The City has found that these parking requirements are necessary to adequately provide for the number of vehicles typically owned by each housing type. The City has not found these parking requirements to constrain the provision of housing or unduly impact the cost of housing.

Table 3-4
Residential Parking Requirements

Type or Residential Development	Required Parking Spaces (Off Street)
R-1 Single Family	Two spaces for each dwelling unit
R-2 Limited Multiple-Family	Two spaces for each dwelling unit
R-3 Multiple-Family	• Two spaces for each dwelling unit for rooms that can be readily utilized as bedrooms (i.e. dens, offices), an additional ½ space for each room in excess of the first two bedrooms • One parking space for each studio unit
R-3 Multiple-Family- Affordable Housing Units	• One Parking space for each studio • One parking space for each affordable bedroom dwelling unit • Two parking Spaces for each affordable dwelling unit over one bedroom, regardless of the number of bedrooms
Senior Citizen Housing	One-quarter space to one and one-half spaces per unit or room, to be determined by the commission based on the age of residents, type of transportation facilities provided and onsite amenities at the time of conditional use permit consideration[1]
Mobilehome Parks	Two covered tandem parking spaces for each dwelling unit and one-half open parking space for guests for each dwelling unit
Mixed Uses	The requirements for off-street parking shall be the sum of the requirements for the various uses, except shopping centers

Notes:
[1]The applicant shall submit a study prepared by a city selected, independent consultant which provides justification for the parking proposed.

Source: Los Alamitos Municipal Code, Chapter 17.26.

2. Density Bonus Ordinance

Section 17.38.040 of the City's Municipal Code states that residential density bonuses, incentives, or concessions for the production of affordable housing shall be granted in compliance with Government Code Section 65915, as amended from time to time. State law requires a city or county to grant at least one density bonus and permit an additional housing incentive for developers who agree to construct housing affordable to lower income households, unless the city makes a written finding that the density bonus or incentive is not required for the units to be affordable.

The City's density bonus ordinance requires residential development to set aside:

- at least 20 percent of the total units as affordable to low income households; or
- at least 10 percent of the total units as affordable to very-low income households; or
- at least 50 percent of the units for occupancy by "qualifying residents" (senior citizens).

Development concessions or incentives may include:

- a reduction in site development standards;
- a modification of zoning code requirements;
- approval of mixed-use zoning in conjunction with the housing project; or
- other regulatory incentives or concessions proposed by the developer or city or county which result in identifiable cost reductions.

A project that receives a density bonus and concession or incentive must retain affordability of the units for at least 30 years.

3. Senior Citizen Housing

The Zoning code allows Senior Citizen housing in the R-3 (Multiple-family), C-G, (General Commercial) and C-F (Community Facilities) zones with a conditional use permit. Development standards for Senior Citizen housing are found in Chapter 17.38 of the Municipal Code, and are as follows:

- A congregate care, senior citizen housing project, or residential care facility shall not exceed three stories in height.
- Off-street parking shall be provided for each project in compliance with the standards in Chapter 17.26 (See Table 3.4).
- As a minimum, proposed developments shall comply with the applicable district regulations relative to structure setbacks, parcel coverage, landscaping, etc.
- New projects proposed on property abutting parcels that are zoned or developed commercially or industrially shall include specific measures approved by the Commission to mitigate potential impacts from adjacent uses (e.g. the construction of decorative block walls, the use of sound attenuation materials, the inclusion of a landscaped buffer, etc.).
- Dwelling unit density shall be as specified in the R-3 (multiple-family residential) zoning district and shall be determined by the Commission in the C-O (Commercial-Professional Office), C-G (General Commercial), and C-F (Community Facilities) zoning districts based on proposed site design, location and occupancy.
- Minimum and maximum dwelling unit size shall be governed by the Uniform Building Code and Department of Housing and Urban Development regulations. The commission may increase these standards upon review of the proposed occupancy and on-site amenities.

4. Emergency Shelters and Transitional Housing and Single Room Occupancy Units

a. Homeless Shelters and Transitional Housing

To accommodate its share of the region's homeless, there are a number of organizations in and around the City that offer shelter and services to homeless persons. State housing law requires that cities identify sites that are adequately zoned for homeless shelters and transitional housing. Table 3-5 provides a summary of emergency shelters and transitional housing located in the City of Los Alamitos.

Table 3-5
Homeless Facilities in Los Alamitos

Facility Name	Type of Facility	Target Population	Number of Shelter Beds
Precious Life	Transitional	Pregnant homeless women and their infants	27
Casa Youth Shelter	Emergency	Youth	12

Source: City of Los Alamitos, 2013.

There is also a nonprofit consortium of 8 to 10 Los Alamitos area churches named "We Care" that provides services and monetary assistance to area families and individuals who find themselves in a difficult situation due to job loss or a family illness.

The City of Los Alamitos defines emergency shelters and transitional housing in its Municipal Code, and established the allowable locations and standards for these uses with the adoption of Ordinance 13-04 in July of 2013. To comply with the provisions of SB 2, the City amended the zoning Ordinance to allow for emergency shelters and transitional and supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone.

i. Adequate Sites for Emergency Shelters

Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a Conditional Use Permit or other discretionary permit. The identified zone(s) must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter.

Section 17.38.170 of the City's Municipal Code permits emergency shelters of up to 20 beds by right in the P-M zone. It also allows for shelters for more than 20 beds in the C-O and P-M zones through a Conditional Use Permit. While each facility is limited to the 20 beds, the Industrial zone (P-M) could accommodate several facilities within its 248 acres. More specifically, the limitation of each facility to 20 beds - does not limit the Industrial Zone (P-M) area to only 20 beds.

Other requirements include:

- A minimum of 1 parking space per 500 square feet;
- A waiting and intake area of 10 square feet per bed with a minimum of 100 square feet;
- A management plan and resident manager;
- An emergency shelter may not be located closer than 300 feet from another emergency shelter; and
- Residents are limited to a six month maximum stay.

ii. Transitional and Supportive Housing

Facilities of this nature offer an interim home for homeless individuals and families as they transition into permanent housing. Transitional and supportive housing are permitted as a residential use in Los Alamitos and are also allowed through a CUP in the PM zone. These uses are only subject to those restricts that apply to other residential dwelling of the same type in the same zone.

b. Single Room Occupancy Units

Single Room Occupancy (SRO) units are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposits, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

To comply with the provisions of AB 2634, the City adopted Ordinance 13-04 in 2013 to allow the development of SRO housing. SRO are conditionally permitted in the PM zone. Facilities with SRO units are subject to the requirements of Municipal Code Chapter 17.42 and must also follow the requirements of Section 17.38.180, which address, development, facility operation, and parking standards. 5. Second Dwelling Units

Second dwelling units provide additional housing opportunities for people of all ages and economic levels, while maintaining compatibility with the surrounding

single-family residential neighborhood. The City of Los Alamitos permits second dwelling units in the R-1, R-2 and R-3 zones.

Requirements for a second unit include:

- Minimum parcel area of 8,000 square feet;
- Maximum size of second dwelling unit shall not exceed 640 square feet or 30 percent of the main structure, whichever is less;
- Minimum of one covered off-street parking space per bedroom in addition to the number of parking spaces required to be provided for the main structure; and
- Located to the rear or back of the main structure.

6. Housing for Persons with Disabilities

According to the US Census Bureau, persons with disabilities, including those with developmental disabilities, are individuals with a long-lasting physical, mental or emotional condition. These conditions can make it difficult for a person to do daily activities such as walking, climbing stairs, dressing, bathing, learning or remembering. These conditions can also prevent a person from going outside the home alone or to work at a job.

a. Reasonable Accommodation Procedures

As a matter of State law (SB 520), jurisdictions are now required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints and provide reasonable accommodations for housing designed for persons with disabilities. With the 2013 adoption of the Reasonable Accommodation Ordinance No. 13-05 the City of Los Alamitos established a process for requesting reasonable accommodation. Reasonable accommodation procedures are explained in Los Alamitos Municipal Code Section 17.75. "An application for a reasonable accommodation from a zoning regulation, policy or practice is made on a form provided by the Community Development Department accompanied by a fee. The Planning Commission shall issue a written determination to approve, conditionally approve, or deny a request for reasonable accommodation. All improvements constructed under a reasonable accommodation authorized by Code, which exceed the City's development standards at the time that the improvement is constructed, are required to be removed upon the vacation of the unit by the person to whom the reasonable accommodation was granted.

b. Zoning and Other Land Use Regulations

Examples of the ways in which the City facilitates housing for persons with disabilities through it regulatory and permitting procedures are:

- The City of Los Alamitos currently permits residential care facilities, regardless of the number of residents, in the C-O (Commercial-Professional Office) zoning district with a conditional use permit.
- The City of Los Alamitos currently permits 24-hour residential care facilities, regardless of the number of residents, in the R-3 (Multiple Family) zone with a conditional use permit, provided that it is in a single-family home with a minimum parcel of 6,000 square feet.
- The City defines family as "one or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding house or lodging house, hotel, club, or similar dwelling for group use. A family shall be deemed to include domestic help employed by the family." The City has determined that the current definition does not pose a constraint on housing for persons with disabilities.
- For residential care facilities, the City requires one and three-quarter parking spaces for each bed.

The City has not received any applications for a residential care facility in the recent past. However, a conditional use permit application for a residential care facility would be evaluated based on compliance with the development standards and requirements stated in the Zoning Code and the conditional use permit requirement would not constrain development of residential care facilities.

To comply with State law, the City amended the Municipal Code to allow residential care facilities for 6 or fewer persons (also known as group homes) as a residential use in the R-3 zone. This use is subject only to the requirements of other residential uses within the same zone. State law already provides that transitional housing, supportive housing, and residential care facilities for 6 or fewer persons are allowed in all Residential zones of the city with the same development standards as other residential uses in those zones. The table 3-2 has been revised to clarify this.

Residential care facilities are currently allowed in the R-3 zone with a CUP, provided that they are located in a single-family home with a minimum parcel area of 6,000 square feet. The table has been revised to specify that the CUP requirement only applies to facilities for 7 or more persons and the footnote reference to the single-family home requirement has been deleted. These

facilities will still be allowed on a parcel of 6,000 square feet which is less than the 7,200 square feet normally required in the R-3 Zone.

7. Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and adequate housing. These standards also have the potential to increase the cost of housing construction and maintenance.

a. Building Codes

The City of Los Alamitos has adopted the 2010 California Building Code, which is based on the 2009 International Building Code, which establishes construction standards for all residential buildings. The City amends the code as needed to further define requirements based on local conditions.

The following construction codes, subject to the modifications set forth in Section 105.04.010 of the Municipal Code, have been adopted by the City:

1. The 2010 California Administrative Code (Part 1);
2. The California Building Code (Part 2, which is based on the 2009 International Building Code);
3. 2010 California Residential Code (Part 2.5, based on the 2009 International Residential Code);
4. 2010 California Electrical Code (Part 3, based on the 2008 National Electrical Code);
5. 2010 California Mechanical Code (Part 4, based on the 2009 Uniform Mechanical Code);
6. 2010 California Plumbing Code, (Part 5, based upon the 2009 Uniform Plumbing Code);
7. 2010 California Energy Code, (Part 6, identical to the 2007 California Energy Code, and based on the 2008 Energy Efficiency Standards);
8. 2010 California Historical Building Code (Part 8);
9. 2010 California Existing Building Code (Part 10, based on the 2009 International Existing Building Code);
10. 2010 California Green Building Standards (Part 11, known as the "CALGreen" Code);
11. 2010 California Referenced Standards Code (Part 12).

The majority of amendments to the code do not apply to or affect residential construction. Prior to adoption of these amendments, the City analyzed their potential impacts and found that these amendments are required to ensure the public safety, health and welfare.

b. American with Disabilities Act

The federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

8. Development Fees

The City charges various development and permit fees to cover administrative costs associated with the development of residential projects. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing.

Table 3-6 shows the results of the Building Industry Association of Orange County yearly land development fee survey and provides a comparative summary for Los Alamitos and surrounding jurisdictions. The fee survey utilizes a hypothetical subdivision and house size to standardize the reporting of fees. The prototype subdivision used in 2006-2007 was 50 units on 10 acres at a density of 5 dwelling units per acre. The building fees are based on a 2,500 square foot, single-family detached unit valued at $177,970, with 4 bedrooms and 3 bathrooms and a 400 square foot garage.

The total development and permit fees for a recently built single-family home (1,739 square feet) were $24,001.23 (plus entitlement fees for all of the 17 homes in this tract). The total development and permit fees for a recent multifamily project (4 units with a total of 5,500 square feet) were approximately $11,252.43 (plus entitlement fees) or $2,813.00 per unit. Based on the residential projects constructed in Los Alamitos, the City has not found the development and permit fees to hinder the supply of housing or negatively impact the affordability of housing.

Table 3-6
Comparative Development Fee Summary (2006-2007)

Description	Los Alamitos[2]	Cypress	Garden Grove	Westminster
Planning				
Preliminary Review	$60	--[1]	--[1]	--[1]
Negative Declaration	$600	$350 MF/actual cost	$15 per unit ($750)	Actual consultant cost + 25% for staff
Environmental Assessment for CUP	$100	--[1]	--[1]	--[1]
Planning Plan Check-Major	$250	--[1]	--[1]	--[1]
Planning Plan Check-Minor	$50	--[1]	--[1]	--[1]
ZOA	$1,600	$2,000 MF/actual cost	$34.00 per unit ($1,700)	$70.00 per unit ($2,740)
Tentative Tract Map	$1,200 ($1,000 for a Tentative Parcel Map)	$1,600 MF/actual cost	$63.00 per unit ($2,400 + $15/lot)	$100 per unit ($3,505 + $37.00 per lot/unit over 10 lots)
Site Plan Review	$1,600 Major; $1,000 Minor	$500 MF/actual cost Minor; $1,500 MF/actual cost Major	$40.00 per unit ($2,000)	$50.00 per unit ($2,505)
Extension of Time Requests-Discretionary	$400	--[1]	--[1]	--[1]
Conditional Use Permits and Variances	$1,900 Major; $1,000 Minor; Variances $1,800	$700 + Environmental evaluation Minor; $2,000 + Environmental evaluation Major; Variance $1,000	$38.00 per unit	--[1]

Table 3-6
Comparative Development Fee Summary (2006-2007)

Description	Los Alamitos[2]	Cypress	Garden Grove	Westminster
Building				
Building	$1,224.94 per $100,000 valuation.	$1,114 per unit	$1,487.70 per unit ($1,086- 1st 100,000 + $5.15 each additional 1,000)	--[1]
Automation Surcharge- Permit System	19.39%	--[1]	--[1]	--[1]
Engineering and Subdivision				
Final Tract Map	$900 +$550 per lot	$1,005 ($209.00 + $16.00/lot); $790 minimum	$1,620 ($410 + $25/lot- City + $882 County deposit; $55/hr Plan Check)	$98 per unit (PC: $3,375 per application + $33.00 per parcel over 4 parcels)
Parcel Map	$500 per parcel	--[1]	--[1]	--[1]
Lot Line Adjustment	$600 + $600 per parcel	--[1]	--[1]	--[1]
Access-Personal/Homeowner	$245	--[1]	--[1]	--[1]
Driveway-Residential	$225	--[1]	--[1]	--[1]
Grading	$320 plan check, $394 inspection	$100,000 CY @ $745.50 + $50,000 CY/10,000 CY x $29.00	$775 ($650 1st 100,000 CY + Each 10,000 CY)	$1,132 per unit
Improvement	$543 plan check, $394 inspection	--[1]	--[1]	--[1]
Capital Facilities and Connections				
Park In-Lieu Fees	$18,076 single-family $15,161 duplex $13,412 multi-family $9,913 mobilehome	$26,246 per unit	$1,200 per unit ($60,000)	N/A

Table 3-6
Comparative Development Fee Summary (2006-2007)

Description	Los Alamitos[2]	Cypress	Garden Grove	Westminster

Notes:
-- = Not listed in survey
[2] Fees charged for development in Los Alamitos as of October 2013 (fees last updated 2008)

Source: BIA OC 2006-2007 Land Development Fee Survey and 2013 City of Los Alamitos.

9. Local Processing and Permit Procedures

Processing time for residential projects varies according to the complexity of the proposed development. Projects not requiring a conditional use permit, tentative tract or parcel map or other additional entitlement are subject to ministerial (administrative) review by the Planning staff when the project is submitted for building permits.

A tentative parcel map, residential development plan, conditional use permit, or the addition of square footage to an existing multiple-family residential structure shall be subject to the site plan review process. The site plan shall be reviewed by the Community Development Director for conformity with the Zoning Code. Upon completion of review by the Director, the site plan shall be reviewed and approved, disapproved, or approved with conditions by the Planning Commission. The Planning Commission may authorize the Director to perform the site plan review process. The Director or Planning Commission shall:

- Ensure that the design and general appearance of the proposed structure(s) are in compliance with the purpose of the Zoning Code and
- Consider the location, design, site plan configuration, and the overall effect of the proposed project upon the surrounding neighborhood and the City in general.

Typically, the site plan review and conditional use permit processes take six to sixteen weeks from the date of application submittal. If the project also includes Planning Commission action on a Tentative Parcel or Tract Map then staff will process it concurrently with the site plan review, conditional use permit and any required environmental documentation.

Engineering plan check for a typical project in Los Alamitos normally takes two to four weeks. Building department plan check for the same type of project may also take from two to four weeks. Overall, the typical processing time for a 5-unit multiple-family project, from project submittal to building permit issuance, is

typically 10 to 16 weeks. Table 3-7 outlines the typical processing timeframes for all residential development.

Table 3-7
Typical Processing Times

Approval Type	Timeframe
Conditional Use Permit	45-90 days
Site Plan Review	45-120 days
Tentative Parcel/ Tract Map	45-90 days
Ministerial	5-10 days for first review

Source: City of Los Alamitos Municipal Code, Chapter 16.

10. Environmental and Infrastructure Constraints

a. Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the city.

i. Seismic Hazards

Los Alamitos is in a region of high seismic activity and is subject to potentially destructive earthquakes. While there are no known active or potentially active faults located in the City of Los Alamitos, the entire Southern California region is considered to be seismically active. Five faults, the Newport-Inglewood, Norwalk, El Modena, Whittier-Elsinore, and Elysian Park Faults are situated within close proximity to Los Alamitos. Surface rupture resulting from earthquakes is unlikely to occur in the City because no faults have been identified within its boundaries. Also, due to its flat topography, Los Alamitos residents are not exposed to geologic hazards such as landslides.

ii. Flooding

The Orange County Flood Control District (OCFCD) maintains storm drainage and flood control in Los Alamitos. Three natural surface water bodies located in and adjacent to Los Alamitos are the Coyote Creek, Carbon Creek and San Gabriel River. The two concrete-lined creeks are intermittent and can be dry for

some part of the year. The concrete-lined San Gabriel River flows year-round in the lower end. Most flood control facilities within the City currently provide protection for a 25-year storm.

The City of Los Alamitos participates in and promotes the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The program provides communities and individuals with flood hazard information and provides flood insurance for property owners within participating jurisdictions.

iii. Toxic and Hazardous Wastes

The local regulatory authority for the on-site storage of hazardous materials in Los Alamitos is the Orange County Fire Authority. Within the Orange County Fire Authority, the Hazardous Materials Disclosure Office (HMDO) produces an inventory of all the City businesses that use, store, or handle hazardous materials above certain threshold quantities. This information, which is updated on a yearly basis, is on file in the Los Alamitos Community Development Department.

iv. Fire Hazards

The City of Los Alamitos contracts with the Orange County Fire Authority for fire protection and emergency medical services. The local fire station in Los Alamitos is located at 3642 Green Avenue. The fire station houses one paid engine company with an additional engine company and unit manned by 25 fire service volunteers. Additional resources are also available from 45 Orange County Fire Stations, the City of Long Beach, and Los Angeles County. Due to the low density character of the community and sparse wildland areas in the City, the wildland fire hazard is considered to be insignificant or low.

v. Noise

The existing noise environment surrounding the City of Los Alamitos is influenced primarily by transportation related noise sources. These transportation related noise sources include traffic noise from nearby roadways (i.e., I-605, Katella Avenue and Los Alamitos Boulevard) and aircraft noise from the Los Alamitos Armed Forces Reserve Center. Stationary noise sources include air conditioning units, power generators, air compressors, school bells, and power equipment. The City of Los Alamitos has adopted noise referral zones as the criterion for assessing the compatibility of residential uses with transportation related noise sources. The City has also adopted a Noise Ordinance that sets criteria for residential areas impacted by stationary noise sources, including "not to exceed" noise levels for various periods of time and regulations for special activities.

b. Infrastructure Constraints

i. Water

The Southern California Water Company owns and operates the extensive network of water lines that serves Los Alamitos. The water system supply sources include a mixture of groundwater from the Santa Ana River Basin and treated surface water purchased from the Metropolitan Water District of Southern California (MWDSC). The system has historically met 80 percent of its total water demand by pumping water from groundwater sources.

The City is located in an urbanized area and is generally built-out. Additional housing units will be accommodated through redevelopment or increased units on parcels with existing development. Water infrastructure facilities are generally accessible throughout the City. Fire flow has been determined adequate in most areas. Where there is low fire flow, buildings are required to be sprinklered. Based upon analysis and discussion with the City of Los Alamitos' water service provider, sufficient water capacity is available to provide water service for additional units constructed to meet the City's RHNA allocation for the planning period.

ii. Sewer

Los Alamitos' wastewater is carried through pipes owned by the Rossmoor/Los Alamitos Area Sewer District then to larger sewer trunk lines owned by the Orange County Sanitation District. These trunk lines eventually connect to treatment plant facilities owned by the Orange County Sanitation District located

in Huntington Beach. There are approximately 54 miles of sewer lines within the City.

Similar to water infrastructure, the main sewer infrastructure is available at most locations within the City. Based upon analysis and discussion with the Rossmoor/Los Alamitos Area Sewer District, there is sufficient sewer capacity available to provide service for additional units constructed to meet the City's RHNA allocation for the Planning Period. Improvements to the sewer system may be necessary for certain parcels in the City if the existing infrastructure in that particular location cannot accommodate a higher intensity use. This would be determined on a project-by-project basis.

11. On and Off-Site Improvements

When subdividing land, the City may require the developer/subdivider to dedicate land or pay in-lieu fees to provide necessary on and off-site improvements. The subdivision committee determines the appropriate dedications which may include dedication of land for local streets, arterial highways, alleys, trails, paths and pedestrian ways, flood control facilities, parks, easements for landscape maintenance, public utility easements and public transit facilities.

Since Los Alamitos is generally built-out, new development would primarily be infill and subdivisions would result in few new parcels. Most subdivisions would utilize the existing circulation network. Private streets may need to be constructed for access to individual lots. Table 3-8 summarizes the required widths for private streets.

Table 3-8
Private Street Widths

Street Type	Minimum Pavement Width	Minimum Right-of-Way Width
Private street serving 4 or less parcels	28'	40'
Private street serving 5 or more parcels	40'	56'

Source: City of Los Alamitos Municipal Code, Chapter 16.

B. Non-Governmental Constraints

1. Vacant and Underutilized Land

A detailed analysis of vacant and underutilized land in the City of Los Alamitos is provided in Appendix B.

2. Land Prices

The cost of land has a key influence on the cost of housing and the availability of affordable units. Land prices are determined by a number of factors including, but not limited to, land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited and combined with a rapidly growing population land prices have increased.

There are few vacant parcels of land remaining in Los Alamitos. As a result, few, if any, transactions of only land have occurred in the past few years. Based on transactions in nearby cities and the price of land in the overall County, the price of land in Los Alamitos is estimated to be $35 to $60 per square foot.

3. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. Table 3-9 summarizes estimated construction cost based on development type in Los Alamitos.

Table 3-9
Construction Cost Estimates

Development Type	Cost per Square Foot
Single-Family Residential – 17 Attached Condos	$114
Multi-family- Residential – 4 Unit Apartment	$116
Multi-family- Stacked Flats with Structured Parking	$250

Source: RBF Consulting

4. Financing

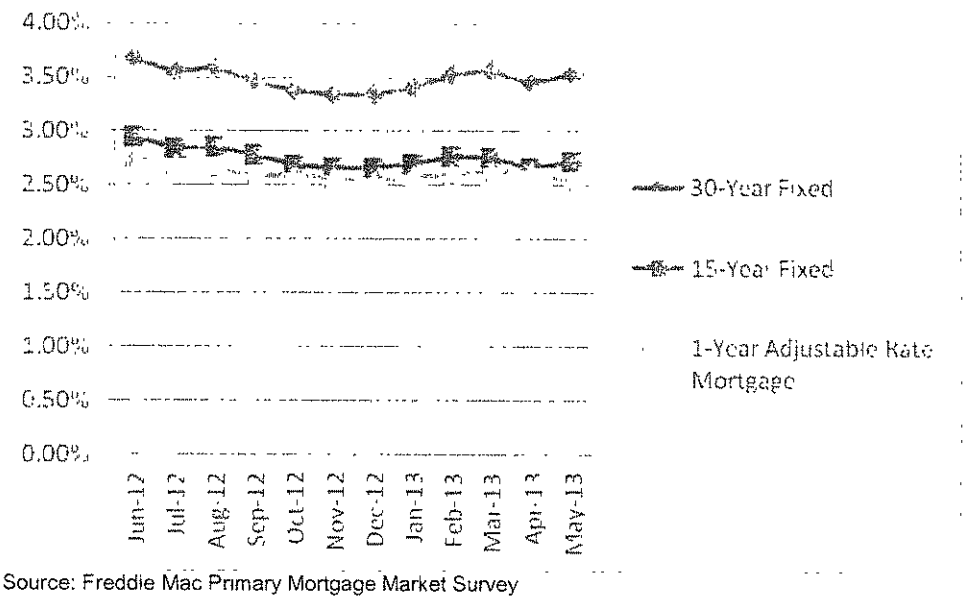
Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

Figure 3-1 shows the average interest rates between June 2012 and May 2013. The interest rates declined from September 2012 through the early months of 2013. Interest rates have fluctuated, but have remained around 3.5 percent. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

There have been recent changes in the qualifications and lending standards for home loans. Nationally there has been a large increase in the number of delinquencies and foreclosures in the residential market; as a result, lenders have more stringent qualifications for home loans and lower-income households may find it more difficult to qualify.

Figure 3-1
Mortgage Rates
June 2012 – May 2013



Source: Freddie Mac Primary Mortgage Market Survey

5. Energy Conservation

Southern California Edison, which provides electricity service in Los Alamitos, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Through the California Energy Star New Homes program, builders can receive up to $700 per single family unit or $275 per multi-family unit for constructing homes that are 15-20 percent more energy efficient than the Title 24 requirements.

Builders also have the option of installing efficient appliances, insulation and/or tight ducts to receive similar monetary incentives. Owners of existing homes can receive monetary incentives for purchasing Energy Star qualified appliances or making other energy-saving improvements such as installing a whole-house fan in the attic.

The Southern California Gas Company, which also provides service to Los Alamitos, offers various rebates and savings programs that promote reduced energy consumption and sustainable design. Rebates include energy efficient

appliances upgrade for both single-family and multi-family units. For new construction, the Southern California Gas Company offers the Advanced Home Program, which provides incentives for building homes that exceed the California Building Energy Efficient Standards (Title 24) by at least 15 percent.

One of the more recent strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for LEED Certification. LEED-certified buildings demonstrate energy and water savings, reduced maintenance costs and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes includes standards for new single-family and multi-family home construction. The LEED certification standards are one piece of a coordinated green building program.

A green building program considers a broad range of issues including community site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and mitigate the effects on the environment.

The following presents a variety of ways in which Los Alamitos can promote energy conservation:

- Provide information regarding rebate programs and energy audits available through Southern California Edison;
- Refer residents and businesses to green building certification programs such as LEED for Homes;
- Develop incentives, such as expedited plan check, for developments that are utilizing green building;
- Promote funding opportunities for green buildings, including available rebates and funding through the California Energy Commission; and
- Provide resource materials regarding green building and energy conservation.

CHAPTER 4
HOUSING POLICY PROGRAM

A. Introduction

This chapter describes the City's Housing Policy Program for the 2014–2021 RHNA Planning Period. The Policy Program details the specific policy actions the City will undertake to address present and future housing needs, meet the requirements of State law and consider the input of residents and stakeholders. The Policy Program serves as a guide for policy makers and city staff and will assist in the decision-making process for housing and housing-related activities during the 2014–2021 planning period.

In developing the Policy Program, the City assessed its housing needs, evaluated the performance of existing programs and received input from the community. The strategies or policy actions detailed in this program are accompanied by:

- an identification of the City department or agency responsible for implementation;
- anticipated targeted financing or funding source;
- quantified objectives (where applicable); and,
- anticipated timeframe for implementation.

The Housing Policy Program is organized into five Housing Strategy Areas:

- Maintenance and Rehabilitation of Housing Stock
- Preserving Housing Costs Affordability
- Equal Housing Opportunity
- Adequate Housing Supply
- Coordinated Housing Efforts

B. City of Los Alamitos Housing Policy Program

Housing Strategy Area 1: Maintenance and Rehabilitation of Housing Stock

The City of Los Alamitos is generally a "built-out" community comprised of long established neighborhoods. The City has not experienced significant construction of new housing units in recent years. Approximately 40 percent of the City's housing stock is between 30 and 50 years old and an additional 50 percent is

over 50 years old. Much of the housing stock has been deemed to be in decent, suitable condition. However, due to the relative age of housing units there is an anticipated need for on-going maintenance and rehabilitation. Maintenance and rehabilitation activities help ensure the quality of the City's existing housing stock and neighborhoods is preserved.

Policy Action 1.1: Proactive Code Enforcement

The City currently has an active code enforcement program and coordinates its efforts with County of Orange Housing Rehabilitation Programs. The City shall continue to perform proactive and complaint-based code enforcement activities. When the activities involve housing construction deficiencies, the City shall inform the property owner of County of Orange programs and other rehabilitation programs that may be available. The City shall also provide informational materials on the County programs at City Hall and on the City's website.

Objective:	Continued Proactive Code Enforcement Activities
Responsible Party:	Neighborhood Preservation
Funding Source:	General Fund
Timeframe:	Ongoing, update website and distribution materials by December 31, 2014

Policy Action 1.2: Single-Family Rehabilitation Loan Program

Lower-income Los Alamitos residents are eligible for the County of Orange Single-Family Rehabilitation Loan Program. This program assists homeowners with costs of home improvements when they are unable to obtain adequate financial assistance through commercial lenders. Priority is given to making health and safety improvements, energy and resource conservation improvements and exterior improvements.

The City shall continue to encourage residents to apply for the Single-Family Rehabilitation Loan Program by providing and disseminating information on the City's website and at City Hall. The Neighborhood Preservation Division will continue to provide information on the program and encourage residents to apply for the Loan Program when addressing code violations.

Objective:	3 units
Responsible Party:	County of Orange/Community Development
Funding Source:	County of Orange
Timeframe:	Ongoing, update informational materials and website by December 31, 2014

Policy Action 1.3: Mobile Home Exterior Grant Program

Los Alamitos residents are eligible for the County of Orange Mobile Home Exterior Grant Program. Through this program, residents earning less than 80 percent of the area median income are eligible for up to $10,000 for use on exterior improvements to their mobile homes. Recipients of the funds must own and live in their mobile home.

The mobile home park within Los Alamitos is maintained well and has not suffered from any issues related to deterioration or rehabilitation. The City shall continue to encourage residents to apply for the Mobile Home Exterior Grant Program if and when a need for rehabilitation assistance arises. The City's Neighborhood Preservation Division will inform residents of the program when addressing code violations. Information will also be made available at City Hall, on the City's website and provided directly to the homeowners' association.

Objective:	Encourage use of Mobile Home Exterior Grant Program
Responsible Party:	County of Orange/Community Development
Funding Source:	County of Orange
Timeframe:	Ongoing, update website and distribution materials by December 31, 2014

Policy Action 1.4: Community-Based Neighborhood Enhancement

The City will continue to encourage the involvement of residents in the conservation, preservation and enhancement of quality of life in neighborhoods. Efforts will focus on community participation related to planning activities, strategies and programs that directly address quality of life in Los Alamitos. The City will continue focused outreach efforts, through a variety of marketing techniques the City's newsletter and website to directly engage residents in improving local neighborhoods. The City will also continue the City Pride Awards program to publicly recognize well-kept homes and encourage pride of ownership.

Objective:	Resident involvement in neighborhood enhancement
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Ongoing, regularly update outreach materials and website information

Policy Action 1.5: Rehabilitation of Multifamily Dwellings

The City will provide for regulatory incentives and in-kind technical assistance to nonprofit organizations, affordable housing developers and property owners for the acquisition and rehabilitation of multifamily properties. Through a variety of incentives such as streamlined permit review, reduced development standards, parking reductions or other concessions, the City will encourage acquisition and rehabilitation of multifamily units.

Objective:	Encourage and facilitate rehabilitation of multi-family dwellings
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Conduct fee study and at City Council discretion adopt incentives by December 31, 2015

Housing Strategy Area 2: Preserve Housing Costs Affordability

The availability of suitable housing at an affordable cost directly positively influences the ability for Los Alamitos' residents to remain in the City and maintain and/or enhance their quality of life. Preserving existing affordable housing units is especially critical to special needs persons in the community. Preserving affordable housing units and increasing assistance are ways in which the City can ensure current and future residents have the opportunity to obtain affordable housing.

Policy Action 2.1: Preservation of Units At-Risk of Converting to Market Rate

Continue to monitor units at-risk of conversion. The City does not have any units at-risk during the planning period or within ten years of the start date, however, it will continue to monitor affordable units and proactively assist property owners to continue income-restrictions.

Objective:	Continue to monitor "at-risk" units
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Ongoing, re-evaluate in 2021 during the next housing element planning period

Policy Action 2.2: Section 8 Housing Choice Rental Assistance Program

The Orange County Housing Authority continues to provide rental assistance to qualified households in Los Alamitos through the Section 8 Housing Choice

Voucher Program. The City shall continue to work with the Housing Authority to promote the Section 8 program and increase the number of households served as additional vouchers become available.

Objective:	14 Section 8 Housing Choice Vouchers
Responsible Party:	Orange County Housing Authority
Funding Source:	HUD
Timeframe:	2014–2021 upon issue of each Notice of Available Funds

Policy Action 2.3: Energy Conservation

Monthly utility costs can affect a household's ability to afford suitable housing. Reducing energy consumption and residents' utility costs can assist households in reducing monthly housing expenses. The City will encourage residents to participate in energy conservation incentive programs through the utility companies (Southern California Gas and Southern California Edison). To further promote efficient use of energy resources, the City shall investigate the feasibility and effectiveness of offering additional incentives or developing other strategies.

Objective:	Encourage participation in energy conservation incentive programs
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Investigate feasibility of offering additional incentives by June 2014; Develop and implement incentive program, if appropriate, by December 2014; periodically update information on the City website with links to SCE programs

Housing Strategy Area 3: Equal Housing Opportunity

The City promotes the practice of equal housing opportunities for all persons. Housing should be available for all persons regardless of income, family status, age, race, sex, national origin or color. The City encourages the provision of housing to meet needs of those with special needs, including but not limited to, elderly households, persons with disabilities, including those with developmental disabilities, the homeless and all other segments of the community.

Policy Action 3.1 Housing for Persons with Disabilities

The City understands that persons with disabilities, physical and/or developmental, often require housing units not readily available in the private market and that affordability is a concern. The City shall encourage and facilitate development of housing for persons with disabilities. The City will assist developers in identifying outside funding sources and support efforts to pursue those opportunities—either as group homes or in single family homes, when appropriate and feasible. The City may also offer incentives such as density bonuses, regulatory concessions and expedited processing on a case by case basis. The City will develop and disseminate informational materials to developers regarding the incentive program and identified funding sources.

Objective:	Housing for Persons with Disabilities
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Develop and adopt an incentive program by December 31, 2015; update informational materials and City website as needed

Policy Action 3.2: Fair Housing Information and Referrals

The City shall continue to contract with and provide referrals to the Fair Housing Council of Orange County for fair housing services including counseling services for tenant-landlord disputes and cases of alleged discrimination.

The City shall continue to publicize fair housing and complaint referral information in the City newsletter, "City Insights" and in the Parks and Recreation Schedule of Classes. The City will also provide information at City Hall and on the City's website.

Objective:	Fair Housing Information and Referrals
Responsible Party:	Fair Housing Council of Orange County
Funding Source:	General Fund

Timeframe: Ongoing, 2014–2021

Housing Strategy Area 4: Adequate Housing Supply

The City strives to ensure an adequate supply of housing is available to meet future and existing housing needs of all economic segments of the community.

Policy Action 4.1: Incentives for Development of Housing Affordable to Extremely-Low, Very-Low, Low and Moderate Income Households

The City recognizes the need for housing affordable to all income segments of the population, especially lower and moderate income households. The City shall encourage the development of housing affordable to extremely-low, very-low, low and moderate income households by promoting second dwelling units, a variety of regulatory procedures, and the use of incentives such as density bonus provisions, expedited processing and fee waivers/deferrals.

Objective:	Encourage development of lower and moderate income housing units.
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Develop and adopt an incentive program by December 31, 2015; update informational materials and City website as needed

Policy Action 4.2: Encourage and Facilitate Lot Consolidation

The City will encourage and facilitate the consolidation of vacant and underutilized lots for residential development through a variety of incentives, including but not limited to; financial incentives such as land write-downs, assistance with on- or off-site infrastructure costs, and other pre-development costs associated with the assemblage of multiple parcels. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this information to the developers and other interested parties through the City's website and print material at City Hall.

Objective:	Encourage and facilitate lot consolidation
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Develop and adopt an incentive program by December 31, 2015; update informational materials and City website as needed

Policy Action 4.3: Monitor Multifamily Development Fees

Development fees, including impact and permit fees, may impact the feasibility of residential development, especially the development of multifamily units. The City shall annually monitor the impact of fees for multifamily development. If fees are determined to be a constraint to multifamily development, the City shall establish programs or strategies to address constraint such as fee deferral or waivers at City Council's direction.

Objective:	Monitor multifamily development fees and establish strategies as appropriate
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	2014–2021, Annually monitor fees and implement strategies as appropriate

Housing Strategy Area 5: Coordinated Housing Efforts

The City of Los Alamitos has very limited local resources to provide for housing and housing-related activities. Therefore, to maximize use of limited local resources, the City strives to build partnerships and coordinate housing efforts with outside agencies and organizations.

Policy Action 5.1: Housing Programs Information Dissemination

To promote the use of the City and County's housing programs and housing resources, the City shall develop, print, and publish electronic informational materials for distribution to residents and property owners. These materials will be placed on the City's website, at City Hall, in the City's newsletter and in other locations frequented by community members. The City shall also distribute program information, as appropriate, in conjunction with the City's code enforcement activities.

Objective:	Dissemination of Housing Programs Information
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Develop and distribute informational materials by March 31, 2014

Policy Action 5.2: Pursue External Funding for Housing Rehabilitation, Preservation and Production

To assist in the production, rehabilitation and preservation of housing for its residents, the City shall investigate and pursue, as appropriate, external funding sources including CDBG and HOME funds, State HCD grants and other existing and future Federal and State funding opportunities.

The City is a participating city in the County of Orange's Urban County Program and may receive federal funds through the County's annual competitive proposal/application process. To ensure the City is able to receive funds through the County, the City shall continue to meet with County staff and develop a proposal/application according to the County's requirements. If funds are secured, the City shall develop implementation and monitoring programs consistent with the fund requirements.

Objective:	Obtain external funds for housing
Responsible Party:	Community Development
Funding Source:	Various Federal, State and local sources
Timeframe:	2014–2021 upon issue of each Notice of Available Funds

Policy Action 5.3: Housing Related to Employment Centers

To increase the opportunities for affordable housing for persons employed by major businesses in Los Alamitos, the City shall encourage the development of housing in conjunction with new development or expansion of existing employment centers. The City shall encourage the City's existing large employers to develop housing for their employees, thereby reducing vehicle miles traveled. The City shall consider density bonuses, reduced parking standards or other regulatory concessions to further encourage and facilitate employee housing to be approved by City Council on a case by case basis. The City shall outreach to existing large employers through individual and/or group meetings. Incentive will be approved by City Council on a case by case basis.

Objective:	Housing for Workers Employed in Los Alamitos
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	2014–2021, Ongoing

Policy Action 5.4: Partnerships and Coordination with Developers and Outside Agencies

To maximize the efficiency and effectiveness of existing and estimated future local resources, the City seeks partnerships with developers and applicable outside agencies in the development of affordable housing. The City shall evaluate the effectiveness of its current partnerships with developers and outside agencies. Based on its findings, the City will seek ways to expand and foster partnerships and increase cooperation within these partnerships to provide additional housing opportunities for lower income households

The City will formulate an outreach strategy to provide information to residential developers on a variety of City-initiated incentives, such as development standards and density bonuses, reduced parking requirements and other programs related to residential projects.

The City will also seek partnerships with outside agencies such as the County of Orange to obtain financing as appropriate.

Objective:	Increase Partnerships and Coordination with Developers and Outside Agencies
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Develop outreach strategy by June 30, 2014

Policy 5.5: Promote Community Participation

The City understands collaborating with residents and stakeholders is critical in formulating effective housing policies and programs. The City shall continue to encourage community participation by informing residents and stakeholders of public workshops and hearings related to housing through notices posted at City Hall, local community centers and the City's website; and mailers to relevant community stakeholders.

Objective:	Promote Community Participation
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Ongoing

Policy 5.6: Change Los Alamitos Municipal Code concerning Affordable Housing

Within one year the City will make changes to the Table of Permitted Uses in the Los Alamitos Municipal Code (LAMC 17.08.020, Table 2-02 to remove the Conditional Use Permit requirement for Affordable Housing.

Objective:	Promote Affordable Housing
Responsible Party:	Community Development
Funding Source:	General Fund
Timeframe:	Within one year of Housing Element adoption

C. Quantified Objectives

Table 4-1 summarizes the quantified objectives by income category for the 2014–2021 planning period.

Table 4-1
Quantified Objectives
2014–2021

Program/Income Level	Quantified Objective (dwelling units or households)
New Construction	
Extremely-low Income (subset of Very Low Income Objective)	7
Very-Low Income	7
Low Income	10
Moderate Income	11
Above-Moderate Income	26
Total	**61**
Rehabilitation (Actions 1.2, 1.3, and 5.2)	
Extremely-low Income	3
Very-low Income	2
Low Income	--
Moderate Income	--
Above-moderate Income	--
Total	**5**
Preservation/Conservation	**N/A**
Extremely-low Income	--
Very-low Income	--
Low Income	--
Moderate Income	--
Above-moderate Income	--
Total	**N/A**
Assistance	
Action 2.2: Section 8 Housing Choice Rental Assistance Program	14 vouchers
Total	**14**

APPENDIX A
COMMUNITY OUTREACH

A. Community Outreach Activities

The Housing Element was developed through combined efforts of City staff, the City's Planning Commission, City Council and Los Alamitos residents and stakeholders. Community input was sought and received through public workshops, hearings, a community survey, and direct communication with stakeholder groups. The input received was considered in the development of goals and policy actions provided in Chapter 4: Housing Policy Program. The comments received were provided as part of the draft Housing Element to the Planning Commission and City Council. These bodies will consider the public input prior to the adoption of the final Housing Element.

B. Public Workshop

On May 1, 2013, the City held a public workshop at the Los Alamitos City Hall Council Chambers. The workshop was advertised and open to the general public; and stakeholder groups such as affordable housing developers, community groups and housing advocacy groups were invited to participate (see list of invitees below).

Feedback from the public workshop indicated a need for group homes, especially for the developmentally disabled. Some individuals who had children with developmental disabilities expressed a desire to turn their homes into businesses to help others. Policy Action 3.1 was modified to emphasize the City's support of housing for developmentally disabled residents.

Stakeholders invited to public workshop:

- St. Isidore Historical Plaza
- Los Alamitos Unified School District
- Los Alamitos Chamber of Commerce
- Precious Life Shelter, Inc.
- Casa Youth Shelter
- Grateful Hearts Storehouse
- OC Community Housing Corp.
- Dayle Macintosh Center for the Disabled

- Orange County Council on Aging
- Orange County Community Resources
- Mercy Charity Housing
- Los Alamitos Medical Center
- Orange County Rescue Mission
- Building Industry Association
- Center for Public Law
- Fair Housing Council of Orange County
- Jamboree Housing Corporation
- Adult Mental Health Services
- A Community of Friends
- Habitat For Humanity, Santa Ana
- Orange County Business Council
- Kennedy Commission
- Southern California Association of Governments
- Orange County Community Housing Corporation
- Christmas in April
- Neighborhood Housing Services of Orange County
- Mercy Housing
- Orange County Council of Governments
- Mary Erickson Community Housing
- Orange County Housing Providers
- Irvine Housing Opportunities
- Heritage Community Housing, Inc.
- OCCORD
- Affordable Housing Advocates
- California Department of Housing Community Development
- County of Orange, Planning and Development Services Department
- OC Health Care Agency
- AMCAL Multi-Family Housing
- LINC Housing Corporation
- Esperanza Community Housing Corporation
- WNC and Associates, Inc.
- Orange County Housing Trust
- Bridges America Foundation
- Civic Center Barrio Housing Corp
- Community Partnership Development
- Doty Burton Associates
- H.O.M.E.S Inc.
- Hart Community Homes

- Housing Corporation of America
- Nexus for Affordable Housing
- Fullerton City Lights
- Salvation Army Hospitality House
- Senior Citizen Commission
- Long Beach Affordable Housing Coalition Inc.
- Shelter for the Homeless
- Orangewood Children's Home
- Pacific West Associates of Realtors
- Neighborhood Housing Services
- Families Forward
- The Sheepfold

C. Public Workshop Comments

The following notes were taken during the participant discussion at the public workshop held on May 1, 2013. Workshop participants included Los Alamitos residents.

- Attendees commented that Group Homes should be easily permitted in the Single Family Residential (R-1) Zone, which they are not-- so that single family homes can be used for this type of housing.
- Attendees commented that there appears to be a need in Los Alamitos for housing for those with developmental disabilities.
- There needs to be more affordable housing in Los Alamitos
- The variety of housing in Los Alamitos needs to be availability to more economic levels of our society.

D. Housing Element Survey

Based upon the level of citizen participation in the May 1, 2013 public workshop, the City of Los Alamitos determined additional outreach to the community was warranted. Subsequent to the public workshop, the City distributed a survey to the community to gain additional input on housing and housing-related topics. The survey asked community members to identify current and future housing challenges, opportunities and resources. The survey was provided in paper format at the Senior Center and through the Meals on Wheels program during May 2013. This survey was also placed on the City's website advertised via the New Enterprise newspaper on April 17, 2013.

The survey remained on the Website for three months with three parties responding to the survey. The results conveyed concern about ongoing maintenance in multifamily neighborhoods and support for more senior housing.

E. Other Community Outreach Activities

The Draft Housing Element was made available on the City's website for public review and comment at the same time as the initial submittal to HCD for compliance review. Subsequent drafts were placed on the City's website. Additionally, the City notified stakeholder groups and other interested parties of the availability of the draft.

APPENDIX B
RESIDENTIAL LAND RESOURCES

A. Adequate Sites Analysis

State law requires each jurisdiction in California to demonstrate the availability of adequate sites through appropriate zoning and development standards and the availability of public services and facilities. These available sites must provide the necessary policy and regulatory guidance to accommodate a variety of housing types at a variety income levels. The City of Los Alamitos must demonstrate through policies and regulations that the estimated capacity of adequate sites will be able to accommodate the projected housing need for the 2013-2021 Planning Period.

The Southern California Association of Governments (SCAG) is the regional agency responsible for allocating projected new housing demand to individual jurisdictions within the region. The Regional Housing Needs Assessment (RHNA) process identifies each jurisdiction's "fair share" allocation for new construction need. The "fair share" allocations consider factors such as market demand for housing, employment trends, availability of adequate sites, public facilities, transportation infrastructure and type and tenure of existing housing units. The "fair share" allocation is further adjusted to minimize over-concentration of lower-income households in any one jurisdiction.

The RHNA allocations are divided into four state-defined income categories;

- Very-low income: 31 to 50 percent of the County median income;
- Low income: 51 to 80 percent of the County median income;
- Moderate income: 81 to 120 percent of the County median income; and
- Above-moderate income: more than 120 percent of the County median income.

Recent state legislation also requires jurisdictions to analyze and plan for the growth needs for extremely-low income households, earning 30 percent or less of the County median income. State law allows local jurisdictions to estimate extremely-low income need as 50 percent of the very-low income allocation.

The RHNA for the Planning Period of October 15, 2013 through October 15, 2021 identifies the City of Los Alamitos' share of the region's housing need as 61 new housing units.

1. Capacity to Meet Regional "Fair Share" Goals

The City's RHNA allocation of 61 units is shown below in Table B-1, and is further broken down into income categories. The City must demonstrate it has or will make available adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the remaining RHNA needs.

Table B-1
2014–2021 RHNA Allocation

	Very-low Income[1]	Low Income	Moderate Income	Above-Moderate Income	Total
2014-2021 RHNA	14	10	11	26	61

Notes:
[1] Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income. which can be estimated at 50% of very low income, or 7 units.

Source: SCAG.

The City currently has vacant land and underutilized sites available to accommodate future residential development. However, supplemental zoning and development standards to encourage and facilitate housing for lower income households must be enacted to satisfy the requirements of state law.

The City currently permits multifamily and single family residential development within the R-3 zone with a maximum density of 30 du/ac. AB 2348 establishes "default" density standards. If a local government adopts density standards consistent with the "default" density standard (20 to 30 du/ac for Los Alamitos), the sites with those density standards are accepted as appropriate for accommodating the jurisdiction's share of regional housing need for lower income households. The capacity analysis of vacant and underutilized is based on a minimum density of 20 du/ac.

Additionally, many of the available sites are less than ¼ acre in size. For a site to be able accommodate housing affordable to lower income households pursuant to AB 2348, the site must accommodate a minimum of 16 units per site. Policy action 4.2 of the Housing Policy Program (Chapter 4) encourages and facilitates residential lot consolidation through a variety of incentives.

The City identifies underutilized sites in Table B-4 currently zoned R-3 and of sufficient size to accommodate the lower-income need.

a. Vacant Land

Los Alamitos is essentially a built-out city. There are minimal areas of vacant land available for residential development. Table B-2 summarizes the three vacant parcels in the City currently zoned for residential use and their potential capacity. These parcels are in already established neighborhoods that present no know environmental or infrastructure constraints. The location of these parcels is shown in Exhibit B-1. A total of 10 units could be developed on these sites at a minimum density of 20 du/ac. These three vacant parcels have the capacity to accommodate less than 16 units per site. Therefore, it is assumed that these parcels could accommodate units affordable to moderate and above-moderate income households.

Table B-2
Vacant Land Permitting Residential Development

APN	Address	GP/Zoning Designations	Permitted Density	Acres	Projected Units[1]
242-192-01	10700 Walnut St.	Multiple Family Residential/R-3	1,750 gross sq. ft./ unit (30 du/ac max.)	0.22	4
242-202-06	10912 Walnut St.	Multiple Family Residential/R-3	1,750 gross sq. ft./ unit (30 du/ac max.)	0.17	3
242-183-03	10700 Reagan St.	Limited Multiple Family Residential/R-3	1,750 gross sq. ft./ unit (30 du/ac max.)	0.16	3
Total				**0.33**	**10**

Notes:
[1] Projected units are based on a density of 20 du/ac.

Source: City of Los Alamitos, Community Development Department.

b. Underutilized Land

In addition to the vacant parcels described above, there are a number of underutilized parcels within the "Apartment Row" and "Old Town West" neighborhoods zoned R-3. These parcels are currently developed with single-family dwellings. However, the existing parcels provide opportunities for additional units.

The scarcity of vacant land, current market conditions and development trends continue to provide conditions favoring redevelopment and reuse of underutilized land at higher densities in these neighborhoods. Los Alamitos is essentially a built-out city within a region that is largely built-out. There are limited areas for growth within the City, increasing the demand for more intensive infill development.

Median sales prices continue to decline and the average days-on-market remains high for single family homes (75 days for the third quarter of 2012[1]). These conditions are attractive to investors likely to purchase homes and redevelop the land with for-sale or rental multifamily buildings. Long-time homeowners may also see opportunities to increase the value of their property through developing additional units.

This analysis looks at the redevelopment capacity of sites with existing single family units to provide a conservative estimate of the realistic capacity for additional units. It is also feasible that existing small multifamily buildings may be redeveloped at higher densities during the planning period.

i. Apartment Row

The "Apartment Row" neighborhood is generally bounded by commercial uses fronting on Katella Avenue to the north, commercial uses fronting on Los Alamitos Boulevard to the west, Farquhar Avenue and the Joint Forces Training Center to the south and Lexington Drive to the east. The area contains mostly small multifamily dwellings and duplexes, with some scattered single family homes. The area is currently zoned R-3 and the General Plan designation is Multiple Family Residential.

[1] *Sales trends for Cypress, Stanton, La Palma, Los Alamitos and Buena Park*, ZipRealty.com, accessed on August 2012

Since the 1960's, Apartment Row has experienced an increase in the number of multifamily units. Redevelopment at higher densities continues while the number of single family homes declines. The remaining single family homes in this area were constructed in the 1960's and earlier. These parcels are in already established neighborhoods that present no know environmental or infrastructure constraints.

Based on the development trends in this neighborhood, the remaining single family residential parcels have a greater likelihood of transitioning to multifamily residential units. Underutilized parcels (parcels currently developed with single family units) with realistic capacity for additional residential units in the Apartment Row neighborhood are detailed in Table B-3. The locations are shown in Exhibit B-1. These parcels have a total projected capacity of 113 units with a minimum permitted density of 20 du/ac. These parcels have the capacity to accommodate less than 16 units per site. Therefore, it is assumed that these parcels could accommodate units affordable to moderate and above-moderate income households. Being a fully developed City, Los Alamitos has little land that can actually be developed upon. The City has three multi-family zones that have not reached their housing infill potential and we have therefore made note of the underutilized areas from those zones in this calculation. The City's emphasis for meeting the RHNA is on land of suitable size that someone may likely intensify it. The parcels shown below are all currently built as single family units, which is less dwelling units per acre than what is allowed in this area. These homes are a mix of owner and rental occupied structures, but since this is an apartment area in a multi-family zone the potential is that all of any future units built on these parcels could be rental apartments.

Table B-3
Underutilized Land- Apartment Row Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
22213243	4281 FARQUHAR AVE	1960	1	0.218	3	SFR/R-3
22213209	4312 HOWARD AVE	1955	1	0.218	3	SFR/R-3
22213207	4292 HOWARD AVE	1960	1	0.218	3	SFR/R-3
22213131	4301 HOWARD AVE	1957	1	0.215	3	SFR/R-3
22213129	4321 HOWARD	1926	1	0.218	3	SFR/R-3

Table B-3
Underutilized Land- Apartment Row Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
	AVE					
22213106	4292 GREEN AVE	1948	1	0.218	3	SFR/R-3
22213104	4272 GREEN AVE	1957	1	0.218	3	SFR/R-3
22213101	11102 NOEL ST	1952	1	0.218	3	SFR/R-3
22212152	4241 GREEN AVE	1960	1	0.234	3	SFR/R-3
22211130	4131 GREEN AVE	1926	1	0.212	3	SFR/R-3
22211126	4181 GREEN AVE	1947	1	0.212	3	SFR/R-3
22209112	3571 GREEN AVE	1976	1	0.190	2	SFR/R-3
22206233	3701 FARQUHAR AVE	1957	1	0.207	3	SFR/R-3 Opportunity for lot consolidation
22206232	3711 FARQUHAR AVE	1925	1	0.207	3	
22206228	3751 FARQUHAR AVE	1953	1	0.201	3	SFR/R-3
22206144	3780 GREEN AVE 5	0	1	0.227	3	SFR/R-3
22206131	3691 HOWARD AVE	1926	1	0.260	4	SFR/R-3
22206115	3822 GREEN AVE	1950	1	0.218	3	SFR/R-3
22206101	3652 GREEN AVE	1947	1	0.289	4	SFR/R-3
22205244	4061 FARQUHAR AVE	1960	1	0.177	2	SFR/R-3
22205241	4091 FARQUHAR AVE	1962	1	0.218	3	SFR/R-3
22205236	4141 FARQUHAR AVE	1960	1	0.180	2	SFR/R-3
22205226	4231 FARQUHAR	1960	1	0.244	3	SFR/R-3

Table B-3
Underutilized Land- Apartment Row Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
	AVE					
22205210	4102 HOWARD AVE	1956	1	0.218	3	SFR/R-3 Opportunity for lot consolidation
22205209	4094 HOWARD AVE	1949	1	0.218	3	
22205207	4072 HOWARD AVE	1925	1	0.165	2	SFR/R-3 Opportunity for lot consolidation
22205206	4062 HOWARD AVE	1960	1	0.218	3	
22205204	4046 HOWARD AVE	1960	1	0.218	3	SFR/R-3 Opportunity for lot consolidation
22205136	4041 HOWARD AVE	1953	1	0.218	3	
22205133	4071 HOWARD AVE	1952	1	0.218	3	
22205123	4191 HOWARD AVE	1953	1	0.218	3	SFR/R-3 Opportunity for lot consolidation
22205122	4201 HOWARD AVE	1953	1	0.218	3	
22205119	11141 NOEL ST	1957	1	0.245	3	SFR/R-3
22205108	4132 GREEN AVE	1926	1	0.218	3	SFR/R-3
22205105	4092 GREEN AVE	1961	1	0.218	3	SFR/R-3
22204318	3951 FARQUHAR AVE	1926	1	0.205	3	SFR/R-3 Opportunity for lot consolidation
22204317	3941 FARQUHAR AVE	1948	1	0.207	3	
22204312	3901 FARQUHAR AVE	1959	1	0.207	3	SFR/R-3
22204301	3972 HOWARD AVE	1952	1	0.114	1	SFR/R-3

Table B-3
Underutilized Land- Apartment Row Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
Total				**8.341**	**113**	

Notes:
[1]Net Capacity was determined by multiplying the minimum permitted density of 20 du/ac by the parcel size, then subtracting the number of existing units.

Source: City of Los Alamitos, Community Development.

ii. Old Town West

The "Old Town West" neighborhood is generally bounded by Sausalito Avenue to the north, Oak Street to the east, commercial uses fronting on Katella Avenue to the south and commercial uses fronting on Los Alamitos Boulevard to the west. The area is currently zoned R-3 and the General Plan designation is Multiple Family Residential. The area contains a mixture of multiple family and single family residential homes.

The area has been transitioning from single family residential to multiple family residential. The parcels below are in already established neighborhoods that present no know environmental or infrastructure constraints. The majority of the single family units in this area were built in the 1950's or earlier. The area began redeveloping with multifamily homes in the 1970's and 1980's. Single family residential units continue to be replaced with condominiums and apartments, with construction as recent as 2012.

Based on the development trends in this neighborhood, the remaining single family residential parcels are likely to redevelop with multifamily residential units. Underutilized parcels (parcels currently developed with single family homes) with realistic capacity for additional residential units in the Old Town West neighborhood are detailed in Table B-4. The locations are shown in Exhibit B-1. These parcels have a total projected net capacity of 121 units with a minimum permitted density of 20 du/ac. There are opportunities to provide at least 16 units per site in two areas with contiguous parcels through lot consolidation. These areas, with a net capacity of 16 units each, are noted in bold in Table B-4. Zoning for these parcels provides sufficient capacity to accommodate lower income housing. The sites with a capacity of less than 16 units per site are assumed to be able to accommodate units affordable to moderate and above-moderate income households.

Table B-4
Underutilized Land- Old Town West Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
24219101	10742 OAK ST	1953	1	0.235	3	SFR/ R-3 Opportunity for lot consolidation
24219102	10752 OAK ST	1953	1	0.165	2	
24219103	10764 OAK ST	1953	1	0.165	2	
24219111	10842 OAK ST	1953	1	0.165	2	SFR/R-3 Opportunity for lot consolidation
24219112	10852 OAK ST	1953	1	0.165	2	
24219113	10851 WALNUT ST	1953	1	0.155	2	SFR/R-3
24219115	10831 WALNUT ST	1953	1	0.155	2	SFR/R-3
24219122	10761 WALNUT ST	1953	1	0.155	2	SFR/R-3
24219124	10741 WALNUT ST	1953	1	0.224	3	SFR/R-3
24219129	10814 OAK ST	1953	1	0.180	2	SFR/R-3
24219203	10762 WALNUT ST	1955	1	0.172	2	SFR/R-3 Opportunity for lot consolidation
24219204	10772 WALNUT ST	1934	1	0.172	2	
24219207	10804 WALNUT ST	1961	1	0.172	2	SFR/R-3 Opportunity for lot consolidation
24219208	10812 WALNUT ST	1953	1	0.172	2	
24219215	10791 CHESTNUT ST	1967	1	0.172	2	SFR/R-3 Opportunity for lot consolidation
24219216	10781 CHESTNUT ST	1957	1	0.172	2	
24219220	10832 WALNUT ST	1952	1	0.152	2	SFR/R-3
24219306	**10802 CHESTNUT ST**	**1899**	**1**	**0.344**	**5**	**SFR/R-3 Opportunity for lot consolidation**
24219307	**10842 CHESTNUT ST**	**1938**	**1**	**0.637**	**11**	
24220113	10871 WALNUT ST	1963	1	0.155	2	SFR/R-3
24220202	10872 WALNUT ST	1963	1	0.164	2	SFR/R-3
24220207	10922 WALNUT ST	1911	1	0.172	2	SFR/R-3
24220215	10931 CHESTNUT ST	1898	1	0.172	2	SFR/R-3
24220216	10911 CHESTNUT ST	1898	1	0.344	5	SFR/R-3
24220217	10901 CHESTNUT ST	1898	1	0.172	2	SFR/R-3
24220218	10891	1956	1	0.172	2	SFR/R-3

Table B-4
Underutilized Land- Old Town West Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
	CHESTNUT ST					
24220221	3372 FLORISTA ST	1912	1	0.222	3	SFR/R-3
24223106	10672 OAK ST	1950	1	0.202	3	SFR/R-3
24223109	10702 OAK ST	1950	1	0.165	2	SFR/R-3
24223119	10651 WALNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223120	10641 WALNUT ST	1950	1	0.189	2	
24223204	10652 WALNUT ST	1950	1	0.167	2	SFR/R-3
24223205	10662 WALNUT ST	1950	1	0.189	2	SFR/R-3
24223207	10682 WALNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223208	10692 WALNUT ST	1950	1	0.189	2	
24223211	10722 WALNUT ST	1950	1	0.181	2	SFR/R-3
24223213	10711 CHESTNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223214	10701 CHESTNUT ST	1950	1	0.161	2	
24223215	10691 CHESTNUT ST	1950	1	0.189	2	
24223217	10671 CHESTNUT ST	1950	1	0.161	2	SFR/R-3 Opportunity for lot consolidation
24223219	10651 CHESTNUT ST	1950	1	0.161	2	
24223231	10661 CHESTNUT ST	0	1	0.189	2	
24223221	10631 CHESTNUT ST	1950	1	0.161	2	SFR/R-3
24223305	**10662 CHESTNUT ST**	**1950**	**1**	**0.189**	**2**	**SFR/R-3 Opportunity for lot consolidation**
24223306	**10672 CHESTNUT ST**	**1950**	**1**	**0.211**	**3**	
24223310	**10712 CHESTNUT ST**	**1950**	**1**	**0.303**	**5**	
24223311	**10722 CHESTNUT ST**	**1950**	**1**	**0.181**	**2**	
24223327	**10682 CHESTNUT ST**	**1950**	**1**	**0.186**	**2**	

Table B-4
Underutilized Land- Old Town West Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity[1]	Existing Use/Zone/Notes
24223328	10702 CHESTNUT ST	1950	1	0.186	2	
Total				9.821	121	

Notes:
[1]Net Capacity was determined by multiplying the minimum permitted density of 20 du/ac by the parcel size, then subtracting the number of existing units.

Source: City of Los Alamitos, Community Development.

c. Sites Summary

Table B-5 summarizes the City of Los Alamitos' capacity to meet the RHNA goals.

Table B-5
Sites Summary

	Very-low Income[1]	Low Income	Moderate Income	Above-Moderate Income	Total Units
Vacant Land	0		10		10
Underutilized Land- "Apartment Row"	0		113		113
Underutilized Land-" Old Town West"	32		89		121
Total Vacant and Underutilized Sites	**32**		**212**		**244**
2014-2021 RHNA	**14**	**10**	**11**	**26**	**61**
Total Surplus Capacity	**8**		**175**		**183**

Notes:
[1] The extremely-low income need is assumed to be 50 percent of the very-low income allocation (7 units).

B. Preservation of Assisted Units At-Risk of Conversion

State law requires analysis of assisted housing units eligible to convert from income-restricted to market-rate housing during the 2014-2021 planning period and within ten years of the start of the planning period (2024). Assisted housing units are multifamily rental units that receive (or have received) government assistance under federal, state and/or local programs including tax-credits, density bonuses and federal or state loans.

The City does not have any assisted housing units that are eligible to convert from income-restricted to market-rate during the planning period or within ten years of the start of the period (by 2024).

1. Cost of Preservation versus Replacement

Although the City will not have any units to at-risk of conversing during the 2014-2024 time period a general discussion of the cost of preservation and replacement of units is provided below. Typically, the cost of preserving existing units is more cost effective than replacing units through new construction. Another option is to maintain the number of affordable units in the City by rehabilitating and converting market-rate units outside of the at-risk development to affordable units. The following analysis compares the cost of preserving the assisted units versus replacement with new construction.

a. Preservation Strategies

Preserving affordability of the at-risk units may involve providing financial incentives to the project owner, purchasing the units through a nonprofit or public agency or providing local subsidies to offset the difference between the affordable rent and the market-rate rent. Specific strategies for preservation will depend on the owner's interest and available funding.

b. Local Rent Subsidy

One option for preserving the at-risk units is to provide local rent subsidy to the residents. This strategy would retain the affordability of the units by providing assistance to residents when their affordable units convert to market-rate. Subsidies can be in the form of a voucher or payment similar to the Section 8 voucher program. To determine the cost of providing rental subsidies, the Fair Market Rents for Orange County were compared to the average market rents in Los Alamitos. Table B-6 summarizes the Fair Market Rents for Orange County in 2013.

Table B-6
Fair Market Rents- Orange County
2013

Size of Unit	Fair Market Rent
Studio	$1,126
1 bedroom	$1,294
2 bedrooms	$1,621
3 bedrooms	$2,268
4 bedrooms	$2,525

Source: HUD User Data Sets, http://www.huduser.org/datasets/fmr.html, accessed July 3, 2013.

For example, Laurel Park Manor, an affordable senior community in the City, has 17 studio (zero bedroom) and 53 one bedroom affordable units. Table B-7 summarizes the subsidy needed to preserve the at-risk units based on the difference between the Fair Market Rents and the average market-rate rents in Los Alamitos and surrounding communities.

Table B-7
Estimated Monthly Subsidy to Preserve At-Risk Units

Unit Size	Number of Units	Rents			Monthly Subsidy	Annual Subsidy
		Fair Market Rent	Average Market-rate Rent	Difference		
Studio	17	$1,126	$1,198	$72	$1,224	$14,688
1-bedroom	53	$1,294	$1,523	$229	$11,908	$142,896
Total						**$157,584**

Note: Laurel Park Manor, an affordable senior housing community, is not at-risk of conversion during the 2014-2024 analysis period; it is used as an example to demonstrate the cost of preserving affordable units in the City.

Source: HUD Data Users Fair Market Rents July 2, 2013, USC Casden Forecast 2012 Multifamily Market Report.

c. Replacement Cost

The City could also consider replacing the units at Laurel Park Manor with construction of new affordable units. Construction cost estimates include all hard and soft costs association with construction, in addition to per unit land costs. The following analysis assumes the replacement units are garden-style apartments with parking provided on-site. Square footage has been estimated on an average unit size found in Los Alamitos and surrounding communities. Land costs have been determined on a per unit basis. Tables B-8 and B-9 summarize the estimated replacement costs per unit.

Table B-8
Replacement Costs by Unit Type[1]

Unit Size	Cost per Square Foot	Average Unit Area[2]	Replacement Cost per Unit[3]
Studio	$200	475	$95,000
1 bedroom	$200	702	$140,400

Notes:
[1] Based on prevailing market conditions. Units are assumed to be garden apartments with on-site parking.
[2] Based on a survey of apartments located within 1 mile of Los Alamitos, www.move.com.
[3] Includes construction costs, financing and land acquisition cots of $25,000 per unit.
Laurel Park Manor, an affordable senior housing community, is not at-risk of conversion during the 2014-2024 analysis period; it is used as an example to demonstrate the cost of replacing affordable units in the City.
Source: City of Los Alamitos Community Development Department.

Table B-9
Replacement Costs of At-Risk Units[1]

Unit Size	Replacement Cost per Unit	Number of Units	Total Replacement Cost
Studio	$95,000	17	$1,615,000
1 bedroom	$140,400	53	$7,441,200
Total			**$9,056,200**

Notes:
[1] Based on prevailing market conditions. Units are assumed to be garden apartments with on-site parking.
Laurel Park Manor, an affordable senior housing community, is not at-risk of conversion during the 2014-2024 analysis period; it is used as an example to demonstrate the cost of replacing affordable units in the City.
Source: City of Los Alamitos Community Development Department.

d. Resources for Preservation

The following section summarizes the financial resources available to Los Alamitos for acquiring, replacing or subsidizing at-risk housing units. These resources include federal and State programs.

i. Federal Programs

- Community Development Block Grants (CDBG)- CDBG funds are awarded to entitlement communities (entitlement cities and urban counties) on a formula basis for housing and housing-related activities. Los Alamitos is a participating city in the County of Orange's Urban County. Funding is awarded to the County on a formula basis and the participating cities may receive funds on a competitive basis. In Fiscal Year 2011-2012, the City received $137,764 for public facilities and

improvements. The County of Orange funded activities by a total of $1,917,980 in CDBG funds for the 2012 program year.
CDBG funds may be used for activities which include, but are not limited to:

- Acquisition of real property;
- Relocation and demolition;
- Rehabilitation of residential and non-residential structures;
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- Public services, within certain limits;
- Activities relating to energy conservation and renewable energy resources; and
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

- HOME Investment Partnership- HOME is a federal flexible grant program. Funds are awarded to the Urban County on a formula basis for housing activities. The County of Orange allocates funds to its participating cities, including Los Alamitos, on a compensative basis. The County funded activities by a total of $2,841,240 in HOME funds for program year 2012.

  Jurisdictions may choose among a broad range of eligible activities, using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses.

- Section 8 Housing Choice Vouchers- The Section 8 Housing Choice Voucher program provides tenant-based rental assistance to very-low income renters. The program provides a subsidy to the owners of private, market-rate units on behalf of these residents. The subsidy is the difference between the tenant's affordable rental payment and the Fair Market Rent. The Section 8 program is administered by the Orange County Housing Authority. Approximately 14 Los Alamitos households currently receive Section 8 rental assistance.

- Section 202 and 811 Programs- Under the Section 202 program, non-profit organizations and consumer cooperatives can receive no-interest

capital advances from HUD for construction of very-low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811 program funds, which can be used to develop group homes, independent living facilities and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

ii. State Programs

- California Housing Finance Authority (CalHFA) Multifamily Programs- CalHFA's Multifamily Programs provide permanent financing for acquisition, rehabilitation, preservation and new construction of rental housing for low and moderate income households. One of the programs is the Preservation Acquisition Finance Program, which facilitates acquisition of at-risk affordable housing and provides low cost funding to preserve affordability.

- Low Income Housing Tax Credit (LIHTC)- The LIHTC program provides tax credits to individuals and corporations that invest in low income rental hosing. Tax credits are sold to persons/companies with high liability and the proceeds are used to funding housing. Eligible activities include new construction and acquisition and rehabilitation.

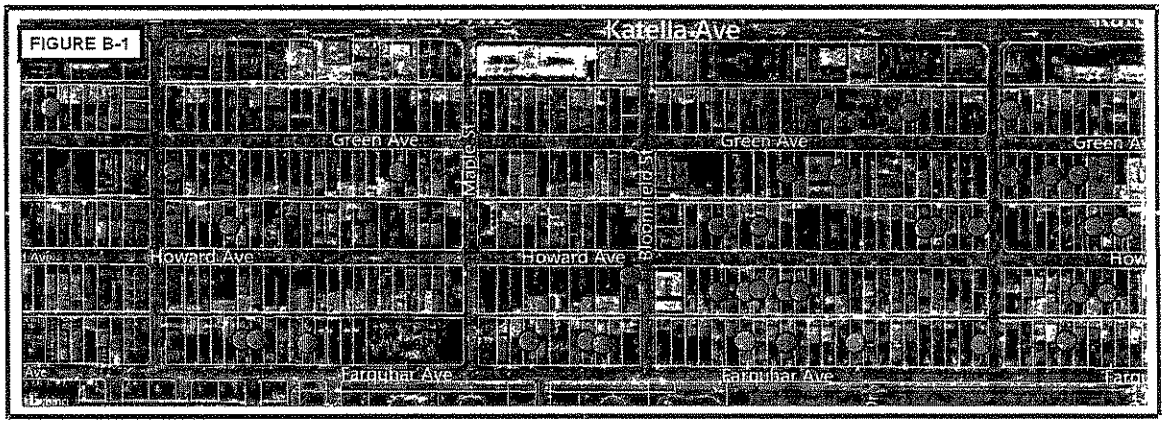
- California Community Reinvestment Corporation (CCRC)- The CCRC is an affordable multifamily housing lender whose mission is to increase the availability of affordable housing for low income families, seniors and persons with disabilities. The organization facilitates private capital flow from its investors for debt and equity to affordable housing developers. Eligible activities include new construction, acquisition and rehabilitation of housing.

e. Local Entities Qualified to Assist in Preservation of At-Risk Units

The following non-profit corporations are potential organizations with the experience and capacity to assist in preserving at-risk units:

- BRIDGE Housing Corporation
- Mercy Housing Corporation
- Jamboree Housing Corporation
- Century Housing Corporation.

Figure B-1
City Wide Map of Underutilized and Vacant Parcels



APPENDIX C
REVIEW OF PAST PERFORMANCE

Table C-1
Review of 2007-2014 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
1. Maintenance and Rehabilitation of Housing Stock:	
Policy Action:	
1.1 Continued Proactive Code Enforcement Activities	*The City's Neighborhood Preservation Division (Code Enforcement) continues to responds to complaints regarding code violations on private property and assists in promoting maintenance of existing housing.*
1.2 Encourage at least three residents to apply for the Single Family Rehabilitation Loan Program.	*The City currently refers interested parties to the County of Orange for loan and grant program information.*
1.3 Encourage use of Mobile Home Exterior Grant Program	*Los Alamitos mobile home owners can apply for the County of Orange Mobile Home Exterior Grant Program. The program provides grants up to $10,000 to assist qualified owners improve the exterior of their mobile homes. The program is restricted to those owners earning less than 80 percent of the area median income. The City has assisted 16 mobile home owners in understanding the County's program.*
1.4 Resident involvement in neighborhood enhancement	*In 2012, the City held three neighborhood clean up days in the Apartment Row Multi Family Neighborhood, one in Old Town East Multi Family neighborhood and one in Old Town West Multi Family Neighborhood The provision of free dumpsters for the day resulted in alley, garage and apartment unit clean out. The events was manned by City Staff and promoted using door hangers, banners and direct mail. The City's Neighborhood Preservation Division (Code Enforcement) informally monitors housing conditions throughout the City.*
1.5 Encourage and facilitation rehabilitation of multifamily dwellings	*City Council adopted residential and commercial rehabilitation program in March 2012, which provides a total funding $162,000 annually to offset permit costs associated with rehabilitation activity.*

Table C-1
Review of 2007-2014 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
Preserve Housing Costs Affordability	
2.1 Preserve 70 "at risk" units	*Although once thought of as "at risk" of losing affordability covenants. Laurel Park Manor's 70 units of affordable housing are preserved as affordable until 2031.*
2.2 Section 8 Housing Choice Vouchers	*Although much funding for this program has been reduced. the City's Community Development Department and Senior Services Division continues to refer residents in need of assistance to this program. Additionally. the City participated with the County in outreach to JFTB for returning veterans to be informed of the formation of the new waiting list in 2012.*
2.3 Encourage participation in energy consideration incentive programs	*The City continues to require all residential construction to comply with the energy conservation requirements of Title 24. The City ensures compliance through the building permit plan check and inspection process. In 2009 the City of Los Alamitos established a flat rate fee of two hundred fifty ($250) for Planning Review and Building Permits for solar panel installation. Since that period forty permits have been issued at this low rate. The City has marketed this program though its website. Additionally. in 2009. the City of Los Alamitos adopted the Water Conservation Ordinance and Water Efficient Landscape Ordinance as well as the 2010 California Green Building Standards Code (Part 11. known as the "CALGreen" Code). Additionally. the City funded a permit rebate program in 2012 which reimbursed 100% of permits to parties whom purchased from Los Alamitos Businesses.*
2.4 Encoring Green Building	*In 2010 the Los Alamitos City Council adopted California 2010 California Green Building Standards Code (Part 11. known as the "CALGreen" Code)to encourage Green Building. Additionally. the City funded a permit rebate program in 2012 which reimbursed 100% of permits to parties whom purchased from Los Alamitos Businesses.*

Table C-1
Review of 2007-2014 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
Equal Housing Opportunity	
3.1 Compliance with SB2	*In compliance with SB 2. the City has analyzed and revised the existing Zoning Ordinance to allow for emergency shelters, transitional and supportive housing to homeless individuals and families. The Los Alamitos City Council revised the code with the adoption of Ordinance No.13-04 in July 2013.*
3.2 Housing for Persons with Disabilities	
3.3 Development and Adopt Reasonable Accommodation Procedures	*In accordance with Chapter 4 of the Housing Element containing Policy Action 3.3 the City committed to developing and adopting reasonable accommodation procedures: and approved Ordinance No. 13.-05 on August 19, 2013 therefore meeting federal and state fair housing laws. it is the purpose of this Chapter to provide reasonable accommodations in the City's zoning and land use regulations, policies. and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling*
3.4 Compliance with State Law in regards to residential care facilities	*Upon Adoption of the SB2 ordinance. RCFE facilities were also amended to be permitted as a residential use.*
3.5 Fair Housing Information and Referrals	*The City continues to refer fair housing related inquiries to the Fair Housing Council of Orange County.*
3.6 Zoning to Encourage and Facilitate Single Room Occupancy Units (SRO's)	*In compliance with SB 2. the City has analyzed and revised the existing Zoning Ordinance to allow for emergency shelters, transitional and supportive housing to homeless individuals and families. This code amendment also included the facilitation of Single Room Occupancy Units (SRO's) The Los Alamitos City Council revised the code with the adoption of Ordinance No. 13-04 on August 19, 2013.*
3.7 Remove Potential restraints to residential care facilities for seven or more persons.	*In conjunction with SB 2 Code Amendments. the City has analyzed and revised the existing Zoning Ordinance to allow for emergency shelters. transitional and supportive housing to homeless individuals and families. This code amendment also included the removal of restrains to residential care facilities for seven or more persons by amending to code to allow (or conditionally allow) any Units (SRO's) The Los Alamitos City Council revised the code with the adoption of Ordinance No.13-04 on August 19. 2013.*

Table C-1
Review of 2007-2014 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
Adequate Housing Supply	
4.1 Encourage development of lower and moderate income housing units.	*The City continues to encourage developers to provide rental housing for families with children, but has not developed a specific encouragement or incentive program.* *The City continues to encourage additional housing opportunities for special needs, lower income and moderate income households. During the Planning Period, Precious Life, a shelter for homeless women was constructed.* *The City updated its Zoning Code in 2006 to provide for density bonuses, incentives and concessions for development of low and moderate income housing pursuant to State law. The City continues to encourage additional housing opportunities for special needs, lower income and moderate income households, however no specific programs or funding sources have been utilized. The City updated its Zoning Code in 2006 to provide for density bonuses, incentives and concessions for development of low and moderate income housing pursuant to State law.* *The City updated its Zoning Code in 2006 to provide for density bonuses, incentives and concessions for development of low and moderate income housing pursuant to State law.*
4.2 Rezone a minimum of .06 acres to permit a minimum density of 20 du/ac	*In December 2012, the City of Los Alamitos approved the rezoning of 1.57 acres of housing from Planned Light Industrial to Multiple Family Residential (R-3) to facilitate the development of seventeen (17) condominiums.*
4.3 Encourage and facilitate lot consolidation	*The City is not in a financial position to incentivize lot consolidation but will address potential regulatory incentives through the General Plan update that will encourage lot consolidation in the designated Old Town East and Old Town West neighborhoods.*
4.4 Review and revise multi-family parking requirements	*Upon Adoption of Ordinance No. 13-04 on August 19, 2013, Multi-Family Parking Requirements were also amended.*

Table C-1
Review of 2007-2014 Housing Element Past Performance: Goals and Policies

Goal/Policy	Progress in Implementation
4.5 Monitor multi-family development fees and establish strategies as appropriate	*The City of Los Alamitos currently does not impose obtrusive development fees upon residential development. The City's only fees are park fees and traffic impact fees where applicable. Fees that occur in most cities such as library fees, pool fees, public facility fees do not exists in the City of Los Alamitos. The City continues to monitor such fees for their reasonableness.*
Coordinated Housing Efforts	
5.1 Dissemination of Housing Program Information	*The City continues to refer fair housing related inquiries to the Fair Housing Council of Orange County.*
5.2 Obtain external funds for housing	*The City's Community Development Department continues to seek external funding sources for various housing programs.*
5.3 Creation of a Redevelopment Project Area	*The policy related to Redevelopment Agencies is no longer feasible due to recent changes in state law.*
5.4 Housing for workers employed in Los Alamitos	The City continues to position itself within the development community as a place to live, work and learn. The housing collapse of the past few years has slowed the development of new housing units.
5.5 Increase Partnerships and coordination with Developers and Outside Agencies	*The City continues to work with the development community to developer innovative land use techniques such as mobile homes in the R-1 zone with Planning Commission approval and second residential units in the R-1, R-2 and R-3 zones. The City allows mixed-use development in the C-G zone with a conditional use permit. The City also has a mixed-use overlay zoning distraction (-TC or Town Center) which allows residential units above first floor commercial/retail uses.*
5.6 Promote Community Participation	*The City of Los Alamitos continues to promote participation in policy related decisions through public noticing, advertising in local newspapers, community forums and public hearings.*

Table C-2
Review of 2007-2014 Housing Element Past Performance: Quantified Objectives

Objective	Progress in Implementation
New Construction: Very Low: 0 Low: 0 Moderate: 25 Above Moderate: 25 **Total: 50**	Very Low: Low: Moderate: Above Moderate: 5 **Total: 5**
Rehabilitation: Information not available	The rehabilitation grant and loan programs are administered by the County of Orange and the City does not have records of the number of households assisted through the programs.
Conservation: Very Low: 71 Low: 38 Moderate: 0 Above Moderate: 0 **Total: 109**	Very Low: 71 units at Laurel Park Manor 14 Section 8 Vouchers (as of October 2007)

APPENDIX D
GLOSSARY OF TERMS

Above-Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city of a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §s 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs. local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less tan prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and

Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in unites per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than

150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Existing Housing Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income house holds.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income. Also Called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ration used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits

established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding Housing Unit. A housing unit in which the members of the household, or group. Are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by SANDAG of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A Self-contained living unit, either attached to or detached form, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference

between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or

other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result form increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at lest 20% to be used to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is "owned only if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

Acronyms Used

ACS:	American Community Survey
BMPs:	Best Management Practices
CALTRANS:	California Department of Transportation
CEQA:	California Environmental Quality Act

CIP:	Capital Improvement Program
DIF:	Development Impact Fee
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
HCD:	Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission
MFI:	Median Family Income
NPDES:	National Pollutant Discharge Elimination System
RTP:	Regional Transportation Plan
SCAG:	Southern California Association of Governments
SPA:	Sectional Planning Area
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
WCP:	Water Conservation Plan

RESOLUTION NO. 14-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 14-01 INCORPORATING AN UPDATED HOUSING ELEMENT INTO THE GENERAL PLAN AND THE MITIGATED NEGATIVE DECLARATION FOR THE SAME.

WHEREAS, the State Housing Element Law, Article 10.6 of the California Government Code (Sections 65580 et seq.) requires local jurisdictions to prepare and update a Housing Element as part of the General Plan to identify existing and projected housing needs and establish goals, policies, and programs for the construction preservation and improvement of housing; and,

WHEREAS, the City of Los Alamitos has prepared an update to the Housing Element in accordance with the guidelines and requirements of State Housing law. A full true and correct copy of the Draft Housing Element amendment is attached hereto marked as Exhibit A and Incorporated herein by this reference; and,

WHEREAS, in accordance with State Housing Element law prior to adoption of the Housing Element, cities must prepare and submit a copy of the Draft Housing Element amendment for review by the California Department of Housing and Community Development; and,

WHEREAS, on January 13, 2014, the Planning Commission conducted a duly noticed public hearing regarding a recommendation to the City Council concerning the adoption of the Housing Element amendment; and,

WHEREAS, concurrent with the update to the Housing Element, the City prepared a Mitigated Negative Declaration for the project noted above. The Mitigated Negative Declaration is based on the finding that, by implementing the General Plan EIR Policies and Implementation Programs, and the recommended Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Los Alamitos. A copy of the Mitigated Negative Declaration and Mitigation Monitoring Program is attached hereto as Exhibit B; a full copy of documents constituting the entire file on the Mitigated Negative Declaration is available for review at the City of Los Alamitos Community Development Department, 3191 Katella Avenue, Los Alamitos, California; and,

WHEREAS, all legal prerequisites have occurred prior to the adoption of this Resolution; and,

WHEREAS, after consideration of all applicable Staff Reports and all public testimony, and evidence presented at the public hearing, the Planning Commission does hereby make the following findings of fact:

1. The proposed amendment ensures and maintains internal consistency with the actions, goals, objectives, and policies of the General Plan, and would not create any inconsistencies with this zoning code, in the case of a zoning code amendment;

2. The proposed amendment would not be detrimental to the public convenience, health, interest, safety, or welfare of the city; and

3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's environmental review procedures.

NOW, THEREFORE, BE IT RESOLVED, the Los Alamitos Planning Commission does hereby recommend to the City Council of the City of Los Alamitos as follows:

SECTION 1. The Planning Commission of the City of Los Alamitos, California finds that the above recitals are true and correct and are incorporated by reference herein.

SECTION 2. Based upon such findings and determinations, the Planning Commission hereby recommends to the City Council of the City of Los Alamitos to approve General Plan Amendment 14-01 adding the attached Housing Element to the Los Alamitos General Plan, as shown in Exhibit A and approve the Mitigated Negative Declaration and Mitigation Monitoring Program which are attached hereto as Exhibit B.

SECTION 3. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall enter a certified copy of this Resolution in the book of resolutions of the City.

PASSED, APPROVED, AND ADOPTED this 13th day of January, 2014.

_____
Chair

ATTEST:

_____
Steven Mendoza, Secretary

APPROVED AS TO FORM:

_____
Lisa Kranitz, Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LOS ALAMITOS)

I, Steven Mendoza, Planning Commission Secretary of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 13th day of January, 2014, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Steven Mendoza, Secretary

ATTACHMENT 3

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

January 6, 2014

Steven A. Mendoza, Director
Community Development Department
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720-5600

Dear Mr. Mendoza:

RE: City of Los Alamitos' 5th Cycle (2013-2021) Draft Housing Element Update

Thank you for submitting the City of Los Alamitos' draft housing element update received for review on November 7, 2013, along with additional revisions received on January 2 and January 6, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of the review. A telephone conversation on December 18, 2013 with you and Mr. Tom Oliver, Planning Aide facilitated the review. In addition, the Department considered comments from The Kennedy Commission pursuant to Government Code Section 65585(c).

The draft element with revisions meets the statutory requirements of State housing element law. This finding is based on, among other reasons, demonstration of adequate sites and the City's commitment to remove Condition Use Permit requirement for housing affordable to lower income households within one year of housing element adoption (Program 5.6). The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to GC Section 65400. The element will comply with State housing element law (GC, Article 10.6) once adopted and submitted to the Department, pursuant to GC Section 65585(g).

Please note, to remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the element every four years until adopting at least two consecutive revisions by the statutory deadline (GC Section 65588(e)(4)). For information on housing element adoption requirements, visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department is pleased to inform the City that prior 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of $25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at http://www.hcd.ca.gov/hpd/hrpp/.

The Department appreciates the cooperation and assistance of Mr. Tom Oliver in preparation of the housing element and looks forward to receiving Los Alamitos' adopted housing element. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at (916) 263-7441.

Sincerely,

Jennifer Seeger
Housing Policy Manager

ATTACHMENT 4

City of Los Alamitos

MEMORANDUM

TO: Housing Element File

FROM: Tom Oliver, Planning Aide

DATE: May 2, 2013

SUBJECT: Notes from Housing Element Community Meeting - May 1, 2013

The Community meeting on May 1st had ten attendees present.

The attendeeswho spoke were from organizations that support group homes for disabled children. Here are their comments:

- Group Homes should be easily permitted in the Single Family Residential R-1 zone – which they are not -- so that single family homes can be used for this type of housing.
- There appears to be a need in Los Alamitos for housing for those with developmental disabilities.
- There needs to be more affordable housing in Los Alamitos.
- The variety of housing in Los Alamitos needs to be available to more economic levels of our society.

ATTACHMENT 5

CITY of CYPRESS

5275 Orange Avenue, Cypress, California 90630

Phone 714-229-6700 www.ci.cypress.ca.us

January 16, 2014

Mr. Steven Mendoza, Director
City of Los Alamitos
Community Development Department
3191 Katella Avenue
Los Alamitos, CA 90720

Subject: Letter Responding to the Notice of Preparation for an Environmental Impact Report for the 2013 City of Los Alamitos General Plan Update

Dear Mr. Mendoza:

Attached please find the City's comment letter regarding the Notice of Preparation of an Environmental Impact Report for the 2013 City of Los Alamitos General Plan Update. The attached letter was prepared by the firm of Environmental Impact Sciences on behalf of the City of Cypress to evaluate the adequacy of the Initial study and its potential impact on the City of Cypress.

Sincerely,

John B. Bahorski
City Manager

DH/rm

cc: Douglas Dancs, Director of Public Works/City Engineer and Acting Director of Community Development
William Wynder, City Attorney
Douglas Hawkins, Planning Manager

Leroy Mills, Mayor
Rob Johnson, Mayor Pro Tem
Doug Bailey, Council Member
Prakash Narain, M.D., Council Member
Marielleen Yarc, Council Member

Environmental Impact Sciences
26051 Via Concha
Mission Viejo, California 92691.5614
949.837.1195 949.837.3935 Fax

January 15, 2014

Steven Mendoza, Director
City of Los Alamitos
Community Development Department
3191 Katella Avenue
Los Alamitos, CA 90720

VIA HAND DELIVERY

Subject: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the City of Los Alamitos General Plan Update (December 13, 2013)

Initial Study and Mitigated Negative Declaration – City of Los Alamitos 2014-2021 Housing Element (December 13, 2013)

Dear Mr. Mendoza:

Environmental Impact Sciences ("EIS") has been retained by the City of Cypress ("Cypress") to review and comment on that certain "Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the City of Los Alamitos General Plan Update" (City of Los Alamitos, December 13, 2013) ("NOP") and that certain "Initial Study for: Los Alamitos General Plan Updated" (The Planning Center/DC&E, December 2013) ("Initial Study") issued by the City of Los Alamitos ("City" or "Lead Agency" or "Los Alamitos").

As indicated in the "City of Los Alamitos Final Environmental Impact Report for Los Alamitos General Plan" (Castaneda & Associates, October 1989) ("1989 FEIR"), "[t]he CEQA review process will continue to be the primary means for providing input to assist adjacent communities" (1989 FEIR, Response to Comments by the City of Cypress). In recognition of that declaration, the following comments are submitted on Cypress' behalf and are intended to be incorporated into the environmental review record for the proposed "Los Alamitos General Plan Update" ("General Plan Update" or "GPU"), as described in the Initial Study and NOP.

In addition, these comments are also intended for inclusion into the environmental review record for the proposed "City of Los Alamitos 2014-2021 Housing Element" ("Housing Element" or "HEU") and its accompanying "Initial Study and Mitigated Negative Declaration – City of Los Alamitos 2014-2021 Housing Element" (City of Los Alamitos, December 13, 2013) ("IS/MND").

As indicated in the NOP, under the provisions of the California Environmental Quality Act ("CEQA"), as codified in 21000 *et seq.* of the Public Resources Code, and the Guidelines for the Implementation of the California Environmental Quality Act ("State CEQA Guidelines"), as codified in Section 15000 *et seq.* in Title 14 of the California Code of Regulations ("CCR"), the Lead Agency has commenced preparation of an environmental impact report ("EIR") for the GPU. In accordance therewith, written comments relating to the GPU and/or EIR shall be submitted to the Lead Agency not later than January 17, 2014. The comments presented herein have been provided to the Lead Agency within that time period.

As indicated on the Lead Agency's website (http://losalgeneralplan.org/documents/): "In accordance with the California Environmental Quality Act, the City is circulating for public review and comment a Notice of Preparation and Initial Study for the General Plan Update." That declaration constitutes a broad solicitation for "public review and comment" in both the planning and environmental compliance processes, thus allowing the general public to actively participate therein.

By way of introduction and to set forth our credentials to provide these comments, EIS is a planning and environmental consulting firm with extensive experience in the preparation and processing of project-level and programmatic CEQA documents for both development and planning-related activities. That hands-on experience and expertise has provided EIS with a detailed understanding of the statutory and regulatory requirements established under CEQA and the State CEQA Guidelines as they may relate to agency-wide planning endeavors such as that now being undertaken by the Lead Agency A copy of the curriculum vitae of professional qualifications of the signatory to this letter is attached for your reference.

As noted, EIS has been retained by Cypress to ensure that its interests, as well as those of its residents and its business community, are fully considered by the Lead Agency and are reflected in the GPU, HEU, and their accompanying CEQA documentation. Albert Einstein noted:

> A human being is part of the whole called by us universe, a part limited in time and space. We experience ourselves, our thoughts and feelings as something separate from the rest. A kind of optical delusion of consciousness. This delusion is a kind of prison for us, restricting us to our personal desires and to affection for a few persons nearest to us. Our task must be to free ourselves from the prison by widening our circle of compassion to embrace all living creatures and the whole of nature in its beauty. . .We shall require a substantially new manner of thinking if mankind is to survive.

The Cities of Los Alamitos and Cypress share a common border and, while these cities primarily focus internally on the interests of their own constituents, they must also adopt a broader regional and subregional perspective with regards to their many shared interests. While local planning is, at least in part, dictated by statute and regulations, those policies do not dictate adherence to the myopia often found in some municipality's general plans.

Absent from the Initial Study and NOP is any indication that the Lead Agency acknowledges, let alone recognizes, the required duality of its vision, focusing both internally and externally to its surrounding neighbors. This is particularly telling since on December 5, 2013, Los Alamitos sent comments to Cypress arguing for just such a wider perspective in its consideration of the proposed expansion of the Los Alamitos Race Track and the possible development of 33 acres on the common boarders of these two communities. In light of the Lead Agency's recent communications to Cypress, EIS is tempted to observe "what is sauce for the goose is sauce for the gander "

The relationship between the Cities of Los Alamitos and Cypress have, in the past, been characterized by some (principally individuals residing within the Lead Agency's jurisdiction) as an "inability or unwillingness to work cooperatively" toward mutually beneficial solutions. The current planning and environmental review processes presents a unique opportunity to prove

that assertion wrong and to work together and in combination with other local agencies toward the effectuation of a common vision. Cypress is committed to such an effort. Time will tell if the Lead Agency is equally committed.

Since a "rising tide lifts all boats," Cypress' decision to comment on the Initial Study and NOP is not intended to constitute an impediment to the current GPU and HEU (Fifth Cycle) but to ensure that a credible CEQA analysis is presented, Los Alamitos not seek to export its fair-share housing obligations to other communities, sufficient information is presented to allow Cypress' stakeholders to participation in the CEQA process, appropriate mitigation measures are formulated, and extraterritorial impacts are not ignored. Cypress is a willing participant in any dialogue leading to a more cooperative relationship between cities.

Presently, the Lead Agency does not appear to acknowledge an obligation to study or consider mitigation measures flowing from the impacts of its actions and activities on adjacent communities. For example, as proposed, the "mitigation program for project-induced traffic includes the following policies and implementation programs: (1) "Maintain a Level of Service 'D' or better on all City arterials and at intersections" (IS/MND, Policy 5-1.1, pp. 62 and 63); (2) "Take steps whenever feasible so that development proposals in adjacent cities will not diminish levels of service on arterials or at intersections within the City of Los Alamitos" (IS/MND, Policy 5-1.3, pp. 62 and 63); (3) "Cooperate with neighboring cities, the California Department of Transportation and the Orange County Transportation Authority in making mutually-beneficial transportation improvements" (IS/MND, Policy 5-1.4, pp. 62 and 63); and (4) "Require that projects, contributing one percent or more to the critical movement of an intersection that currently operates, or is projected to operate below the target Level of Service, be conditioned to include traffic mitigation measures necessary to maintain a Level of Service D or better on affected City arterials and intersections" (IS/MND, Implementation Programs 5.1.1.2 and 5.1.1.3, pp. 62 and 63). None of those policies and/or implementation programs indicate any acknowledgement that the Lead Agency has or accepts a concurrent obligation to mitigate the extraterritorial impacts of its actions beyond its own corporate boundaries.

Because the Housing Element is a mandatory component of a municipality's general plan and because "[t]he proposed project is an update to the City of Los Alamitos General Plan" (Initial Study, p. 17), comments on the GPU herein are applicable to both the GPU and HEU and comments on the HEU herein are applicable to both the HEU and GPU. These comments are intended for inclusion in both the upcoming EIR and IS/MND and for consideration by the Lead Agency's decision-making body as part of that body's deliberations relating to the GPU, HEU, EIR, and IS/MND.

The comments presented herein are intended to be illustrative rather than comprehensive. As such, given the project's current administrative record, Cypress has not sought to identify all documents or sections thereof where the individual issues raised herein may be located. Although not expressly cited, the issues which are raised should be construed as having potential application and relevancy in other documentation prepared by or for the Lead Agency relating to the GPU, HEU, and to their accompanying and respective CEQA documents.

Statutory Authority to Comment

Referencing Section 65351 of the California Government Code ("GCC"): "During the preparation or amendment of the general plan, the planning agency shall provide opportunities for the

involvement of citizens, public agencies, public utility companies, and civic, education, and other community groups, through public hearings and any other means the city or county deems appropriate." EIS is commenting herein as a member of the affected public and as a consultant to and on behalf of an affected public agency.

As further stipulated under Section 65352(a) of the CGC: "Prior to action by a legislative body to adopt or substantially amend a general plan, the planning agency shall refer the proposed action to all of the following entities: (1) Any city or county, within or abutting the area covered by the proposed action, as determined by the planning agency. . .(4) Any areawide planning agency whose operations may be significantly affected by the proposed action, as determined by the planning agency." Cypress is both an abutting jurisdiction and a planning agency which may be significantly affected (both in the positive and negative) by the proposed action.

As required under Section 15206(b)(1) of the State CEQA Guidelines, the proposed GPU constitutes a "project of Statewide, regional. or areawide significance." The Lead Agency is required under Section 21083.9(a) of CEQA to hold at least one scoping meeting for any project so designated. As further required under Section 21083.9(b)(1) therein, the Lead Agency shall provide notice of that scoping meeting to "[a] county or city that borders on a county or city within which the project is located, unless otherwise designated annually by agreement between the lead agency and the county or city."

Cypress' receipt of the NOP and notice of scoping meeting provides an opportunity to submit comment to the Lead Agency in response to that notice. Additionally, pursuant to Section 21092.4 of CEQA and Section 15072(e) of the State CEQA Guidelines, "[f]or a project of Statewide, regional, or areawide significance, the lead agency shall consult with transportation planning agencies and public agencies that have transportation facilities within their jurisdictions that could be affected by the project. Cypress is a local planning agency with transportation facilities within its jurisdiction that could be affected by the proposed project.

As indicated in Section 15201 of the State CEQA Guidelines: "Public participation is an essential part of the CEQA process. Each public agency should include provisions in its CEQA procedures for wide public involvement, formal and informal, consistent with its existing activities and procedures, in order to receive and evaluate public reaction to environmental issues related to the agency's activities."

As a professional courtesy, document citations and other references have been included herein. Any unintended errors with regards to those citations and references should not constitute a supportable rationale for the Lead Agency's failure to consider the underlying issue(s) being raised. All the comments presented herein are intended to be illustrative rather than comprehensive. In raising a question or offering a comment with regards to a particular document or section therein, to the extent that same question or comment has potential relevancy elsewhere, the item(s) raised should be assumed to apply universally independent of whether such other documents or such other sections are explicitly referenced.

Previous CEQA Documentation

Pursuant to Section 21166 of CEQA: "When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of

the following events occur: (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report. (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report. (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available."

As indicated in the Initial Study, "[t]he current Los Alamitos 2010 General Plan was adopted in May 1990" (Initial Study, p. 11). However, the IS/MND identifies the "City of Los Alamitos 2010 General Plan, August 1999" (IS/MND, p. 2) Apparently, in one CEQA document the relevant "City of Los Alamitos General Plan" ("General Plan") is dated "May 1990" but in the other CEQA document the relevant General Plan is dated "August 1999." In addition, the Lead Agency's website presents a third variation. referencing a document entitled the "Los Alamitos 2010 General Plan (2001)" (http://losalgeneralplan.org/documents/). This apparent inconsistency relative to the date assigned to the General Plan cannot be reconciled based on the information presented therein, such that it is not possible to know what document is being referenced.

In addition, absent from both the Initial Study and IS/MND is any reference to the 1989 FEIR. The 1989 FEIR is posted on the Lead Agency's website (http://losalgeneralplan.org/documents/) and is represented therein as the "Los Alamitos 2010 General Plan EIR (1989)."

The IS/MND identify a document entitled the "City of Los Alamitos 2010 General Plan Initial Study/Negative Declaration (2010 General Plan IS/ND), August 1999" (IS/MND, p. 2). The Lead Agency states that "[t]he [2010] General Plan IS/ND is intended to provide decision-makers and the public with information concerning the environmental effects of implementation of the General Plan Update. The [2010 General Plan] IS/ND evaluates the potential individual and cumulative environmental effects associated with implementation of the policies and programs of the General Plan. The [2010 General Plan] IS/ND concluded that the 2010 General Plan Update would not result in any significant and unavoidable impacts" (IS/MND, p. 2). The 1989 FEIR, however, admits, as it must, that "traffic generated by cumulative projects will result in *significant adverse impacts that are beyond the jurisdiction of the City of Los Alamitos*" (emphasis added) (1989 FEIR, p. 52).

The 2010 General Plan IS/ND is not referenced in the Initial Study and was not made available for review on the Lead Agency's website (http://losalgeneralplan.org/documents/). No explanation is provided in either the Initial Study or IS/MND concerning: (1) the nature of the "substantial" amendments to the General Plan addressed in the 2010 General Plan IS/ND (e.g., "substantially amended in 2000," Initial Study, p. 23); (2) how that document relates to the 1989 FEIR (if at all); and (3) what mitigation measures (if any) were adopted by the Lead Agency at that time. It can, however, be concluded that, in order to qualify for a "negative declaration" ("ND"), absent any mitigation, the Lead Agency then (seemingly in August 1999) found that the amendment and implementation of the General Plan would not result in any significant environmental effects.

Conversely, with the release of the Initial Study and NOP, the Lead Agency has concluded that the GPU has the potential to produce significant environmental effects. Based on those different conclusions, the Lead Agency appears to be stating that the GPU is substantively different from the 2010 General Plan and that those differences are substantial enough to

prevent the Lead Agency from reaching a similar conclusion and preventing the Lead Agency from continued reliance upon the 1989 FEIR and 2010 General Plan IS/ND.

The Initial Study notes that "[t]he current general plan, Los Alamitos 2010 General Plan, was adopted in May 1990 - 2010 was the planning horizon when the plan was approved in 1990 and substantially amended in 2000" (Initial Study, p. 23). Although one was likely prepared for its initial adoption and the other for the later amendment, the relationship between the 1989 FEIR and 2010 General Plan IS/ND is never explained, the findings of those separate CEQA documents never summarized, and none of the mitigation measures concurrently adopted by the Lead Agency have been identified and made a part of the proposed project. Additionally, it is unclear whether the 1989 FEIR, the 2010 General Plan IS/ND, or both constitute the CEQA-compliance documentation for the 2010 General Plan. Suggesting that no relationship exists, while the 2010 General Plan IS/ND is incorporated into the Initial Study by reference (Initial Study, p. 2), no reference to the 1989 FEIR is presented therein.

It appears evident that an earlier EIR was prepared by the Lead Agency for the General Plan. Under Section 21166 of CEQA, unless one or more of the stated conditions now exist, no additional EIR would be required and, if required, the document would be either a subsequent or supplemental EIR; however, the upcoming EIR is not represented as either. The Lead Agency should, therefore, state why it believes that Section 21166 of CEQA is not applicable and indicate the precise nature of the "substantial changes" which are proposed with regards to the proposed project, the "substantial changes" with regards to the circumstances under which the project is being undertaken, and/or the "new information" now known to the Lead Agency.

Pursuant to Section 15150(b) of the State CEQA Guidelines, "[t]he EIR or negative declaration shall state where the incorporated documents will be available for inspection. At a minimum, the incorporated documents shall be made available to the public in an office of the lead agency in the county where the project would be carried out or in one or more public buildings such as county offices or public libraries if the lead agency does not have an office in the county."

The IS/MND states that the 2010 General Plan IS/MND is "incorporated into this document by reference" and is "available for review at the City of Los Alamitos City Hall located at 3191 Katella Avenue, Los Alamitos" (IS/MND, p. 2). On January 6, 2014, a representative of EIS attempted to review the 2010 General Plan IS/ND at the stated location. No such document could, however, be produced for public review, for visual inspection, or for photocopying at that time.

In order to obtain a copy, EIS' representative was given a "Request for Public Records" which states: "Upon receipt of a request for City Records, the City shall determine within ten days if the records are public and available with the City's records system and will notify the citizen of such determination." It is unreasonable for the Lead Agency to deny the public access to the documents which purport to serve as the foundation for the Lead Agency's CEQA findings and to require that the public complete a Public Records Act request merely to view those documents

Documents which are not readily available to the public cannot be deemed to be "incorporated by reference" (14 CCR 15150) and cannot be used to satisfy the "substantial evidence" requirements of CEQA.

Proposed General Plan Update

No draft General Plan document has been disseminated by the Lead Agency. The single basis upon which the Initial Study appears to be based is a map (Initial Study, Figure 5 [Proposed General Plan Land Use), p. 21) and table (Initial Study, Table 3 [Proposed General Plan Land Use], pp. 19-20) depicting and purportedly describing the "proposed General Plan land use."

A general plan is, however, much more than a single map and a table. A general plan is a comprehensive, long-term plan for the development of a municipality, including lands located outside its corporate boundaries that the agency believes to be related to its planning (Section 65300, CGC) A general plan consists of a statement of development policies and includes a diagram or diagrams and text setting forth objectives, principals, standards, and plan proposals (Section 65302, CGC). The Initial Study includes a general reference to the existence of the "General Plan Update's policies and goals" (Initial Study, p. 17) but no policies or goals are actually presented therein.

The general plan must contain seven mandated elements (i.e., land use, circulation, housing, conservation, open space, noise, and safety) and may contain such additional elements as the municipality may choose to adopt (Sections 65302, and 65303, CGC). The general plan serves as the constitution and blueprint for development. Accordingly, all zoning and land-use decisions must conform to the general plan (i.e., vertical consistency) (see *Lesher Communications Inc. v. City of Walnut Creek* [1990]. Also, the terms of each element must be internally consistent (i.e., horizontal consistency) (Section 65300.5, CGC) (see *Sierra Club v. Board of Supervisors* [1981]).

The municipality's zoning ordinance must be consistent with the general plan and is invalid if inconsistent (Section 65860, CGC) (see *Building Industry Association of San Diego v. City of Oceanside* [1994]). Municipalities may only approve a subdivision map if it is consistent with the general plan and any applicable specific plan and must deny a map if it makes certain specified findings (Section 66474, CGC). Additional conditions of approval may be imposed to ensure the subdivision map is consistent with the general plan and its corresponding zoning.

As such, the local general plan is a critical document in that it will influence the physical form of the agency that adopts it over an extended time period (e.g., until subsequently amended). Notwithstanding the importance of the General Plan not just to Los Alamitos but to the region in which Los Alamitos is located, none of that required information has been included in the Initial Study and no reference to a "draft" General Plan is included either therein or on any of the Lead Agency's websites.

Since not even a skeleton of that document is provided for public review, the affected public is denied the ability to submit meaningful comments thereupon, to evaluate horizontal and vertical consistency, to independently assess the potential environmental impacts that may result therefrom, to suggest mitigation measures, and/or to offer alternative language relating to individual policies, objectives, principals, standards, and plan proposals.

Policy language presented in a general plan potentially has more significance than a color on a map. Courts recognize that comprehensive plan maps are usually general in nature and are not intended as a precise parcel-specific map (see *Las Virgenes Homeowners Association v. County of Los Angeles* [1987]). However, in *Families Unafraid to Uphold Rural El Dorado*

County v. El Dorado County Board of Supervisors [1998]), in a case involving a challenge to a county's approval of a residential subdivision, while the proposed development was consistent with the land-use map of the county's general plan, the appellate court found that the proposed development was clearly inconsistent with the "fundamental, mandatory, and specific" policies of the land-use element of the county's general plan. From that example, it becomes evident that when the agency's proposed policies, objectives, principals, standards, and plan proposals are not presented, it is not possible to understand the project which is under consideration.

Among other things, an initial study must contain "[a]n identification of the environmental setting" (14 CCR 15063[d][2]) and "[a]n examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls" (14 CCR 15063[d][5]). Because the informational requirements of CEQA have not been complied with, the Lead Agency has failed to proceed in a manner required by law and has thus abused its discretion (Sections 21005[a] and 21168.5, CEQA). A prejudicial abuse of discretion may be found "regardless of whether a different outcome would have resulted if the public agency had complied with those provisions" (Section 21005[a], CEQA).

In *Sierra Club v. State Board of Forestry* (1994), the California Supreme Court concluded that the agency's failure to proceed as required by law was prejudicial because the absence of information "made any meaningful assessment of the potentially significant environmental impacts" of the proposed action "and the development of site-specific mitigation measures impossible."

In recognition of their innate linkages, references to the GPU herein are intended to be inclusive of the totality of the Lead Agency's proposed General Plan Update, inclusive of its HEU.

Impermissible Fragmentation

"Where an individual project is a necessary precedent for action on a larger project, or commits the lead agency to a larger project, with significant environmental effect, an EIR must address itself to the scope of the larger project" (14 CCR 15165). In *Kings County Farm Bureau v. City of Hanford* (1990), the court noted:

> We must interpret the Guidelines to afford the fullest possible protection to the environment ([Citation]). One commentator has addressed the purpose of the cumulative impacts analysis: "One of the most important environmental lessons evident from past experience is that environmental damage often occurs incrementally from a variety of small sources These sources appear insignificant, assuming threatening dimensions only when considered in light of the other sources with which they interact. Perhaps the best example is air pollution, where thousands of relatively small sources of pollution cause a serious environmental health problem. CEQA has responded to this problem of incremental environmental degradation by requiring analysis of cumulative impacts. Because of the critical nature of this concern, courts have been receptive to claims that environmental documents paid insufficient attention to cumulative impacts. For example, in San Franciscans for Reasonable Growth [Citation], the court stated that absent meaningful cumulative analysis, there would never be any awareness or control over the speed and manner of downtown development. Without that control, 'piecemeal development would

> inevitably cause havoc in virtually every aspect of the urban environment.' This judicial concern often is reinforced by the results of cumulative environmental analysis; the outcome may appear startling once the nature of the cumulative impact problem has been grasped" ([Citation]).

As acknowledged in the Lead Agency's letter to Cypress, dated December 5, 2013, pursuant to CEQA, a "project" is defined to mean "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (14 CCR 15378[a]). "The lead agency must consider the whole of an action, not simply its constituent parts, when determining whether it will have a significant environmental effect" (14 CCR 15003[h]). "The term 'project' has been interpreted to mean far more than the ordinary dictionary definition of the term" (14 CCR 15002[d]). In Section 15003(h) of the State CEQA Guidelines, the courts have stated that "[t]he lead agency must consider the whole of an action, not simply its constituent parts, when determining whether it will have a significant environmental effect." In that context, "*[a]ll phases of project planning, implementation, and operation must be considered in the initial study of the project*" (emphasis added) (14 CCR 15063[a][1]).

"There exists a real danger in the filing of separate environmental documents for the same project because consideration of the cumulative impact on the environment may never occur (*Citizens Assn. for Sensible Development of Bishop Area v. County of Inyo* (1985) [Citation])" (*City of Santee v. County of San Diego* [1989]). "There is no dispute that CEQA forbids 'piecemeal' review of the significant environmental impacts of a project" (*Keep Jets Over the Bay Committee v. Board of Port Commission* [2001]). CEQA mandates "that environmental considerations do not become submerged by chopping a large project into many little ones - each with a minimal potential impact on the environment - which cumulatively may have disastrous consequences" (*Bozung v. Local Agency Formation Commission* [1975]).

Section 65302 of the CGC states that there are "seven mandated elements in a general plan" (e.g., "The Housing Element is one of the seven required General Plan elements, mandated by State law," HEU, p. 1-2). As indicated under Agenda Item 8(F) (General Plan 2013 Draft Land Use Plan), as presented at the City of Los Alamitos City Council (Council) meeting on September 16, 2013, "[t]he City of Los Alamitos General Plan consists of a collection of nine topical elements that were adopted in May, 1990 and amended at various points since then, including a major amendment in 2000."

In describing the proposed project, the NOP states that "[t]he proposed project is an update to the City of Los Alamitos General Plan. The Los Alamitos General Plan Update is intended to shape development in the City and the unincorporated community of Rossmoor over the next 20-plus years. The Los Alamitos General Plan Update involves reorganization of the current General Plan into the following six required and two optional elements: land use element, circulation and transportation element, open space and recreation element, conservation element, safety element, noise element, economic development element, and growth management element" (NOP, p. 2).

The Initial Study indicates that "[t]he current general plan has nine elements: [1] Land Use, [2] Conservation, [3] Safety, [4] Open Space and Recreation, [5] Circulation and Transportation, [6] Noise, [7] Economic Development, [8] Housing, [9] Growth Management" (Initial Study, p. 11). The Initial Study further states that "[t]he proposed project would replace the current Los

Alamitos General Plan and would modify land use designations in Los Alamitos. The EIR will evaluate the consistency of the General Plan Update with other land use plans, policies, and/or regulations governing Los Alamitos" (Initial Study, p. 55).

Because there exists no further reference to the Lead Agency's "Housing Element" in either the Initial Study or NOP, including no indication of the Lead Agency's intended exclusion therefrom, it is reasonable to conclude that both the GPU and upcoming EIR would logically include that State-mandated but subsequently "reorganized" element. The cover page and table of contents from the "Los Alamitos 2010 General Plan" are presented in Exhibit 1 below and clearly indicate that the Housing Element is an integral part of that document.

Separate and apart from the proposed project, the Lead Agency is separately entitling and processing another CEQA documentation for the HEU. Referencing the IS/MND, the Lead Agency states that "[t]he City of Los Alamitos 2014-2021 Housing Element (Project) comprises one of the seven State of California mandated General Plan Elements" and "[t]he Project consists of an update to the Housing Element of the City of Los Alamitos General Plan" (IS/MND, pp. 1 and 19). As noted, both the Initial Study and IS/MND are dated "December 2013." It is, therefore, apparent that the Lead Agency is preparing and processing the HEU independently from the current GPU and conducting a separate CEQA process for that single General Plan component.

Exhibit 1

Los Alamitos 2010 General Plan

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Pursuant to Section 65300.5 of the CGC, "the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency" (e.g., "The Government Code requires internal consistency among the Elements of a General Plan," HEU, p. 1-2) Clearly, that does not appear to be the case here. In what appears to be an internal inconsistency, the IS/MND states: (1) "The Housing Element anticipates the development of 23 residential units" (IS/MND,

pp. 56 and 64); (2) "The Housing Element anticipates the development of 61 residential units" (IS/MND, p. 67); (3) "Specifically, the General Plan would allow for 24 additional dwelling units within Old Town East, 171 additional dwelling units in Old Town West, and 450 additional dwelling units in Apartment Row" (IS/MND, p. 55); and (4) "The potential growth associated with the Housing Element was considered in the General Plan, since additional residential development was assumed in the Apartment Row and Old Town West residential areas" (IS/MND, p. 62).

Repeated reference to "23 residential units" appears to be a carry-over from the previous HEU (Fourth Cycle) and may not be directly related to the current action (e.g., "The proposed Project is the Housing Element for the City of Los Alamitos. The Housing Element is a policy document designed to aid the City in future planning, and provides the policy and regulatory mechanism to allow the market development of 23 residential units for the planning period 2006 to 2014." IS/MND, p 71). Its repeated inclusion throughout the IS/MND, however, raises concerns as to the adequacy of that document and the quality of the technical detail presented therein.

The following conflicting information is presented in the IS/MND:

- **Apartment Row.** "Based on the development trends in this neighborhood, the remaining single-family residential parcels have a greater likelihood of transitioning to multifamily residential units. Underutilized parcels (parcels currently developed with single-family units) with realistic capacity for additional residential units in the Apartment Row neighborhood are identified in Housing Element Table B-3. These parcels have a total projected capacity of 113 units with a minimum permitted density of 20 du/ac" (IS/MND, p. 7).

- **Old Town West.** "Based on the development trends in this neighborhood, the remaining single-family residential parcels are likely to redevelop with multifamily residential units. Underutilized parcels (parcels currently developed with single-family homes) with realistic capacity for additional residential units in the Old Town West neighborhood are identified in Housing Element Table B-4. These parcels have a total projected net capacity of 123 units with a minimum permitted density of 20 du/ac" (IS/MND, p. 8).

- **Old Town East.** No additional information relating to future housing development in "Old Town East" is presented in the IS/MND. The 1989 FEIR does, however, note that "[a]s Los Alamitos is largely developed, most of this growth will occur in single family neighborhoods that are recycling to higher density residential uses. These areas are known as Old Town West, Old Town East and Apartment Row. An estimated 741 units could be constructed in these areas" (1989 FEIR, p. 33).

The Initial Study states that "[t]he General Plan Update would result in a total of 8,735 residential units" (Initial Study, p. 25; NOP, p. 2); however, the "change from existing conditions" is identified as only 535 units (Initial Study, Table 3, p. 19) Whether it is 23, 61, 236 (113 + 123 = 236), 535, 645 (24 + 171 + 450 = 645), or 8,735 new dwelling units, there exists no clear description of the likely direct and indirect physical changes which the Lead Agency anticipates will occur under the GPU and the resulting "fragmentation" has resulted a GPU that is neither integrated nor internally consistent.

At the January 6, 2014 scoping meeting, representatives of the Lead Agency stated that the General Plan is a "long-term policy document." In contrast, in the HEU, the Lead Agency focuses solely on short-term impacts (i.e., 2014-2021) to the neglect and ignorance of both long-term housing need and the potential impacts relating to the fulfillment of that housing need.

Under CEQA, "effects" and "impacts" include both the "[d]irect or primary effects which are caused by the project and occur at the same time and place" and "[i]ndirect or secondary effects which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable" (13 CCR 15358). To the extent that the environmental analysis presented in the IS/MND is based on only a fraction of the Lead Agency's projected increase in its housing inventory (e.g., "it is not anticipated that an additional 23 housing units, as identified by the Housing Element, would result in significant impacts," IS/MND, p. 56), the preliminary conclusions presented therein constitute further "fragmentation" of the proposed project and, therefore, both underestimate and misrepresent the potential impacts resulting therefrom.

By inferring that the GPU is inclusive of the totality of the General Plan and by separately processing the HEU and IS/MND without any acknowledgement or declaration of the independence of those two actions, the Initial Study and NOP materially misrepresent the proposed project and, in so doing, adversely affect the ability of the affected public to submit meaningful comments thereupon.

Pending the certification of the EIR and the adoption of the GPU, the existing General Plan serves as the primary planning document for Los Alamitos and the basis upon which all growth and development projections must be derived. It is, therefore, unclear whether the HEU and the housing projections presented therein are based on the plans and policies presented in the 2010 General Plan or the proposed GPU. For example, the IS/MND discusses "future development in accordance with the General Plan Update" (IS/MND, p. 15) but also states that "[t]he [2010] General Plan was utilized throughout this Initial Study as a fundamental planning document governing the proposed Project" (IS/MND, p. 2).

With inconsistent statements (e.g., reference to separate General Plan documents), there exists no meaningful information in the IS/MND which serves to resolve questions relating to which General Plan document was utilized in the assessment of the HEU, how that assessment may be altered under the GPU, and the likely materialization of internal and substantive inconsistencies between General Plan elements based on the utilization of separate land-use plans, policies, and environmental documents.

If reference to the "General Plan Update" in the IS/MND relates to the HEU and not the GPU, then the Lead Agency must expressly acknowledge that it is now concurrently processing separate "General Plan Updates" for what it intended to be an "integrated, internally consistent and compatible statement of policies" built on an internally inconsistent sets of assumptions (e.g., "Implementation of the General Plan Update would involve the alteration, intensification, and redistribution of land uses in Los Alamitos," Initial Study, p. 55).

It is the Lead Agency's adopted policy to "apply appropriate and consistent standards in land use and site plan approvals to achieve continuity and cohesion in the physical development of the City" (2020 General Plan, Land Use Policy 11-3). That policy statement, however, does not appear to be applied to the Lead Agency's processing of the GPU and HEU. As noted in the IS/MND: (1) "The Housing Element articulates the City's General Plan relative to the

maintenance and development of housing to meet the needs of existing and future residents" (IS/MND, p. 1); and (2) "Residential uses account for approximately 68 percent of the City" (IS/MND, p. 3). If the GPU warrants preparation of an EIR based on project-related and/or cumulative environmental effects, then it is inconsistent with CEQA's requirements not to isolate a substantive component thereof as if no linkage between General Plan elements exists and to concurrently process an IS/MND for a single component part and an EIR for the remainder.

The IS/MND contains language acknowledging the linkages between General Plan elements. For example, in addressing the Attorney General's recommended measures to address greenhouse gas (GHG) emissions, the Lead Agency addresses the HEU in the context of the "General Plan Conservation and Circulation Elements" (IS/MND, pp. 21-22). In addition, although the HEU includes no discussion of non-residential development, the following mitigation measure is presented in response to identified project-related impacts: "[N]ew or major renovations of commercial or industrial development (that exceeds a certain square foot minimum) shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs" (IS/MND, Mitigation Measure AQ-3, p. 24). Since "commercial and industrial development" is addressed elsewhere in the GPU, reference thereto in the HEU demonstrates the Lead Agency's acknowledgement that the HEU does not exist in isolation of the GPU.

CEQA mandates that "[w]hile foreseeing the unforeseeable is not possible, an agency must use its best efforts to find out and disclose all it reasonably can" (14 CCR 15144). Mistakenly believing that an IS/MND and EIR are equivalent documents, as its rationale for not conducting certain analyses (e.g., "details of these future construction activities are unknown at this time, and therefore, cannot be quantified," IS/MND, p. 20), the Lead Agency erroneously cites CEQA provisions relating to EIR preparation. For example, the Lead Agency notes that "[p]ursuant to CEQA Guidelines Section 15146(b): 'An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow'" (IS/MND, p. 20). Because the above excerpt does not apply to the use of a "mitigated negative declaration" ("MND"), the Lead Agency cannot rely upon a mischaracterization of CEQA authorization as an excuse for its failure to conduct a reasonable analysis of the impacts of its proposed actions.

As yet another example of the many internal inconsistencies between the Initial Study and IS/MND, the Lead Agency states that "details of these future construction activities are unknown at this time, and therefore, cannot be quantified" (IS/MND, p. 20). Conversely, the Initial Study states that "[p]art of this impact assessment will focus on the construction phases of new development accommodated under the General Plan Update" (Initial Study, p. 57). To the extent that the Lead Agency seeks to utilize conflicting methodologies in assessing the potential environmental impacts associated with the adoption and implementation of the GPU and HEU, a factual basis for the use of multiple analytical approaches needs to be presented. No such explanation is, however, provided therein

With regards to construction emissions, impacts can be readily quantified in accordance with the methodologies provided by the South Coast Air Quality Management District ("SCAQMD"), as included in the SCAQMD's "CEQA Air Quality Handbook" ("Handbook") and updates included on the SCAQMD website. The SCAQMD's "California Emissions Estimator Model" ("CalEEMod") emissions model (Version 2011.1.1), in combination with guidance included in the

SCAQMD's "Final Localized Significance Threshold Methodology," is widely used and accepted in CEQA documentation for determining daily and yearly construction and operational emissions.

Uncertain Baseline

From the information presented, it is not possible to determine the nature of the potential "physical change" resulting from the adoption and implementation of the GPU. As indicated in Exhibit 2 below, as outlined in Table 3 (Proposed General Plan Land Use) in the Initial Study, in addition to the "grand total," the Lead Agency identifies both the "increase from existing conditions" and the "change compared to the current general plan" but does not state which of these three tabulations will serve as the basis for the impact assessment in the upcoming EIR.

Exhibit 2

Change	Acres	Residential Units (unit)	Population (people)	Non-Residential Square Feet (square feet)	Employment (jobs)
Grand Total	3,601	8,735	23,003	8,881,442	18,430
Increase from Existing Conditions	0	535	1,395	903,465	3,722
Change Compared to the Current General Plan	0	-667	-1,741	-104,612	1,787

Without commenting on the accuracy or supportability of the numbers presented, it is readily apparent that the determination of whether the EIR will examine the "grand total" or the "increase from existing conditions" or the "change compared to the current general plan" will substantively influence the form and substance of the Lead Agency's CEQA documentation, the preliminary findings presented in the Initial Study, the environmental analysis which is to be presented in the EIR, the nature of the mitigation measures that may be formulated by the Lead Agency, and the determination concerning whether project-related and/or cumulative impacts can be mitigated to a less-than-significant level.

From the information presented in the Initial Study (e.g., "The General Plan Update would result in a total of 8,735 residential units, a population of 23,003 people, 8,881,442 square feet of nonresidential development, and 18,430 jobs in the City and unincorporated community of Rossmoor," Initial Study, p. 25; "The EIR will evaluate the potential for buildout of the General Plan Update," Initial Study, pp. 39-40; "Buildout of the General Plan Update is estimated to increase population to 23,003 people," Initial Study, p. 58) and NOP (e.g., "The General Plan Update would result in a total of 8,735 residential units, a population of 23,003 people, 8,881,442 square feet of non-residential development, and 18,430 jobs in the City and unincorporated community of Rossmoor," NOP, p. 2), it would appear (but cannot be reasonably ascertained) that the "project" which is to be examined in the EIR will be based on the "grand total" of all development that may occur under the GPU.

With regards to the Lead Agency's declaration of the "project description," both the Initial Study and NOP cite the figures presented under "grand total" in Table 3 (Proposed General Plan Land Use) in the Initial Study. Since the Initial Study remains vague, as a matter of law, as to the nature of the project to be examined (e.g., an increase of 535 or a decrease of 667 "residential units"), it is not possible to know the likely "physical changes" that may result therefrom. As a result, it is neither possible to independently assess the adequacy and appropriateness of the

topic-specific conclusions which have been presented nor to submit meaningful comments thereupon. If the EIR is, however, to be based on either the "increase from existing conditions" or the "change compared to the current general plan," new notice is required because there exists no indication in the NOP that the environmental analysis to be presented in the EIR will be based on those figures.

The purpose in including the "change compared to the current general plan" in the Initial Study is unclear but suggests that the upcoming EIR may be based on the hypothetical "paper" change from one plan to another rather than the difference (delta) between the actual conditions now evident in Los Alamitos and its sphere of influence ("SOI") and the maximum allowable development that could occur under the land-use policies and regulations established under the GPU. In *Sunnyvale West Neighborhood Association v. City of Sunnyvale* (2010), the appellate court noted:

> Case law makes clear that "[a]n EIR must focus on impacts to the existing environment, not hypothetical situations. (See City of Carmel-by-the-Sea v. Board of Supervisors (1986) [Citation]" (County of Amador v. El Dorado County Water Agency [Citation]. "It is only against this baseline that any significant environmental effects can be determined [Citation]" [Citation].
>
> Recently, in Communities for a Better Environment v. South Coast Air Quality Management Dist. (2010) [Citation] ("Communities For A Better Environment"), the Supreme Court concluded that the South Coast Air Quality Management District abused its discretion in evaluating a petroleum refinery project proposed by ConocoPhillips Company by using a "baseline" of the maximum operating capacity of the equipment under existing permits [Citation]. The district had "treated any additional NOx emissions stemming from increased plant operations within previously permitted levels as part of the baseline measurement for environmental review" [Citation]. The court held that the district had "erred in using the boilers' maximum permitted operational levels as a baseline" because "operation of the boilers simultaneously at their collective maximum was not the norm" [Citation]
>
> The Supreme Court stated: "By comparing the proposed project to what could happen, rather than to what was actually happening, the District set the baseline not according to 'established levels of a particular use,' but by 'merely hypothetical conditions allowable' under the permits (San Joaquin Raptor Rescue Center v. County of Merced [Citation]). Like an EIR, an initial study or negative declaration 'must focus on impacts to the existing environment, not hypothetical situations.' (County of Amador v. El Dorado County Water Agency [Citation]" [Citation]. It concluded that "the District's use of the maximum capacity levels set in prior boiler permits, rather than the actually existing levels of emissions from the boilers, as a baseline to analyze NOx emissions from the Diesel Project was inconsistent with CEQA and the [State] CEQA Guidelines" [Citation].
>
> The Supreme Court explained: "An approach using hypothetical allowable conditions as the baseline results in 'illusory' comparisons that can only mislead the public as to the reality of the impacts and subvert full consideration of the actual environmental impacts,' a result at direct odds with CEQA's intent

> (Environmental Planning Information Council v. County of El Dorado [Citation])" [Citation]. The court stated: "A long line of Court of Appeal decisions holds, in similar terms, that the impacts of a proposed project are ordinarily to be compared to the actual environmental conditions existing at the time of CEQA analysis, rather than to allowable conditions defined by a plan or regulatory framework. This line of authority includes cases where a plan or regulation allowed for greater development or more intense activity than had so far actually occurred, as well as cases where actual development or activity had, by the time CEQA analysis was begun, already exceeded that allowed under the existing regulations. In each of these decisions, the appellate court concluded the baseline for CEQA analysis must be the 'existing physical conditions in the affected area' (Environmental Planning Information Council v County of El Dorado [Citation]), that is, the 'real conditions on the ground' (Save Our Peninsula Committee v Monterey County Bd. of Supervisors [Citation], rather than the level of development or activity that could or should have been present according to a plan or regulation" [Citation].

The Lead Agency's representation of the "increase from existing conditions" is, therefore, of critical importance. Since the methodology through which it was derived is not presented and the data not made available for independent confirmation, the Lead Agency's estimates relating to changes in the number of residential units, population, non-residential square footage, and employment, as presented in Table 3 (Proposed General Plan Land Use) in the Initial Study, cannot be independently validated and, therefore, may misrepresent the actual changes to the existing environmental baseline attributable to the GPU adoption and implementation.

For example, as indicated in the Initial Study, the "change from existing conditions" is identified as 535 units, 903,465 square feet of non-residential development, 3,722 new jobs, and 1,395 additional residents (Initial Study, Table 3, p. 19). The unit-based "sources and assumptions" which were used to derive these estimates are also outlined therein; however, the unit-based assumptions and "change from existing conditions" cannot be reconciled. For example, while existing conditions assume a per unit population of "2.66 persons per household in the City" and "2.75 persons per household in Rossmoor" (Initial Study, Table 1 [Existing Land Use Summary], p 4), the Lead Agency states that population estimates are based on the assumption of "2.70 persons per household in the City of Los Alamitos" and "2.75 persons per household in Rossmoor" (Initial Study, Table 3, p. 19). Even if it is assumed that all of the 535 new dwelling units will be constructed "in the City of Los Alamitos," the lowest estimated population increase would be 1,446 individuals (535 x 2.70 = 1,444.5) and not the 1,395 additional residents identified by the Lead Agency. It is likely that the differences between these two figures (1,445 – 1,395 = 50) represents possible displacement of existing residents attributable to the land-use changes authorized under the GPU.

Although not clearly indicated by the Lead Agency, the "changes from existing conditions" should be based, in part, on the actual changes in the General Plan's land-use designations that are now being proposed. Excluding reference to "Rossmoor" because it was not included in the existing General Plan, as indicated in Exhibit 3 below, in terms of acreage, Los Alamitos' changing land-use pattern can be summarized by comparing Table 2 (Current General Plan Land Use) and Table 3 (Proposed General Plan Land Use) in the Initial Study.

Exhibit 3

	Existing General Plan Land-Use Designations												New			
	Community & Institutional	Community & Institutional/JFTB	Easement	Limited Multi-Family Residential	Multi-Family Residential	Open Area	Planned Industrial	Professional Office	Retail Business	Single Family Residential	Specific Plan	ROW	Suburban Residential	Limited Industrial	Medical Overlay	Mixed Use
Current General Plan Land Use (acres)	150	1,279	4	18	174	82	206	40	55	258	17	336	0	0	0	0
Proposed General Plan Land Use (acres)	152	1,318	4	18	145	82	141	22	86	258	17	336	0	8	13	19
Change (acres)	12	+29	0	0	-29	0	-65	-18	+31	0	0	0	0	+8	+13	+19

It is noted that the number of "+" (increase in acreage) and the number of "-" (decrease in acreage) do not appear to match, thus suggesting a possible error in tabulation. If the error is not the fault of the commenter, any errors therein need to be addressed by the Lead Agency. Assuming that the only SOI area to be identified in the General Plan is Rossmoor, excluding the "Medical Overlay," other than through either annexation or deannexation, the above numbers should ultimately total zero.

The Initial Study states that "[t]he JFTB [Joint Forces Training Base] is designated Public/Quasi-Public Facility" (Initial Study, p. 7); however, as indicated above, the Lead Agency has indicated that the JFTB is designated "Community & Institutional/JFTB." No explanation is presented by the Lead Agency as to why the Initial Study appears internally inconsistent with regards to that or any other land-use designation.

Referencing the "Environmental Assessment Stationing a U.S. Reserve Black Hawk Helicopter Company at Joint Forces Training Base Los Alamitos, California" (Vernadero Group, March 2011) ("EA"), "JFTB Los Alamitos encompasses approximately 1,300 acres in the City of Los Alamitos, Orange County, California. The Installation accounts for roughly 49 percent of the 2,752 acres that make up the City of Los Alamitos" (EA, p. 11) (e.g., "Approximately 50 percent of the City's total land area is occupied by the Los Alamitos Joint Forces Training Base," Initial Study, p. 1). As further indicated therein:

> The 2010 Real Property Development Plan (RPDP) for JFTB was created to address the facility program, site infrastructure, and capital outlay needs. The RPDP establishes a 25-year planning framework for the JFTB and includes goals for construction, aesthetics, infrastructure, land use efficiency, and pedestrian-friendly campus design. Land use at JFTB Los Alamitos includes airfield, airfield operations/support, cantonment/administrative, recreational/open space, and agricultural areas. The airfield occupies approximately 465 acres and includes two northeast/southwest runways and associated taxiways and parking aprons.

> Airfield operations/support areas encompass approximately 240 acres and include hangars, fire and rescue infrastructure, and the control tower. Recreational/open space includes 220 acres of undeveloped open space that is used for training activities, athletic fields, a golf course, and a dog park. Approximately 220 acres are designated as cantonment and include administrative and training facilities, assembly areas, dining facilities, and inactive military housing. There are approximately 190 acres of land along the northeastern and southern boundaries of the Installation out-leased for agricultural purposes.

In its meeting on June 6, 2011, as indicated under Council Agenda Item 9(c) (Approval of Professional Service Agreement with The Planning Center/DCE for General Plan Update and Approval of Corresponding Budget Amendments), the Council stated that one of the ten "items" that it wanted to see from the GPU was "[e]stablishing land use within the Los Alamitos Joint Forces Training Base." Notwithstanding that direction, the Initial Study notes that "[n]o changes are proposed to the land use designations of the Los Alamitos JFTB. The proposed Los Alamitos General Plan Update identifies the JFTB as Community & Institutional/JFTB. The City of Los Alamitos has no jurisdiction or land use authority on this U.S. military installation. Consequently, no changes from existing conditions are assumed within the Los Alamitos JFTB as part of the City's General Plan Update" (Initial Study, pp. 23 and 25). However, as now proposed, an additional 29 acres within Los Alamitos will be added to the "Community & Institutional/JFTB" land-use designation.

Additionally, one of the "ten opportunity sites" identified by Los Alamitos (i.e., "Opportunity Site No. 9") is located within the JFTB and a possible General Plan amendment ("GPA") is now being proposed thereupon. If the Lead Agency has "no jurisdiction or land use authority" over the JFTB, it is unclear why a GPA is now being considered thereupon and how the consideration of one part of the JFTB is somehow different than the consideration of the totality of the base. This contemplated change in both jurisdictional authority and land-use designation likely also has economic implications (including the economic implications relating to changes to Los Alamitos' tax base) which would then also need to be addressed in the upcoming EIR (e.g., indirect impacts on the delivery of other services and systems).

The concurrent rationalization for the exclusion of the JFTB from the GPU and processing of a GPA thereupon suggests inconsistencies in the Lead Agency's planning and environmental review processes and only serves to undermine the affected public's confidence concerning the Lead Agency's ability to produce a credible GPU and an adequate EIR.

As indicated in Section 65300 of the CGC: "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-range general plan for the physical development of the county or city, and of *any land outside its boundaries which n the planning agency's judgment bears relation to its planning*" (emphasis added).

Independent of whether the Lead Agency has "jurisdiction or land use authority" over the JFTB, the Lead Agency can neither ignore the existence of "49 percent" of Los Alamitos' corporate boundaries nor the current and likely future impacts of that facility's operation upon the Lead Agency and adjoining communities. As a result, the Lead Agency cannot seek to hide behind that disclaimer as a basis for not including the JFTB and its current and projected future operational impacts in the upcoming EIR (e.g., "There are approximately 190 acres in the City

and SOI that are identified as Prime Farmland on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation. These prime farmlands are on the southern and northeastern corners of the Los Alamitos JFTB property and are currently being cultivated for strawberry production through an out-lease with a commercial farming operation," Initial Study, p. 38).

Other military facilities in California, including at least two in Orange County (i.e., Tustin Marine Corps Air Station and Marine Corps Air Station. El Toro) have recently closed and been *realigned (converted to private use). Responsible planning would suggest that some level of* advanced planning be initiated for the JFTB concurrently with the GPU in preparation for that possibility "over the next 20-plus years" (NOP, p. 2).

In what appears to be an inconsistent approach to the manner in which the Lead Agency conducts its CEQA analysis, the "Final Program Environmental Impact Report – Los Alamitos Medical Center Specific Plan, SCH No. 20100041095" (City of Los Alamitos, February 7, 2011) ("Medical Center FPEIR") included, as a related project producing cumulative impacts, a 469,822 square foot "new headquarters facilities at JFTB" (Medical Center FPEIR, Table 4-1, p. 4-3). The inclusion of that "cumulative project" therein would appear to contradict the Lead Agency's current position that physical changes within that facility can be ignored as part of an environment review for an area that actually encompasses that facility. Similarly, when Table 2 (Current General Plan Land Use) and Table 3 (Proposed General Plan Land Use) in the Initial Study are compared, the Lead Agency seeks to now assert that only 3,008 square feet (1,397,993 – 1,394,985 = 3,008) of new non-residential development within the JFTB will be examined in the upcoming EIR and not the 469,822 square feet of non-residential use examined in the recent Medical Center FPEIR.

Clearly, the Lead Agency was aware of the proposed "new headquarters facilities at JFTB" since the Initial Study expressly references the "Environmental Assessment for Proposed California Army National Guard & U.S. Army Reserve Construction of New Headquarters Facilities at JFTB Los Alamitos, California" (Initial Study, p. 66). Despite that reference, based on the Lead Agency's own declaration, it appears that the JFTB will be treated as if it does not exist.

The Lead Agency represents that "easements" account for only four acres within Los Alamitos; however, as indicated in the "Katella + Los Alamitos Commercial Corridor Plan" (City of Los Alamitos, June 30, 2010) ("Corridor Plan"), the Lead Agency states that "[a] large portion of land within any city is dedicated for circulation and utility easements. Public streets and easements represent 23 percent of the non-JFTB land area in Los Alamitos" (Corridor Plan, p 27). From Table 3 (Current General Plan Land Use) in the Initial Study, assuming a total of 1,340 acres (2,619 – 1,279 = 1,340) of non-JFTB land, circulation and utility easements would then account for about 308 acres of land and not the 336 acres now represented. Since development projections need to be based on an accurate representation of each land-use designation, the 28-acre difference should be clarified and assigned acreages adjusted accordingly.

Although Exhibit 3 reflects the overall changes in land-use designations now proposed throughout Los Alamitos and SOI, in order to understanding the nature and severity of the likely impacts both with regards to individual properties and Citywide, a much more detailed depiction of the parcels subject to those changes must be presented by the Lead Agency. While adaptive reuse of existing structures is possible, the more likely scenario when General Plan land-use

and zoning designations change is the demolition of existing structures and their subsequent replacement by new construction activities which have been designed to best accommodate the new land use. On those parcels where changes are proposed, assumptions need to be provided relating to demolition or reuse of existing improvements and the likely extent of new construction.

As indicated above, it appears that the Lead Agency seeks to create four (4) new General Plan land-use designations, including "Suburban Residential," "Limited Industrial," "Medical Overlay," and "Mixed Use." These land-use designations do not now exist within the City and, therefore, constitute new and distinct districts, each with their own unique set of development standards. Absent from the Initial Study and NOP, however, is any indication that new General Plan land-use designations will be established and that both Title 17 (Zoning) in the "City of Los Alamitos Municipal Code" ("Zoning Code") and the "Zoning Map of the City of Los Alamitos, California" ("Zoning Map") will also need to be amended to include a depiction of their locations, a description of eligible and conditional eligible land uses therein, and a general overview of the corresponding design and development standards within those newly created zoning districts. No information concerning those locations, eligible and conditionally eligible uses, and/or development standards is, however, presented in the Initial Study and no evidence concerning those items can be found elsewhere in the administrative record.

While, by its inclusion therein, Table 2 (Current General Plan Land Use) in the Initial Study would have you believe so, the geographic area comprising Rossmoor is not included in the existing General Plan (see 2010 General Plan, Land Use Plan, p. 1-2). Similarly, no "Suburban Residential" land-use category is included in the 2010 General Plan (see 2010 General Plan, Background Technical Report, p. 1-4). Referencing the existing General Plan: "The three General Plan categories for residential land use are described below: [1] Single-Family Residential (1-6 du/ac) – detached single-family homes on individual lots and planned-unit developments. [2] Limited Multiple-Family Residential (6-20 du/ac) – single-family residences, duplexes and triplexes. [3] Multiple-Family Residential (20-36 du/ac) – all types of development permitted in less intensive residential categories and multiple dwelling buildings of 4 or more. Other uses such as convalescent hospitals, churches, and mobile home parks are permitted in the Multiple-Family Residential category subject to specific procedures" (2010 General Plan, Background Technical Report, p. 1-4).

In comparison, the following five (5) residential land-use designations are now proposed: "Single Family Residential," "Limited Multi-Family Residential," "Multi-Family Residential," "Suburban Residential," and "Mixed Use" (Initial Study, Table 3 [Proposed General Plan Land Use], p. 19). There exists no reference to the allowable range of authorized development densities for any of these five residential categories.

At the January 6, 2014 scoping meeting, because the Rossmoor area is located in the Lead Agency's SOI and not presently within its corporate boundaries, representatives of the Lead Agency stated that the "Suburban Residential" district constitutes a County land-use designation and that the Lead Agency proposes to adopt the County standards with regards to those lands so designated (i.e., Rossmoor). No such information is presented in the Initial Study. In addition, there is no indication whether the County's standards, if so adopted, will be codified with only minimal variation (e.g., sections renumbered to allow for direct inclusion into the Zoning Code) or undergo wholesale modification.

In Table 3 (Proposed General Plan Land Use) in the Initial Study, the Lead Agency purports to present the assumptions used to derive the estimated number of "residential units," population, non-residential square footage, and employment projections which are presented therein. With regards to housing, those assumptions included, but were not limited to: (1) Mixed Use – 22 units/acre; (2) Multi-Family Residential – 22 units/acre; (3) Limited Multi-Family Residential – 12 units/acre; (4) Single-Family Residential – 6 units/acre; and (5) Suburban Residential – 5.65 units/acre (Initial Study, Table 3, p. 20). Those assumptions may not actually reflect future development and were not universally applied by the Lead Agency in its derivation of its development assumptions associated with the GPU.

With regards to the "Multi-Family Residential" district, the Lead Agency states that the 145 acres so designated will yield a total of 3,017 "residential units" (Initial Study, Table 3 [Proposed General Plan Land Use], p. 19), or 20.8 dwelling units per acre. The 2010 General Plan, however, authorizes between 20 and 36 dwelling units per acre within the "Multiple-Family Residential" district. If the high-end (36 units/acre) of that authorized density were applied rather than a figure approximating the low end (20 units/acre), a total of 5,220 multiple-family units could be built in Los Alamitos and not the 3,017 units represented in the Initial Study or 2,203 (5,220 – 3,017 = 2,203) more units than now assumed in this one residential land-use category alone.

The same problem surfaces under the "Limited Multi-Family Residential" designation where the Lead Agency assumes that the 18 acres so designated will generate only 189 "residential units" (Initial Study, Table 3, p. 19) or 10.5 units per acre. If the maximum allowable density were applied (20 units/acre), a total of 360 limited multi-family units could be built and not the 189 units now being assumed by the Lead Agency. In what appears to be an inconsistent application of methodology, under the "Single-Family Residential" designation, through the application of the maximum allowable density authorized under the 2010 General Plan (6 units/acre), the Initial Study states that the 258 acres of residential use will generate 1,549 units (258 x 6 = 1,548). If the Lead Agency were to apply a consistent methodology, using the lower density authorization (1 unit/acre), only 258 single-family units would be generated and not the 1,549 now being assumed.

As outlined in Exhibit 4 below, excluding both the "Suburban Residential" and "Mixed Use" designations where no current density standards exist in the General Plan and none are specified in the Initial Study, the potential underestimation in Los Alamitos' housing inventory totals 2,373 units or 27.2 percent (2,373 ÷ 8,735 = 0.272) more new residential development than now being assumed by the Lead Agency. Failure to consider these additional units will likely result in a deficient environmental assessment (e.g., if each unit is assumed to generate 10 daily vehicle trips, a total of 23,730 additional vehicle trips will not be included in the EIR's traffic analysis, assigned to the regional roadway network, and the resulting congestion will remain unmitigated).

Presently, there exists no "Mixed Use" district in Los Alamitos; however, the Lead Agency asserts that "[c]onsistent with the General Plan, the Housing Element anticipates infill residential and mixed-use development" (IS/MND, p. 23). All that is now known about the "Mixed Use" district ("Opportunity Site No 6") is that it will comprise 19 acres (827,640 square feet) and will allow the development of 14 "residential units" and 626,644 square feet of new non-residential development (Initial Study, Table 3 [Proposed General Plan Land Use], p. 19), representing a residential density of 0.7 units/acre and a FAR of 0.76:1. At the January 6, 2014 scoping

meeting, representatives of the Lead Agency also stated that there would be a "slight increase in density" over that authorized under the existing land-use designation; however, because the GPU does not specify allowable density, it is not possible to determine how densities might actually change.

Exhibit 4

	Proposed Residential Land-Use Designations				
	Single-Family	Limited Multi-Family	Multi-Family	Suburban	Mixed Use
Maximum Allowable Density (units/acre)	6	20	36	NA[2]	NA
Total Acres Designated (acres)[1]	258	18	145	749	19
Maximum Allowable Development (units)	1,548	360	5,220	NA	NA
Initial Study Assumptions (units)	1,549	189	3,017	3,963	14
Possible Over or Underestimation (units)	+1	-171	-2,203	NA	NA
Total Underestimation (units)	2,373			NA	

Notes
1 From Exhibit 3 herein.
2 NA – Not available (neither supplied by the Lead Agency nor derivable from other sources)

Even the "Suburban Residential" and "Single Family Residential" district appear to allow for 5 65 and 6.0 units/acre, respectively (Initial Study, Table 3 [Proposed General Plan Land Use], p. 19). Absent information concerning the Lead Agency's intent with regard to the district's proposed development standards, it is not possible to know how the 14 units and 626,644 square foot assumption was derived.

Based on those assumptions and absence parcel-specific information concerning the proposed change in acreages for individual land use, the corresponding increase or decrease in the number of new dwelling units associated with each of the changes in land-use designation can be independently estimated. As indicated in Exhibit 5, based on the changes in land-use designation and development assumptions identified by the Lead Agency, a decrease of 220 units (418 – 638 = 220) would be projected. In contrast, the Lead Agency assumes 14 new "residential units" in the newly established "Mixed-Use" district, an increase of 3,017 "residential units" in the "Multi-Family Residential" district, and an increase of 1,549 "residential units" in the "Single Family Residential" district.

The difference between the Lead Agency's projection, as presented in the Initial Study (14 + 3,017 + 1,549 = 4,580) and the independent projection provided herein is 4,800 units (220 + 4,580 = 4,800). With that large of a deviation, it will not be possible for both parties to agree on the nature and severity of the resulting impacts and the measures needed to reduce those impacts to a less-than-significant level. So as to allow for independent confirmation, the Lead Agency needs to provide a reasoned rational to justify the development assumptions which will be considered in the upcoming EIR.

Exhibit 5

	Existing General Plan Land-Use Designations												New			
	Community & Institutional	Community & Institutional/JFTB	Easement	Limited Multi-Family Residential	Multi-Family Residential	Open Area	Planned Industrial	Professional Office	Retail Business	Single Family Residential	Specific Plan	ROW	Suburban Residential	Limited Industrial	Medical Overlay	Mixed Use
Change (acres)	+2	+29	0	0	-29	0	-65	-18	+31	0	0	0	0	+8	+13	+19
Residential																
Assumption (units/acre)	-	-	-	12	22	-	-	-	-	6	-	-	5.65	-	-	22
Increase or Decrease in Dwelling Units	-	-	-	0	-638	-	-	-	-	0	-	-	0	-	-	418
Non-Residential																
Assumption (FAR)	3:1	2:1	-			0	3:1	3:1	3:1	-	-	-	-	NA	NA	NA
Increase or Decrease in Square Footage	130,680	2,526,480	-	-	-		-8,494,200	-2,352,240	4,051,080	-	-		-	NA	NA	NA

With regards to non-residential square feet, both Table 2 (Current General Plan Land Use) and Table 3 (Proposed General Plan Land Use), under the "Specific Plan" heading, identify 582,824 square feet of non-residential use (i.e., "Specific Plan: per assumptions presented in Los Alamitos Medical Center Specific Plan EIR," Initial Study, Table 3 [Proposed General Plan Land Use], p. 20). As indicated in the Medical Center FPEIR, build-out projections for the Los Alamitos Medical Center ("Medical Center") are 582,824 square feet, including a "net increase over existing" of 226,301 square feet (Medical Center FPEIR, Table 3-4, p. 3-9). Since build-out of the Medical Center has not yet occurred (e.g., "Development within the Los Alamitos Medical Center Specific Plan area is expected to occur in three general phases over a 25-year period, Medical Center FPEIR, p. 3-20), it becomes apparent that the Lead Agency's declaration of existing non-residential square footage constitutes something other than existing in-ground conditions (e g , misrepresentation of the existing physical setting).

All that can be ascertained about the "Limited Industrial" district is that it comprises 8 acres (348,480 square feet) and will allow the development of 106,286 square feet of new non-residential development (Initial Study, Table 3 [Proposed General Plan Land Use], p. 19), representing a floor area ratio ("FAR") of 0.3:1. Excluding parks, from a General Plan perspective, no other non-residential land-use district in Los Alamitos appears to have a FAR of less than 2:1. As a result, absent information concerning the Lead Agency's intent with regard

to the district's proposed development standards, it is not possible to know how the 106,286 square foot assumption was derived.

At the public scoping meeting on January 6, 2014, representatives of the Lead Agency disclosed that the new "Limited Industrial" district ("Opportunity Site No. 2A") was proposed in order to allow commercial recreational uses as a permitted use. Since a commercial-recreational use is more appropriately categorized as a "retail" or "service-orientated" activity rather than an "industrial" use, there exists nothing in the Initial Study that would inform a reader of the City's intent to authorize and/or expand commercial-recreational uses in this district or which would provide a clue to the potential environmental impacts associated with the introduction or expansion of that unique land use.

An "overlay" zone typically does not materially alter the underlying land-use designation but merely establishes a separate set of design and development standards for particular uses. In this case, however, the Lead Agency asserts that the "Medical Overlay" district constitutes a separate land-use designation affecting 13 acres (566,280 square feet) and allowing for the development of an additional 357,255 square feet of development over and above the underlying land use (seemingly "Planned Industrial," as illustrated in Figure 5 [Proposed General Plan Land Use] in the Initial Study). To the extent that development densities can be increased above that otherwise allowable absent that designation, additional traffic and parking-related issues arise that are not acknowledged in the Initial Study.

All that is disclosed about the "Medical Overlay" ("Opportunity Site No. 5") is that this "opportunity site" is a non-residential district that is assumed to create one job for every 250 square feet of floor area (Initial Study, Table 3 [Proposed General Plan Land Use], p. 20). The Lead Agency's Zoning Code does not link development potential on individual properties to the number of jobs being created (e.g., the more jobs created the more intense the development which is then authorized). Absent information concerning the Lead Agency's intended development standards applicable to the "Medical Overlay," it is not possible to ascertain whether the assigned 357,255 square feet of new non-residential development, equating to a FAR of 0.63:1 (357,255 ÷ 566,280 = 0.63), is either a reasonable or rational basis for environmental assessment.

As indicated in the 2010 General Plan, the underlying zoning in the "Planned Industrial" district is "Planned Light Industrial" ("P-M") (2010 General Plan, Figure 1-3 [Zoning], p. 1-16). Referencing Table 2-05 (Commercial/Industrial Zoning Districts General Development Standards) in Section 17.10.030 (Property Development Standards) in Title 17 (Zoning) of the Municipal Code, the allowable FAR in the P-M zone is 0.4:1. An increase from 0.4:1 to 0.63:1 (65 percent) cannot be characterized as a "slight increase" (January 6, 2014 scoping meeting). In the case of this single 13-acre overlay area, the resulting increase is 130,743 square feet ([566,280 x 0.63] - [566,280 x 0.4] = 130,743).

With the exception of both the four (4) new General Plan land-use designations now proposed by the Lead Agency (for which no development standards are identified in the Initial Study) and the "Medical Center Specific Plan" (as discussed above), floor area ratios ("FARs") for non-residential land uses within Los Alamitos are listed in the 1989 FEIR (1989 FEIR, Table 1 [Land Use Categories], p. 8) and are assumed to correspond to existing public policies. Based on the application of those FARs and the increase or decrease in the acreages under each of the non-residential land-use categories, a reduction of 4,108,280 square feet of gross leasable square

footage can be calculated. In contrast, based solely on the unsubstantiated assumption that non-residential square footage will increase "approximately 10 percent above existing building square footage" (Initial Study, pp. 13 and 20), the Lead Agency assumes an "increase from existing conditions" of 903,465 square feet (Initial Study, Table 3, p. 19). The "approximately 10 percent increase" appears to be an arbitrary and unsubstantiated assumption. Rather than selecting a growth rate arbitrarily, the Lead Agency needs a much more cogent methodology for assessing growth within Los Alamitos over the next "20-plus years" (NOP, p. 2).

The difference between the Lead Agency's projection (as presented in the Initial Study) and the independent projection provided herein is over 5 million square feet (4,108,280 + 903,465 = 5,011,745) of non-residential uses. With that large of a deviation, it will not be possible for both parties to agree on the nature and severity of the resulting impacts and the measures needed to reduce those impacts to a less-than-significant level. So as to allow for independent confirmation, the Lead Agency needs to provide a reasoned rational to justify the development assumptions which will be considered in the upcoming EIR.

Based on these substantive differences, it is not possible to duplicate even an approximation of the Lead Agency's residential and non-residential projections. Substantially more detail (e.g., parcel-specific delineation) is, therefore, required in order to substantiate the development projections and methodology to be used in the upcoming EIR.

The accuracy of all of the Lead Agency's estimates, as presented in Table 3 (Proposed General Plan Land Use) must, therefore, be questioned because they do not appear to be supported by any verifiable information provided by the Lead Agency (i.e., a supportable baseline). By failing to accurately describe both the existing physical setting and the additional residential and non-residential development allowable under the GPU (and the basis for the impact analysis in the upcoming EIR), the EIR can only underestimate the likely environmental impacts that are associated with the proposed action. Since impacts are not likely confined to the Lead Agency's corporate boundaries, Cypress and other adjoining communities will likely incur substantial environmental costs without reaping any of the purported environmental benefits.

Inadequate Project Description

The State Legislature has declared that an EIR's purpose is "[t]o provide more meaningful public disclosure" (Section 21002.1[e]. CEQA). In addition, "[a]n environmental impact report is an informational document" (Section 21061, CEQA) and "[d]ocuments prepared pursuant to this division [shall] be organized and written in a manner that will be meaningful and useful to decisionmakers and to the public" (Section 21003[b], CEQA).

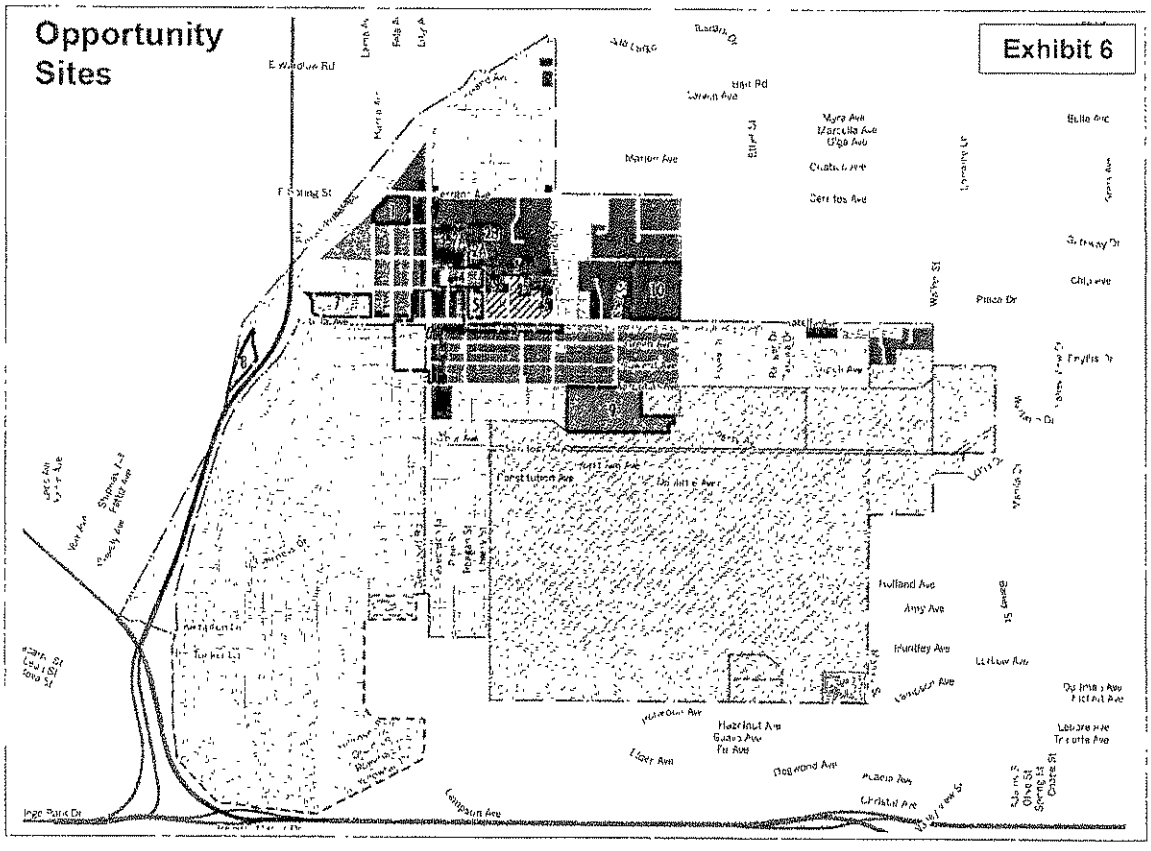
"CEQA contemplates serious and not superficial or pro forma consideration of the potential environmental consequences of a project" and emphasizes "the importance of an accurate project description to fulfilling the goals of CEQA" (*Leonoff v. Monterey County Board of Supervisors* [1990]). The court has stated that a "curtailed or distorted project description may stultify the objectives of the reporting process. Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal's benefit against its environmental cost, consider mitigation measures, assess the advantage of terminating the proposal and weigh other alternatives in the balance. An accurate, stable and finite project description is the sine qua non of an informative and legally sufficient EIR" (*County of Inyo v. City of Los Angeles* [1977]).

The purpose of CEQA "is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made" (*Laurel Heights Improvement Association v. University of California* [1993]) In citing CEQA, the court has stated that "'[t]he EIR must contain facts and analysis, not just the bare conclusions of the agency' [Citation]. 'An EIR must include detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project' [Citations]. 'CEQA requires an EIR to reflect a good faith effort at full disclosure; it does not mandate perfection, nor does it require an analysis to be exhaustive' [Citation]" (*Bakersfield Citizens for Local Control v. City of Bakersfield* [2004] ["*Bakersfield*"]). "Failure to comply with the information disclosure requirements constitutes a prejudicial abuse of discretion when the omission of relevant information has precluded informed decisionmaking and informed public participation, regardless whether a different outcome would have resulted if the public agency had complied with the disclosure requirements [Citations]" (*Bakersfield*, quoting from *Dry Creek Citizens Coalition v. County of Tulare* [1999]).

As indicated under Agenda Item 3(A) (Special Orders of the Day), as presented to the Council on June 17, 2013, "[t]he Land Use Plan will create the basis for the General Plan Land Use map and the proposed project to be analyzed through an Environmental Impact Report under CEQA." On September 16, 2013, the Lead Agency's Community Development Department sought Council authorization to commence the CEQA process for the GPU. As indicated under Agenda Item 8(F) (General Plan 2013 Draft Land Use Plan): "The next step in the General Plan process requires consent of the City Council. Staff is requesting to proceed with an Environmental Impact Report for the Plan as required by the California Environmental Quality Act. During the June study session, an overview of the General Plan progress, and opportunity sites to be studied in the EIR, was presented. A decision tonight locks in what will be studied in the General Plan EIR. . .While this General Plan Update is not a wholesale analysis of each parcel within City limits, ten sites did rise to the level of consideration by either staff, the TAC [Technical Advisory Committee] or the Commissions for changes that will be reflected in the proposed Draft Land Use Plan. This led to the selection of a preferred Land Use Plan as the basis for preparing the Land Use Element."

As further indicated under Agenda Item 3(A), "[t]his next step in the General Plan Update is to lock in the Draft Land Use Plan including ten opportunity sites that may be subject to a land use change." The "opportunity sites to be studied in the EIR" (http://losalgeneralplan.org/outreach/), are illustrated and described in Exhibit 6 herein. At least one of the these sites (e.g., Arrowhead Products) directly abuts Cypress and any change in land-use designation or in the development standards contained in the Zoning Code will result in direct and indirect impacts upon Cypress.

Under Agenda Item 3(A), the Lead Agency stated that "[a] decision tonight locks in what will be studied in the General Plan EIR"; however, none of the "ten opportunity sites to be studied in the EIR" are, in fact, identified in the Initial Study and/or NOP. No reference of any kind is made to those sites therein. Since neither the Initial Study nor the NOP state what factors have predicated the Lead Agency to undertake the GPU at this time, it must be assumed that the Lead Agency's election to undertake the proposed action is based on: (1) Los Alamitos' desire or the desires of individual property owners or members of the development community to change the land-use designations for one or more of the above referenced properties; and/or (2) identified housing need that cannot be met based on existing General Plan land-use designations. No linkage between the GPU and HEU is, however, referenced. As a result, both documents and their accompanying CEQA documentation would appear to be fatally flawed.



No	Name	Acreage	Existing GP	Proposed GP
1	Cerritos & Church (Cottonwood Church/Monty Collins Area	Not Specified	Planned Industrial (PI)	Multi-Family Residential (R3)
2A	Industrial Area off of Reagan (Limited Industrial)	Not Specified	Planned Industrial (PI)	Limited Industrial
2B	Industrial Area off of Reagan (Post Office and LAUSD Yard)	Not Specified	Planned Industrial (PI)	Community & Institutional (C&I)
3	Vacant/Center Plaza (Vacant former Lew Webb Site on Katella)	Not Specified	Retail Business (RB)	Retail Business (RB
4	Old Town East	Not Specified	Limited MFR (R2)	Limited MFR (R2)
5	Medical Center Area	Not Specified	Planned Industrial (PI) Professional Office (PO)	Medical Overlay (M) Professional Office (PO) Retail Business (RB)
6	Town Center (Los Alamitos Blvd/Katella Intersection)	Not Specified	Retail Business (RB) Suburban Residential (1B)	Mixed Use (MU) Suburban Residential (IB)
7	Civic Center/SuperMedia Site	Not Specified	Professional Office (PO) Community & Institutional (C&I)	Retail Business (RB)
8	Flood Control Reuse (Open Space along Channel south of Katella)	Not Specified	Open Area (OA)	Open Area (OA)
9	Former Base Housing (Vacant Base Housing along Farquhar)	Not Specified	MRF (R3)	Community & Institutional (CI)
10	Arrowhead Products	Not Specified	Planned Industrial (PI)	Retail Business (RB)

As yet another example of the internal inconsistency between the GPU and the HEU, as reflected in the "ten opportunity sites," although a number of "changes" in land-use designation are proposed under the GPU (comparing Figure 4 [Current General Plan Land Use] and Figure 5 [Proposed General Plan Land Use], Initial Study), "no General Plan amendment involving existing residential land use designations is proposed by the Housing Element" (IS/MND, p. 17).

Under CEQA: (1) "'Project' means an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (Section 21065, CEQA); (2) "In evaluating the significance of the environmental effect of a project, the lead agency shall consider direct physical changes in the environment which may be caused by the project and reasonably foreseeable indirect physical changes in the environment which may be caused by the project" (14 CCR 15064[d]); and (3) "Effects analyzed under CEQA must be related to a physical change" (14 CCR 15358[b]). Actions deemed to be exempt from CEQA include those activities that "will not result in a direct or reasonably foreseeable indirect physical change in the environment" (14 CCR 15060[c][2]).

Pursuant to Section 15082(a)(1)(A), the required content of a NOP includes a "description of the project." In describing the proposed action, the Lead Agency states: "The proposed project is an update to the City of Los Alamitos General Plan. The Los Alamitos General Plan Update is intended to shape development in the City and the unincorporated community of Rossmoor over the next 20-plus years. The Los Alamitos General Plan Update involves reorganization of the current General Plan into the following six required and two optional elements: land use element, circulation and transportation element, open space and recreation element, conservation element, safety element, noise element, economic development element, and growth management element" (NOP, p. 2). By failing to indicate that the proposed action relates, at least in part, to a GPA on those "ten opportunity sites," the NOP fails to accurately and adequately describe the proposed action.

With regards to the GPU, if, as alleged, the proposed action is merely a "reorganization of the current General Plan," involving a population reduction of 1,741 residents and 104,612 square feet of non-residential development (Initial Study, Table 3, p. 19), then it would appear that the proper form of CEQA documentation would be a "subsequent EIR" (14 CCR 15162) or "supplemental EIR" (14 CCR 15163) or even a "mitigated negative declaration" (14 CCR 15070) rather than a new EIR. Since the Lead Agency has deemed none of those forms of CEQA documentation to be relevant, the Lead Agency's own actions demonstrate the substantive nature of the proposed action.

By categorizing the project as merely a "reorganization of the current General Plan" (e.g., "reorganization" does not manifest as a "physical change"), the Lead Agency materially misrepresents the actual nature of the proposed action (e.g., "The proposed project would replace the current Los Alamitos General Plan and would modify land use designations in Los Alamitos," Initial Study, p. 53) and, in so doing, precludes relevant information from being presented to public agencies and the general public (Section 21005, CEQA). Absent explicit reference to the specific content of the "proposed Draft Land Use Plan" and "preferred Land Use Plan," the affected public is denied the ability to comment on those components of the upcoming EIR that have the potential to produce a "physical change" to the existing environment.

The 2010 General Plan states that "[t]he City of Los Alamitos encompasses 2,752 acres" (2010 General Plan, p. 1-1). No reference to the community of Rossmoor, which is a California Special District, or to Los Alamitos' SOI is contained therein. In describing the "current General Plan land use" (Initial Study, Table 2, p. 13), the Lead Agency's inclusion of Rossmoor therein constitutes a material misrepresentation of the geographic area included in the 2010 General Plan (see 2010 General Plan, Figure 1-2 [General Plan], Figure 1-3 [Zoning], and Figure 1.4 [Location of Residential Neighborhoods]).

In contrast, the GPU is based on an area of 3,601 acres (e.g., "The City of Los Alamitos encompasses 2,619 acres and its SOI extends to the 982-acre unincorporated community of Rossmoor," Initial Study, p. 1-1). As such, it is disingenuous to both state that, with regards to the Rossmoor area, the "change compared to the current General Plan" is zero (Initial Study, Table 3, p. 19) and to refer to the GPU as merely a "reorganization" when, in fact, it includes an additional 849 acres (2,601 – 2.752 = 849) to 982 acres (Initial Study, Table 3, p. 19) of land within its purview.

The Lead Agency states that the purpose of the NOP is "to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project" (NOP, p. 1); however, without being informed, at least in general terms, as to the nature of the "physical changes" to the existing environment that would occur should the project be implemented as proposed, stakeholders have been denied the ability to submit meaningful comments on the "scope and content of the EIR."

The NOP, therefore, does not include the minimum information required to constitute a valid notice. In order to avoid an inadequate EIR, a new NOP must again be disseminated and the affected public and those public agencies required to receive notice must again be provided a new opportunity to submit comments to the Lead Agency relative to both the proposed project and the potential impacts resulting therefrom.

Zoning Code

As stipulated, in part, under Section 65860 of the CGC, "County or city zoning ordinances shall be consistent with the general plan of the county or city." The California Supreme Court held that a zoning ordinance that is inconsistent with the comprehensive plan at the time it is enacted is "invalid when passed." In addition, the court noted that zoning and planning consistency requires that local communities amend zoning ordinances to conform to the general plan and not vice versa ("The tail does not wag the dog") (*Lesher Communications v. City of Walnut Creek* [1990]).

As indicated in Section 17.04.010 (Purpose) in Title 17 (Zoning) of the Municipal Code: "This chapter establishes the zoning districts applied to property within the city. It also determines how the zoning districts are applied on the zoning map, and provides general permit requirements for development and new land uses."

The Lead Agency proposes the creation of four (4) new General Plan designations, including "Suburban Residential," "Limited Industrial," "Medical Overlay," and "Mixed Use." However, absent from Title 17 (Zoning) are any comparable zoning districts matching or closely replicating those new General Plan designations. As such, should those districts be established, the Lead Agency would be required to amend its Zoning Code to include corresponding "general permit

requirements" (e.g., design and development standards), including a listing of permitted and conditionally permitted land uses. The new listing of eligible land uses likely differs from those now authorized under existing zoning.

All non-residential land uses are not alike and do not exhibit identical operational characteristics. With regards to non-residential uses, to merely state that the proposed project constitutes a 903,465 square foot "increase from existing conditions" or a 8,881,442 square foot "grand total" (Initial Study, Table 3 [Proposed General Plan Land Use], p. 19) provides no information concerning whether that increase is retail, office, institutional, light industrial, or heavy industrial. Based on operational differences, the placement of non-residential uses adjacent to certain sensitive land uses (e.g., residential, schools, libraries, parks and recreational areas, hospitals and medical facilities, nursing homes, and churches) could possibly result in undisclosed land-use compatibility conflicts based on the different operational characteristics of those uses.

Absent from the Initial Study and NOP is: (1) any acknowledgement that the proposed project includes a substantive amendment to the Zoning Code; and (2) any general or detailed information concerning the nature of that amendment and the standards needed to ensure consistency with the GPU. Because precise development assumptions have been assigned to those new districts (see Initial Study, Table 3 [Proposed General Plan Land Use], p. 19) based on an undisclosed set of standards (e.g., allowable FAR), critical information germane to the environmental assessment has been withheld and the affected public has been denied the ability to both independently validate the level of development so assigned and to comment thereupon (e.g., suggest alternative development standards).

Because the EIR needs to examine the physical changes likely to occur to the existing baseline setting should the proposed project be implemented in the manner now proposed, an accurate assessment of the development that will follow becomes a foundational component of the EIR and one of the most critical variables affected all of the topical issues to be evaluated therein. Zoning is the key bridge linking the General Plan and the parcel-specific and development-specific entitlements that will likely follow the adoption of the GPU.

Inconsistent Project Description and General Plan

In court has stated, in pertinent part, that "[t]he general plan has been aptly described as the "constitution for all future developments". . .[T]he propriety of virtually any local decision affecting land use and development depends upon consistency with the applicable general plan and its elements. . .The consistency doctrine has been described as 'the linchpin of California's land use and development laws; it is the principle which infuse[s] the concept of planned growth with the force of law' [Citation]" (*Napa County for Honest Government v. Board of Supervisors* [2001]).

As required under the CGC: (1) "In constructing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of polices for the adopting agency"' (Section 65300.5, CGC); and (2) "Any specific plan or other plan of the city or county that is applicable to the same areas or matters affected by a general plan amendment shall be reviewed and amended as necessary to make the specific or other plan consistent with the general plan" (Section 65359, CGC).

The Lead Agency seeks to concurrently process a MND for the HEU and an EIR for what appears to be the remainder of the GPU. In addition to the issues of "fragmentation" and "piecemealing" raised above, this segmentation results in a document which is neither "integrated" nor "internally consistent."

For example, as indicated in the IS/MND: "The 1999 General Plan identifies three residential areas within the City with vacant and/or underutilized parcels that would allow for the development of additional housing units. These residential areas include Old Town East, Old Town West, and Apartment Row. According to the General Plan, buildout of these three residential areas could result in 645 additional dwelling units and a population increase of 1,870 persons. Specifically, the [1999] General Plan would allow for 24 additional dwelling units within Old Town East, 171 additional dwelling units in Old Town West, and 450 additional dwelling units in Apartment Row" (IS/MND, pp. 54-55).

In contrast, the Initial Study states that the build-out of the totality of the Lead Agency's planning area will result in only 535 new dwelling units and 1,395 new residents (e.g., at the January 6, 2014 scoping meeting, representatives of the Lead Agency categorized the GPU as "low growth") As a result, it is not possible to reconcile the substantive differences between the assumptions and the growth projections internal to the General Plan and the policy documents comprising that blueprint (e.g., "the City's General Plan serves as the blueprint for future growth and development, IS/MND, p. 2).

As indicated in the Initial Study, "[t]he Los Alamitos General Plan Update is intended to shape development in the City and the unincorporated community of Rossmoor (sphere of influence) over the next 20-plus years" (Initial Study, p. 17). In contrast, the HEU states that "[t]he Housing Element addresses housing opportunities for current and future Los Alamitos residents through 2021" (HEU, p. 1-1). As a result, the Lead Agency's individual General Plan elements do not even examine the same time period. With the possible exception of the GME (which was not available on the Lead Agency's website with the rest of the 2010 General Plan), no other General Plan element appears to either have such a limited-term perspective or short-term implementation program.

As mandated under Section 65583 of the CGC: "The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing." In addition, the element shall contain "[a]n assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." As a result, since the General Plan Update encompasses a "20-plus year" horizon, the HEU is not consist with the remainder of the General Plan and does not contain a corresponding needs analysis over that same time period.

As required under Section 65300 of the CGC: "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning." The GPU includes both the City and its SOI (i.e., "The City's sphere of influence encompasses the unincorporated community of Rossmoor on the southwest side of the City," Initial Study, p. 1). In contrast, the HEU excludes Los Alamitos' SOI, such that the GPU and HEU do not examine the same geographic area.

The HEU states that, in 2011, there were 4,307 "housing units" in Los Alamitos (HEU. Table 2-14, p 2-13). In contrast, the Initial Study states that there are 5,439 "residential units" in Los Alamitos plus an additional 3,963 units in Rossmoor, for a total of 9,402 units (Initial Study, Table 2, p. 13). Similarly, the HEU states that Los Alamitos' 2010 population is 11,449 individuals (HEU, Table 2-2, p. 2-2). The Initial Study declares that the Lead Agency's population is 14,204 individuals plus an additional 10,540 individuals in Rossmoor, for a total population of 24,744 persons.

Also, the HEU states that, in 2010, there are 5,530 jobs in Los Alamitos (HEU, Table 2-6, p. 2-70), however, the Initial Study indicates that there are 16,235 jobs in Los Alamitos plus an additional 408 jobs in Rossmoor, for a total of 16,643 jobs. Because "the City's population has not increased for over 20 years," (HEU, p. 2-2), these substantial differences cannot be explained merely based on minimal year-to-year changes in housing inventory and population but are reflective of a much more systemic lack of integration throughout the General Plan.

As indicated in the IS/MND, "[t]he Housing Element anticipates the development of 61 residential units to meet the regional housing needs" (IS/MND, p. 67) and "[t]he Housing Element would promote a range of affordable housing choices" (IS/MND, p. 23). In contrast, the GPU identifies a 667-unit reduction in the Lead Agency's housing inventory (Initial Study, Table 3, p. 19). Portions of the General Plan describe the need for an expanded and more diverse housing inventory while other portions of the General Plan create a substantial reduction in both that total inventory and, more specifically, in the number of multi-family units in Los Alamitos.

In accordance with the Southern California Association of Governments' ("SCAG") final "Regional Housing Needs Assessment" ("RHNA") "5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014 - 10/1/2021," Los Alamitos' fair-share housing need includes 14 "very low income," 10 "low income," 11 "moderate income, and 20 "above moderate income" units (http://www.scag.ca.gov/Documents/5thCyclePFinalRHNAplan.pdf) (see also HEU, p. 2-24). The Lead Agency notes that in order "[t]o address the City's needs for very low- and low-income housing, Los Alamitos must demonstrate that it has an adequate supply of land for higher density housing. Although zoning land for higher density development does not guarantee the construction of housing that is affordable to low and moderate income families, without such higher density zoning, the opportunity to provide housing for lower income households is limited" (HEU, p. 6). Under the GPU, lands designated "Multi-Family Residential" will be reduced from 174 to 145 acres (see Initial Study, Table 2 [Current General Plan Land Use] and Table 3 [Proposed General Plan Land Use], pp. 13 and 19).

In *Neighborhood Action Group v. County of Calaveras* (1984), the court held that a finding of consistency based on an inadequate general plan was a legal impossibility. Notwithstanding these substantive geographic and demographic differences, the Lead Agency nonetheless erroneously asserts that the HEU is consistent with the General Plan (e.g., "City staff has reviewed the other Elements of the General Plan and has determined that this Housing Element provides consistency with them," HEU, p. 1-2). In addition, the IS/MND notes: (1) "Implementation of the Housing Element is consistent with the Land Use Element" (IS/MND, p. 17); (2) "City staff has reviewed the other elements of the General Plan and has determined that the proposed Housing Element provides this necessary consistency" (IS/MND, p. 46); and (3) "Project implementation would be consistent with the analysis presented in the General Plan and would result in no greater impacts than previously identified" (IS/MND, pp. 62 and 63).

Other than the bare conclusion, no consistency analysis or evidence of the precise nature and substance of the "City staff review" is presented therein. Additionally, it is the City's decision-making body and not "City staff" that makes that determination following that body's deliberations and consideration of the totality of the project's administrative record and not prior to those deliberations.

Housing Element Update

As indicated in SCAG's "A RHNA 101 Primer" (SCAG, January 2011): "When a local government fails to adopt an updated Housing Element by the deadline, or adopts an element that does not comply with the law, the city or county is regarded as noncompliant and is subject to penalties If the General Plan or any element is not in compliance with the law, a petitioner - be it an environmentalist, low income housing advocate or builder - can request a hearing or a trial. If a court finds that the General Plan or any of its mandatory elements do not substantially comply with the law then the court in its order of judgment may specify one or more actions such as the two examples noted below: [1] Suspend authority of the entity to issue building permits or any other related permits for residential housing; [2] Suspend the authority of the entity to grant zoning changes, variances, or both."

Los Alamitos' HEU was "received" by HCD on November 7, 2013 and the "final due date" is January 6, 2014 (http://www.hcd.ca.gov/hpd/hrc/plan/he/review.pdf). The Lead Agency's truancy in updating that document cannot now serve as justification in support of and authorization for and acceptance of its CEQA defects. The public interest is not advanced by selective compliance with CEQA.

All elements of a general plan have equal legal status. For example, in *Sierra Club v. Board of Supervisors of Kern County* (1981), a California appellate court struck down a provision in the general plan that stated if there is a conflict between the land-use element and the open space element, the land-use element controls. Recognizing the comprehensive nature of comprehensive planning, the court found that no element is legally subordinate to another.

To the extent that the Lead Agency elects not to avail itself of the authority to prepare either an "EIR as part of a general plan" (14 CCR 15155) or a "program EIR" (14 CCR 15168), because the Lead Agency seeks to only examine a 2014-2021 time period with regards to the HEU and not the "20-plus years" examined in the GPU, the Lead Agency should define the upcoming EIR as a "staged EIR." As indicated in Section 15167(a) of the State CEQA Guidelines, "[w]here a large capital project will require a number of discretionary approvals from government agencies and one of the approvals will occur more than two years before construction will begin, a staged EIR may be prepared covering the entire project in a general form. The staged EIR shall evaluate the proposal in light of current and contemplated plans and produce an informed estimate of the environmental consequences of the entire project. The aspect of the project before the public agency for approval shall be discussed with a greater degree of specificity."

In any event, because significance determinations cannot be made absent an understanding of the "whole of the action" (14 CCR 15378[a]), the Lead Agency needs to project housing need through 2035 (consistent with the GPU) so that potentially significant environmental impacts are not compartmentalized in a manner which minimizes environmental disclosure. CEQA does not allow agencies to consider only "direct or primary effects" (which are caused by the project and occur at the same time and place) while ignoring "indirect or secondary effects" (which are

caused by the project and are later in time or farther removed in distance but are still reasonably foreseeable) (14 CCR 15358).

As indicated in the IS/MND, the "[a]doption of the update to the Housing Element of the City's General Plan is subject to review and/or approval by the following. . .California Department of Housing and Community Development" (IS/MND, p. 9). In *Nelson v. County of Kern* (2010), the court noted.

> CEQA's conception of a project is broad (see Friends of the Sierra Railroad v. Tuolumne Park & Recreation Dist. (2007) [Citation]), and the term is broadly construed and applied in order to maximize protection of the environment (San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus (1994) [Citation]). This big picture approach to the definition of a project (i.e., including "the whole of an action") prevents a proponent or a public agency from avoiding CEQA requirements by dividing a project into smaller components which, when considered separately, may not have a significant environmental effect ([Citation] [Citation]). That is, the broad scope of the term "project" prevents "the fallacy of division," which is the "overlooking [of a project's] cumulative impact by separately focusing on isolated parts of the whole" (McQueen v. Board of Directors (1988) [Citation]). Environmental considerations may not be submerged by chopping a single CEQA project into smaller parts for piecemeal assessment (Bozung v. Local Agency Formation Com. (1975) [Citation]). Rather, "the whole of an action" or the entire activity for which the approvals are being sought must be considered by the agency ([Citation]).
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> [State] CEQA Guidelines further clarify that the term "project" refers to "the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term 'project' does not mean each separate governmental approval" ([Citation]). This important elaboration is meant to "ensure that a project proponent does not file separate environmental reports for the same project to different agencies thereby preventing 'consideration of the cumulative impact on the environment' [Citation]" ([Citation]). It also serves as a reminder that there may be more than one agency issuing approvals for a particular project and clarifies that the project is not to be confused with each separate governmental approval.

Local and regional housing needs will neither disappear nor dissipate after 2021. If that were the case, the Lead Agency would not need to formulate General Plan policies allowing residential development in excess of 61 dwelling units. If the Lead Agency asserts that Los Alamitos' total housing need is only 61 units, then further justification is needed to rationalize the City's promotion of the additional 474 units (535 – 61 = 474) anticipated under the GPU (see Table 3 [Proposed General Plan Land Use], p. 19). If the General Plan is intended and designed to response to identified community's needs, then the Lead Agency's declared housing need (i.e., 61 units) should dictate land-use policy and the number of new dwelling units that can be constructed in Los Alamitos based on General Plan and Zoning Code authorization. Because no housing needs beyond the 61 units is identified in the HEU, the additional 474 units thus become growth inducing.

Absence SCAG-adopted or other housing need projections formulated by the California Department of Housing and Community Development ("HCD") or another public agency beyond 2021, the Lead Agency has the ability to extrapolate between the 23 units identified during the 2006-2014 planning period (i.e., "The Housing Element is a policy document designed to aid the City in future planning, and provides the policy and regulatory mechanism to allow the market development of 23 residential units for the planning period 2006 to 2014," IS/MND, p. 71) and the 61 units identified during the 2014-2021 planning period as a means of determining housing needs though 2035.

The Lead Agency does not state whether it achieved, exceeded, or fell short of its 2006-2014 (Fourth Cycle) housing goal and/or whether there exists an unfulfilled need that carries over or should carry over from that time period to the next (Fifth Cycle). Assuming that housing need is linear and that 23 units were required between 2006-2014 and that an additional 61 units are required between 2014-2021, projecting that same growth trend forward, between 2021-2028, the Lead Agency's housing need would be an additional 162 units and, between 2028-2035, the Lead Agency's housing need would be an additional 429 units. Assuming no carry-over from the 2006-2014 time period, the resulting 652 units (61 + 162 + 429 = 652) exceeds the 535 "residential units" that Los Alamitos projects under the GPU. By adopting a set of land-use policies that discourage new housing development (by reducing the acreage of residentially-designated lands) but promote non-residential development (by increasing the acreage of non-residentially-designated lands), the Lead Agency then exports its unfulfilled housing demand to other communities while concurrently seeking to expand employment opportunities in Los Alamitos.

Referencing Section 21000(g) of CEQA, "it is the intent of the Legislature that all agencies of the State government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while *providing a decent home and satisfying living environment for every Californian*" (emphasis added). As further indicated in Section 21001(d) of CEQA, the State Legislature finds and declares that it is the policy of the State to "[e]nsure that the long-term protection of the environment, consistent with the *provisions of a decent home and suitable living environment for every Californian*, shall be the guiding criterion in public decisions" (emphasis added). Referencing Section 15021(d) of the State CEQA Guidelines, "CEQA recognizes that in determining whether and how a project should be approved, a public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social factors and in particular the goal of *providing a decent home and satisfying living environment for every Californian*" (emphasis added).

As indicated in Table 3 (Proposed General Plan Land Use) in the Initial Study, rather than promoting the provision of "decent housing," it appears that the Lead Agency's proposed GPU adversely impacts Los Alamitos' ability to fulfill those State mandates. As indicated therein, the Lead Agency states that the proposed "change compared to the current General Plan" is not the expansion of the local housing inventory but a 667-unit reduction in the number of "residential units" that could be constructed throughout Los Alamitos. In comparison, over the next "20-plus years," the Lead Agency projects that only 535 new units will be constructed throughout Los Alamitos and its SOI

To put "lipstick on a pig" is a rhetorical expression which is used to convey the message that making superficial or cosmetic changes is a futile attempt to disguise the true nature of an

object In the case of the GPU and HEU, while likely too broad a characterization, the Lead Agency seeks to replace its existing housing-supportive public policies with a new set of public "community values" which "[m]aximize retail opportunities" and "[o]ffer incentives to preserve and attract business" (Initial Study, p. 17) but do nothing for the production of housing or the retention of the existing housing stock. Not one of the Lead Agency's declared "community values" relates, either directly or indirectly, to the provision of new housing opportunities within Los Alamitos and its SOI.

To the detriment of housing, it is evident that the intent of the GPU is to promote jobs and revenue-generating land uses. The HEU contains only minimal discussion of the relationship between jobs and housing and what is presented is not supported by the information provided in Table 3 (Proposed General Plan Land Use) in the Initial Study. As indicated in the IS/MND: "The Housing Element contains policies that encourage the development of vacant and underutilized sites at greater intensities to provide higher density residential development (Policy Actions 4.2 and 4.3) and encourages partnerships and coordination with developers and outside agencies to encourage the development of affordable housing (Policy Action 5.5)" (IS/MND, p. 21). However, as indicated in Exhibit 5 herein, the inventory of lands allocated for "Multi-Family Residential" is being reduced by 29 acres (with a corresponding reduction of 638 units).

Referencing SCAG's "Regional Housing Needs Assessment" (SCAG, October 3, 2012) (http://www.scag.ca.gov/Documents/scagRHNA2012.pdf): "California State housing element law enacted in 1980 requires SCAG and other regional councils of government in California to determine the existing and projected regional housing needs for persons at all income levels. SCAG is also required by law to determine each jurisdiction's share of the regional housing need in the six-county Southern California region. The intention of SB 375 and the RHNA process is to create a better balance of jobs and housing in communities, ensure the availability of decent affordable housing for all income groups and achieve sustainability through long term strategic land use planning." Municipalities with a jobs-housing ratio of 1.0 are considered to be in balanced or in equilibrium. A ratio greater than 1.0 indicates a net in-commute and a ratio less than 1.0 indicates a net out-commute.

Referencing HCD's "California's Inter-Regional Partnership Program - Jobs, Housing and Mobility Strategies" (HCD, June 2005):

> Jobs-to-housing ratios are sometimes used to characterize jobs-housing balance, yet identifying an appropriate ratio for use as target is difficult. A crude measure of jobs-housing balance is sometimes presented as a jobs-to-employed residents' ratio, where a ratio of 1:1 represents one job for each household. Generally, when the ratio is below 1.0 the area is considered to have a jobs deficit and housing surplus. This is a general indication of the need of the community to commute out of the area for employment. When the ratio is above 1.0 the area is considered to have a housing deficit and jobs surplus.
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> When the National Center for Smart Growth Research and Education analyzed U.S. Census data from 1980, 1990, and 2000, they found that the number of housing units per job was falling each decade. The jobs-housing ratio of the U.S. has grown increasingly larger since 1980, growing from 1.3, to 1.36, to 1.45.

> The 1.5 ratio often cited recently in California was based on an observation of the California Department of Finance (the ratio of jobs and housing units created in the decade of the 1990s, a decade lagging in housing construction). This 1.5 ratio reported by DOF was descriptive, and not intended to represent a prescriptive standard. California, as a whole, had in 2000 a ratio of jobs to households of 1.28 and a ratio of jobs to housing units of 1.20, based on 14.7 million jobs per the Employment Development Department 11.5 million households, and 12.0 million non-recreational housing units per the U.S. Census Bureau. Thus, the actual California ratios render impossible a 1.5 ratio in every county, or even a 1.3 ratio. Since those 1.2 and 1.28 ratios from the 2000 data came from a year that was a boom for jobs but extremely low housing vacancy rates, a desirable ratio would have more housing units to allow people to form households as they would wish, and thus a desirable ratio is probably closer to 1.1 jobs to housing units. Depending on the geographic context, use of target ratios larger than 1.3 may mislead users to underestimate the need for housing.

The HEU defines "jobs-housing balance" as "[a] ration [sic] used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration" (HEU, p. AD-5). As indicated in Table 1 (Existing Land Use Summary) in the Initial Study, excluding Rossmoor, the Lead Agency's existing jobs-housing ratio is 3.23 jobs per household (14,265 jobs/4,421 units = 3.23). As further indicated in Table 2 (Current General Plan Land Use) therein, excluding Rossmoor, existing public policies support a jobs-housing ratio of 2.98 (16,235 jobs/5,439 units = 2.98), demonstrating movement toward equilibrium. However, as indicated in Table 3 (Proposed General Plan Land Use) in the Initial Study, excluding Rossmoor, under proposed policies, the jobs-housing ratio will increase to (18,022 jobs/4,772 units = 3.78), demonstrating movement away from equilibrium.

The jobs-housing imbalance in Los Alamitos may actually be worse that suggested in the Initial Study Referencing the Medical Center FPEIR: "According to SCAG, the jobs/housing ratio for the City of Los Alamitos in 2010 is 4.07:1 in year 2010, and is projected to be 4.03:1 in the year 2035, indicating that the City will continue to be jobs rich" (Medical Center FEIR, p. 7-2).

As it relates to transportation policy, the central concern of jobs-housing balance is the journey to work and the corresponding vehicle miles traveled ("VMT") associated with that commute. The concept implicitly assumes that workers choose to work as close to home as possible (or that workers choose homes as close to their jobs as possible). If a given area has a much greater concentration of employment than resident workers, workers must be drawn from other areas, leading to longer commutes. Similarly, if resident workers greatly outnumber job opportunities, those workers must seek jobs in other more distant areas.

With all other things being equal, the more balanced the community, the shorter the commute. The Lead Agency's GPU and HEU, through its deterrents to the development of new housing, actually encourages longer commutes and contributes to increased VMT (including fuel consumption and mobile source air pollutants), thus adversely impacting air quality and public health and adding to congestion on the regional roadway network (including streets in Cypress). With the exception of the unsupported (e.g., no traffic analysis is presented) and erroneous declaration that "[t]he Housing Element would promote a range of affordable housing choices

near jobs, services, and transit, which would inherently reduce sprawl and thus total VMTs" (IS/MND, p. 23), the resulting increase in VMT and the potential traffic and air quality impacts resulting therefrom are not addressed in either the Initial Study or in the IS/MND.

In correspondence to Cypress, dated December 5, 2013, Los Alamitos noted that "[t]raffic is a major concern for the City of Los Alamitos because it is already one of the most significant impacts to the area. Since the City of Cypress and the City of Los Alamitos share arterial streets, we remain concerned that future development has the potential to impact our sections of those roadways and intersections." In what appears to be the "pot calling the kettle black," the Initial Study then acknowledges that "[b]uildout of the General Plan Update would involve changes in land use intensity and additional traffic volumes throughout Los Alamitos and SOI" and "[f]uture development in accordance with the General Plan Update would increase traffic in Los Alamitos" (Initial Study, pp. 39 and 51).

As indicated in the Federal Highway Administration's ("FHWA") "Multi-Pollutant Emissions Benefits of Transportation Strategies, Final Report" (FHWA, November 14, 2006):

> Transportation is a major source of air pollutant emissions. Nationally, on-road transportation sources are responsible for 27 percent of VOCs [volatile organic compounds] emissions, 35 percent of NOx [nitrogen oxides] emissions, and 55 percent of CO [carbon monoxide] emissions. . .Strategies that reduce vehicle miles traveled will reduce emissions of all pollutants. Each mile that a vehicle travels, it emits more pollution, so reducing vehicle travel mileage will reduce emissions of all seven gases [CO, particulate matter (PM_{10} and $PM_{2.5}$), NO_X, VOCs, sulfur oxides (SO_X), and ammonia (NH_3)].

Section 65583(c)(1) of the CGC requires that local housing elements include a rezone program to make sites available to accommodate the portion of new housing need that could not be accommodated on sites in the land inventory As stipulated under Section 65583(c)(1)(B) therein, the rezone program must identify sites that can be developed for housing within the five-year planning period addressed in the HEU. Pursuant to Section 65583(c)(1)(A), local governments must complete required rezoning within three years from the earliest of the following dates: (1) 90 days from the date HCD comments on the last draft reviewed before element adoption; or (2) three years from the date of element adoption. Under Section 65583(g), if a local government fails to complete rezoning by the prescribed deadline, a local government may not disapprove a housing development project nor require a conditional use permit, planned unit development permit or other locally imposed discretionary permit or impose a condition that would render the project infeasible, if the housing development project. (1) is proposed to be located on a site required to be rezoned; and (2) complies with applicable objective general plan and zoning standards and criteria, including design review standards, described in the rezone program action. No discussion of the need for that "rezone program" is, however, included in either the Initial Study or IS/MND.

As indicated by HCD (http://www.hcd.ca.gov/hpd/housing_element2/OR_costal.php):

> The housing element affects a locality's policies for growth and residential land uses. Among other things, the housing element establishes the locality's housing goals, policies and objectives, identifies sites for new construction and addresses governmental constraints. The goals, policies, and objectives of an updated

> housing element should be reviewed in the context of the land-use, circulation, open space elements, zoning, and/or redevelopment and capital improvement plans, especially if these plans or elements have not recently been updated. The general plan is required to be "internally consistent" meaning any and all conflicts between general plan elements should be acknowledged and resolved. Jurisdictions must ensure programs and policies in other elements do not conflict with those of the housing element; in particular the land-use, circulation or conservation elements. For example, the circulation element levels of service (LOS) standards may need to be updated to reflect potential build out capacities proposed in the housing element. Also, realistic development capacity could be impacted by the conservation element policies that require new residential projects to provide large open space corridors or buffer areas. When conflicts exist, the housing element must describe how consistency will be achieved and how the goals of the housing element will be addressed. Many communities attempt to address and resolve conflicts by amending the zoning ordinance and all relevant elements of the general plan concurrent with amendment of the housing element. For example, if densities of particular sites must be increased to identify adequate sites, the attendant amendments to the general plan and zoning ordinance could be proposed and adopted at the same public hearing as *the housing element. In addition to resolving inconsistencies among various* elements and/or ordinances at the time of updating the housing element, any subsequent amendment to the housing element or other general plan elements, should trigger a review of the entire general plan, especially land-use provisions, to ensure internal consistency is maintained.

From the information presented by the Lead Agency, it is not possible to ascertain the status of either the HEU or its accompanying CEQA documentation. Although there is no evidence of a separate NOP for the HEU, if not released already, both the HEU and the IS/MND appear ready for release. Similarly, it is not possible to know whether the GPU's NOP is also intended to be inclusive of the HEU. At the January 6, 2014 scoping meeting, in describing the existing General Plan, representatives of the Lead Agency both stated and illustrated (by means of a presentation "slide") that the Housing Element was, in fact, a component of the existing General Plan.

In addition, at the scoping meeting, as part of the public presentation, the Lead Agency's representatives presented a "slide" stating that the General Plan "does not focus on short-term action." Because the HEU appears to address only the 2014-2012 time period and nothing beyond that date, it is not possible to understand the context of that statement other than to the extent that it may infer that the "left hand does not know what the right hand is doing" (e.g., the HEU has been separately prepared from the rest of the GPU and is being independently processed therefrom).

The IS/MND states that "[i]f, as a result of the Initial Study, the lead agency finds that there is evidence that any aspect of the [HEU] Project may cause a significant environmental effect, the lead agency shall further find that an Environmental Impact Report is warranted to analyze Project-related and cumulative environmental impacts" (IS/MND, p. 1). The information presented herein constitutes substantial evidence that the HEU will, as an integral component of the General Plan and the anticipated physical changes resulting therefrom, result in one or more significant environmental effects. As a result, the Lead Agency must terminate separate

processing of the HEU, prepare a new Initial Study consolidating the GPU and HEU, conduct an additional scoping meeting, and provide new notice under CEQA.

Representatives of the JFTB attended the scoping meeting and notified the Lead Agency that the "tenant population of the base would be increasing over the short term" both for military preparedness reasons and because the base was California's "emergency support platform" for the region. Independent of whether Los Alamitos has jurisdiction over that facility, the Lead Agency cannot ignore the current and reasonably foreseeable activities that are occurring and which are likely to occur thereupon as if they do not exist. As a result, since there is no on-base housing, Los Alamitos is aware that there may exist additional housing needs in excess of SCAG's fair-share allocation. To ignore those unaccounted housing needs would be to ignore the existence of the JTFB itself.

Pursuant to Section 65584.07(d)(1) of the CGC:

> If an annexation of unincorporated land to a city occurs after the council of governments, subregional entity, or the department for areas with no council of governments, has made its final allocation under Section 65584.03, 65584.04, 65584.06, or 65584.08, a portion of the county's allocation may be transferred to the city. The city and county may reach a mutually acceptable agreement for transfer of a portion of the county's allocation to the city, which shall be accepted by the council of governments, subregional entity, or the department, whichever allocated the county's share. If the affected parties cannot reach a mutually acceptable agreement, then either party may submit a written request to the council of governments, subregional entity, or to the department for areas with no council of governments, to consider the facts, data, and methodology presented by both parties and determine the number of units, by income category, that should be transferred from the county's allocation to the city.

For the current planning cycle, the RHNA for the unincorporated County is 5,272 units (SCAG, 5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014 – 10/1/2012). To the extent that it is predicated solely on the Lead Agency's existing corporate boundaries and not the inclusion of the unincorporated community of Rossmoor, Los Alamitos' declared housing need of 61 units (e.g., "The City's adjusted regional housing need for the 2014-2021 planning period is 61 housing units," IS/MND, p. 54) may constitute an underestimation of allocated fair-share need because any allocation applied to unincorporated County areas would then need to be equitably incorporated into the Lead Agency's allocation. There exists no evidence to indicate that any fair-share allocation applicable to the SOI has also been considered by the Lead Agency.

No Factual Basis for Preliminary Conclusions Presented

The State CEQA Guidelines define "a threshold of significance" as "an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant" (14 CCR 15064.7[a]).

Pursuant to Section 21000(d) of CEQA: "The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached." As further indicated under Section 15064.7 of the State CEQA Guidelines: "(a) Each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental effects. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. (b) Thresholds of significance to be adopted for general use as part of the lead agency's environmental review process must be adopted by ordinance, resolution, rule, or regulation, and developed through a public review process and be supported by substantial evidence."

Referencing Appendix G (Environmental Checklist Form) of the State CEQA Guidelines: "The sample questions in this form are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance." As such, a mere response to the questions raised in the project's "environmental checklist" (Initial Study, p. 28) is not presumptive of either the existence of avoidance of a "significant" environmental effect. If the Lead Agency seeks to make it presumptive, then anything other than a "no impact" determination would constitute a significant or potentially significant environmental effect.

The Initial Study states that "[o]nce 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 . .[t]he explanation of each issue should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measures identified, if any, to reduce the impact to less than significant" (Initial Study, pp. 29-29). By failing to disclose the "significance criteria or threshold" which has been utilized, the Lead Agency does not even comply with its own requirements.

With the single exception of traffic, it is noted that no "thresholds of significance" are presented in the 1989 FEIR, in the Initial Study, or in the IS/MND (i.e., "performance criteria," IS/MND, p. 61). As a result, no factual basis exists to support the Lead Agency's presumption that some impacts will be "less than significant" and, therefore, not further addressed in the upcoming EIR. Words like "significant" (e.g., "impacts would be less than significant" (Initial Study, p. 58) and "substantial" (e.g., "Growth in accordance with the General Plan Update is not expected to displace substantial numbers of people," Initial Study, p. 58) have no meaning because no yardstick is presented against which impacts have or will be judged.

Although "existing structures may need to be demolished prior to construction of new buildings" (IS/MND, p. 36), the Lead Agency asserts that "implementation of the General Plan Update is not expected to displace a substantial amount of existing housing" and "the General Plan Update is not expected to displace a substantial amount of people" (Initial Study, p. 58). Based on the Lead Agency's own figures, a minimum of 50 people (1,445 – 1,395 = 50) will be displaced. If displacing 50 existing residents is neither deemed to be "substantial" nor "significant," the Lead Agency must provide the public with the criteria that it has used in the

derivation of that preliminary conclusion. At what number does the impact become "substantial" and "significant"?

In reality, the potential for displacement is substantially higher. The Initial Study indicates that, with regards to population, the "change between the current General Plan, is the loss of 1,741 residents within Los Alamitos, including 1,753 residents (9,633 – 7,880 = 1,753) within the 'Multi-Family Residential" district alone (Initial Study, Table 3, p. 19). In substantive contrast, notwithstanding the substantial reduction in multi-family housing under the GPU, the Housing Element and the IS/MND appear to be based on a conflicting assumption (e.g., "Continued development of higher density residential units, as anticipated with the proposed Housing Element," IS/MND, p. 13). As further evidence of internal inconsistencies throughout the General Plan, portions of that document seek to reduce multi-family housing while other portions seek the expansion of multi-family housing.

In what now appears to be an erroneous prognosis, the 1989 FEIR concluded that "[i]mplementation of the [2010] General Plan would commit the use of the land to the proposed designation. This would affect land use for the life of the buildings subsequently constructed, approximately 40-50 years. It is unlikely that multiple family uses would later change to less intensive land uses" (1989 FEIR, p. 57).

Webster defines "substantial" as "real, actual, true, not imaginary." Under that definition, even a single displacement would constitute a 'significant" environmental effect (e.g., "future housing development on underutilized sites could displace existing housing and people." IS/MND, p. 55). In the case of the GPU, the Lead Agency's own information suggest that 1,753 individuals will likely be displaced by the Lead Agency's proposed actions.

Alleged Compliance Does Not an Impact Avoidance Strategy Make

"The determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data" (14 CCR 15064[b]). Compliance with the law is not enough to support a finding of no significant impact under the CEQA (*Oro Fino Gold Mining Corp. v. County of El Dorado* [1990]).

The Lead Agency repeatedly asserts that compliance with existing laws and regulations constitutes a supportable rationale for its determination that otherwise significant environmental effects would, in fact, be less than significant. As specified in the State CEQA Guidelines, "[e]ffects analyzed under CEQA must relate to a physical change" (14 CCR 15358). A project's resulting direct and indirect physical changes could be deemed "significant" independent of whether actual or assumed compliance with an adopted plan or policy can be documented or alleged

In many instances, unspecified General Plan policies are cited as evidence that certain identified impacts will either not manifest at a level of significance or can be reduced to a less-than-significant level through their application (e.g., "Comply with the policies and programs contained in the City's Water Conservation Ordinance," IS/MND, Policy 2-1.3, p. 42). Since compliance with applicable local, State, and federal statutes and regulations constitute pre-existing obligations (e.g., "Future residential development would be required to comply with City, State, and Federal noise standards and guidelines," IS/MND, p. 51), policies or mitigation

measures specifying compliance do not produce any measureable benefits with regards to environmental protection and. therefore, offer no increased efficacy above that which would exist if those policies or mitigation measures were not inclusion therein. Similar measures only appear intended to placate an unsuspecting public whose expectations are that actual mitigation (rather than meaningless platitudes) is being appropriately, fairly, and consistently applied.

Deferred Mitigation

It must be assumed that Los Alamitos is aware of the distinction between a "project-level" and "program-level" EIR having certified the Medical Center FPEIR on February 7, 2011 (Resolution 2011-02) (i.e., "This EIR has been prepared as a Program EIR in accordance with CEQA Guidelines Section 15168," Medical Center FPEIR, p. 2-1).

It appears that the Lead Agency has made an intentional effort not to categorize the upcoming EIR as either a "project-level" (14 CCR 15161) or "program-level" (14 CCR 15168) document. In light of the level of detail concerning future development which has been established by Los Alamitos (i.e., "ten opportunity sites"), the categorization is important in understanding whether any later environmental review will be undertaken once development applications are submitted on those properties (assuming that none have yet been filed) and the nature of that CEQA documentation. The distinction is also important with regards to the level of detail and analyses that need to be presented by the Lead Agency with regards to the upcoming EIR.

As specified in Section 15146 of the State CEQA Guidelines: "The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR. (a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy. (b) An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow. "From the information presented, it is not possible to determine whether the NOP relates only to the GPU (excluding the HEU) or the GPU in combination with the HEU. In that same context, it is not possible to determine from the NOP what the GPU actually entails (e.g., does it include or exclude the HEU). By not explicitly stating the nature of the upcoming EIR, it is not possible for the affected public to ascertain whether the comments submitted in response to the NOP should also address the HEU, focus on the primary of secondary effects of the proposed GPU, relate to the development of the "ten opportunity sites," or address only Figure 5 (Proposed General Plan Land Use) and Table 3 (Proposed General Plan Land Use) in the Initial Study.

To the extent that the Lead Agency asserts that the GPU and the HEU are internally consistent, then the housing development allowable under the General Plan and supported by the HEU must, therefore, also be consistent. Mitigation measures and/or other mitigating or compensating actions (e.g., "Compliance with General Plan policies and implementation measures would reduce construction-related emissions to a level below "business as usual," IS/MND, p. 20) presented in the HEU and IS/MND must be sufficient to address the 535 unit "increase from existing conditions" (Initial Study, Table 3, p. 19) and not merely the 61-unit fair-share allocation (e.g., "The City's adjusted regional housing need for the 2014-2021 planning period is 61 housing units," IS/MND, p. 54).

Although the Lead Agency asserts that "new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis" (IS/MND, pp. 13 and 14), CEQA contains provisions for permit streamlining and exemptions for qualifying housing and "infill" projects (Sections 21094.5 and 21159.21, CEQA) consistent with applicable general and specific plans. As a result, with the demonstration of eligibility for permit streamlining, there exists reasonable likelihood that later residential projects within Los Alamitos will either not be subject to further environmental analysis or, if required, might be confined to only a consistency review.

Neither the environmental analysis nor the mitigation presented in the IS/MND are, however, sufficient to mitigate the potential impacts of that anticipated development. For example, the Lead Agency notes that "the potential exists that some housing developments may be located on or near hazardous materials sites. Through the City's environmental review process, it would be determined if a Phase 1 Environmental Site Assessment would be needed to assess whether hazardous materials, on or within the vicinity of the future residential sites, would pose any significant hazards to the public or the environment. If necessary, mitigation would be required to reduce potential hazardous materials impacts to a less than significant level. . .No mitigation is required" (IS/MND. p. 37). Since no mitigation is identified and no actual requirements imposed that later development applications either include a "Phase 1 Environmental Site Assessment" or comply with specified performance standards, future housing within Los Alamitos may be constructed on contaminated and non-remediated sites. Similarly, the Lead Agency states that "future residential development would require individual assessments of potential impacts from project-related noise sources. If necessary, mitigation would be required to reduce potential impacts to a less than significant level" (IS/MND, p 51); however, there exists no assurance that subsequent residential development will be conditioned on the submittal of an acoustical analysis.

Similarly, the Lead Agency states that development "proposals could require individual assessments of potential impacts to traffic and circulation" (IS/MND, p. 63). "Could" does not bind the Lead Agency to any obligation to conduct project-specific traffic studies or to mitigate the traffic-related impacts of its actions either within Los Alamitos or within adjoining municipalities. With the possible exceptions of cultural resources, geology and soils, and public services (IS/MND, pp. 72-73), rather than formulating specific mitigation measures, the Lead Agency defers the preparation of mitigation measures to a later date (e.g., "Adopt feasible mitigation measures throughout the land use decision-making process to reduce impacts of new or expanded uses on existing residential neighborhoods," IS/MND. Policy 1.1-2, pp. 14 and 47). Absent specific mitigation measures herein and/or reasonable assurance that adequate and appropriate mitigation will be imposed during later project-specific review, in recognition of the potential impacts identified in the Initial Study, the Lead Agency has failed to demonstrate that potential environmental impacts will, in fact, be reduced to a less-than-significant level.

Mitigation plans must be sufficiently specific to assure that they will reduce potentially significant impacts to a less-than-significant level. In lieu of actual mitigation, as rationale provided in support of its conclusion that impacts will be less than significant, the Lead Agency shall, at an unspecified date and through an unspecified process, "[e]mploy accepted planning and engineering standards and practices as the basis for determining the compatibility of new land uses with existing uses" (IS/MND, Policy 1.1.1, pp. 14 and 47). The term "acceptable planning and engineering standards," the party or parties responsible for ascertaining acceptability, and the timing of such employment have neither been defined nor specified. Similarly, since no

quantitative, qualitative, prescriptive, and/or specific (with discretion limited) performance standards are specified (14 CCR 15126.4[a][1][B]), the efficacy of such nebulous actions cannot be demonstrated.

CEQA states that "[w]hile foreseeing the unforeseeable is not possible, an agency must use its best efforts to find out and disclose all that it reasonably can" (14 CCR 15144). That is clearly not the case herein.

With regards to greenhouse gas ("GHG") emissions, the SCAQMD's Working Group has recommended an annual CEQA-based threshold of 3,000 metric tons of carbon dioxide ("CO_2") equivalent ("$MTCO_2e$") for both new commercial and residential development projects (http://www.aqmd.gov/ceqa/handbook/GHG/2010/sept28mtg/ghgmtg15-web.pdf). Asserting that "details of these future construction activities are unknown at this time, and therefore, cannot be quantified" (IS/MND, p. 20) and alleging that "no established quantitative thresholds of significance or methodologies are in place to analyze and determine the significance of global climate change" (IS/MND, p. 23), the Lead Agency has made no attempt to quantify construction-related and operational GHG emissions and/or to compare those emission estimates against the SCAQMD's recommended threshold standards. This failure appears more the product of lack of diligence than lack of information. The SCAQMD's CalEEMod emissions model, Version 2011.1.1 utilizes "default values" such that the input variable are often limited only to the number of dwelling units and/or square footage of non-residential use that is being proposed. Available tools do exist and are widely used within the SCAQMD region to quantify emission levels for both criteria pollutants and greenhouse gases. The Lead Agency has just not gone to the effort to available itself of those readily available tools.

With regards to construction noise, the Lead Agency states that "[c]onstruction activities have the potential to expose adjacent land uses to noise levels between 70 and 90 decibels at 50 feet from the noise source" (IS/MND, p. 51). Reasonable quantitative assumptions relating to construction (and other) impacts can and have, therefore, been made by the Lead Agency. Los Alamitos cannot seek to hide behind an assertion that a potential construction impact is not knowable while at the same time analyzing the construction impacts of that same activity under other topical headings.

Purportedly as mitigation for anticipated construction-related GHG emissions (e.g., "Construction of future residential new and infill development projects would result in greenhouse gas emissions from the use of construction equipment," IS/MND, p. 20), the Lead Agency identifies the following mitigation measure: "For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District, Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the South Coast Air Quality Management District" (IS/MND, Mitigation Measure A-1, p. 23). The SCAQMD, however, has not established "daily construction emission" limitations for GHGs. As such, the Lead Agency's suggested measure would appear to be meaningless in the context of GHG emissions and, therefore, cannot demonstrate that the measure's application will have its intended effect.

More egregious than deferred mitigation are measures which masquerade as mitigation but have no actual effect at all. For example, as part of its alleged "mitigation program," the Lead Agency states that "[t]he City of Los Alamitos shall consider adopting a Climate Protection Action Plan, which would establish a Citywide inventory of greenhouse gasses for Existing,

General Plan Buildout and Year 1990 conditions" (IS/MND, Mitigation Measure A-2, p. 23). In addition, as mitigation of potential traffic impacts, the Lead Agency seeks to implement the following implementation program: "Consider alternative designs for rights-of-way improvements which would accommodate pedestrians and non-motorized vehicles, paying special attention to the configuration of bicycle path/roadway intersections, the possible inclusion of bicycle lanes and routes, the need for wheelchair accessibility, and the importance of maintaining lines-of-sight at alley/sidewalk intersections" (IS/MND, Implementation Program 5-4.4.6, p. 65). Since the terms "shall consider" and "consider" are not synonymous with "shall adopt and implement," mere consideration without subsequent and effective action neither constitute mitigation under CEQA nor represent any binding obligation for subsequent project-specific conditioning.

Similarly, as part of its alleged "mitigation program," it shall be the Lead Agency's policy to "[t]ake appropriate steps to protect new and existing development from flooding" (IS/MND, Policy 3-3.1, pp. 42, 43, 44, and 45). The Lead Agency has neither sought to clarify the nature of those "appropriate steps" nor to specify the level of "protection" which Los Alamitos seeks to mandate. Also, as part of its "mitigation program, the Lead Agency, states that "[n]oise mitigation measures for future development should comply with the standards included in the City of Los Alamitos Noise Element" (IS/MND, Policy 6-1.1, pp. 52 and 53) and "[p]otential noise impacts due to stationary sources should be mitigated in the planning stage" (IS/MND, Policy 6.1-2, p. 52). Under CEQA, because "should" identifies only guidance and not an obligatory obligation (14 CCR 15005), no mitigation is actually being presented.

Corridor Plan

Although the Lead Agency asserts consistency (e.g., "Implementation of the Housing Element is consistent with the City of Los Alamitos' General Plan," IS/MND, p. 17; "the proposed Housing Element would remain generally consistent with the General Plan," IS/MND, p. 55), there exists substantial evidence suggesting otherwise.

Referencing the Lead Agency's Corridor Plan, two properties are expressly identified as candidates for reuse. As indicated therein: "The Arrowhead Products ["Opportunity Site No. 10"] property, at 28 acres, is one of the largest areas of land dedicated for private use in the City. Some may view the property as an ideal site for new big box commercial development. The proximity to the new commercial development in Cypress does offer the attraction of a large subregional draw. . .The second site ["Opportunity Site No. 7"] consists of just over 13 acres of City properties (City Hall, Police Department. and City Yard), other public and quasi-public buildings, and SuperMedia (on the western 10 acres). Private development interest, along with the City's willingness to relocate its own facilities, indicate that this area could support a variety of uses, including a theater, hotel, or senior housing. The area is also near Los Alamitos Boulevard and could serve as a southern anchor with additional redevelopment along Katella Avenue" (Corridor Plan, p. 47).

Surprisingly, as if it had no relevancy to the proposed project, the Initial Study includes no reference to the Corridor Plan. In describing "next steps" therein, the first step listed by the Lead Agency is to "incorporate the Corridors Report into the General Plan Update" (Corridor Plan, p. 109). As further described in the Corridor Plan:

> The City of Los Alamitos will initiate a general plan update in the fall of 2010. The principles and concepts contained in this report should be incorporated into

> the update process, specifically regarding the Citywide vision, policies, and land use and circulation plan. The stakeholders interviewed as part of this report should be considered as possible members of a general plan advisory committee (or similar entity) for the general plan update. Technical studies supporting the general plan update should include. [1] A traffic study that can provide more precise roadway design direction for Los Alamitos Boulevard given the expected buildout of the City, including Los Alamitos Medical Center. [2] A non-motorized vehicle circulation analysis that confirms and augments this report's recommended bikeway and pedestrian improvements. [3] A parking study to provide direction on parking demand, supply, and assessment strategies for the corridor. The parking study should also considered revisiting the City's parking standards, particularly regarding outdoor dining requirements.

In the Corridor Plan, the Lead Agency made the representation that the Corridor Plan would be incorporated into the GPU and that the GPU would include a "traffic study," a "non-motorized vehicle circulation analysis." and a "parking study." With the exception of the "traffic study," absent from the Initial Study are any statements declaring the Lead Agency's intent to include those analyses herein. Failing to do so serves to further demonstrate the failure of the Lead Agency to prepare "integrated, internally consistent and compatible statement of policies" (Section 65300.5, CGC).

Initial Study and Mitigated Negative Declaration (Housing Element Update)

As indicated in the HEU, it is the policy of the Lead Agency to "[m]aintain consistency among General Plan Policies and Programs, the Zoning Code, and related development regulations" (IS/MND, Policy 1.1-3, p. 47). As evidenced herein, "consistency" appears to be such a broadly defined term that the substantial inconsistencies that exist between the GPU and HEU are not sufficient for the Lead Agency to deem those gapping chasms to be inconsistent.

In Section 3.3 (Environmental Factors Potentially Affected), the Lead Agency identifies the following three topical issues that constitute either "potentially significant impacts" or "potentially significant unless mitigation incorporated": (1) cultural resources; (2) geology and soils; and (3) public services (i.e., "The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or a "Potentially Significant Unless Mitigation Incorporated," IS/MND, p. 12). Notwithstanding that declaration, none of the issues addressed under "cultural resources" or "public services" were so categorized; however, "air quality" was identified as "potentially significant unless mitigation incorporated" (IS/MND, pp. 17 and 24). As a result, the IS/MND is internally inconsistent, such that it is not even possible to ascertain which impacts the Lead Agency deemed to be "significant" or "potentially significant" and which impacts thus may necessitated mitigation.

Under the analysis of "cultural resources," the Lead Agency states that "[n]o mitigation is required" (IS/MND, pp. 28 and 29). Under the analysis of "public services," the Lead Agency states that "[n]o further mitigation is required beyond compliance with the following General Plan Goal, Policy, and Implementation Programs" (IS/MND, pp. 56, 57, and 58). Similarly, under "public services," the Lead Agency concludes that all impacts are "less than significant" (IS/MND, pp. 56-59). Since "[m]itigation measures are not required for effects which are not found to be significant" (14 CCR 15126.4[a][3]), it is uncertain why the Lead Agency has included specific mitigation measures for both "cultural resources" (IS/MND, p. 72) and "public

services" (IS/MND, p. 73). As a result, not only is the IS/MND internally inconsistent but also there exists no consistency with regards to the Lead Agency's inclusion of exclusion of mitigation measures therein.

Absence any factual analysis, the Lead Agency asserts that "[c]ompliance with General Plan policies and implementation measures would reduce construction-related emissions to a level below 'business as usual'" (IS/MND, p. 20). No specific "General Plan policies" and/or "implementation measures" are, however, identified and no analysis is provided how such measures will, in fact, "reduce construction-related emissions." Additionally, no evidence has been presented that "business as usual" ("BAU") is a supportable threshold and, if supportable, no analysis has been presented demonstrating attainment. The Lead Agency's analysis and conclusions are based on the false assumption that unverifiable "compliance with the Attorney General's recommendations" constitutes a valid and supportable threshold standard (e.g., "the proposed Project would be in compliance with the recommended measures and strategies identified by the Attorney General's Office," IS/MND, p. 23).

With regards to GHG, in the IS/MND, the Lead Agency's CEQA "checklist" does even not contain the information stipulated under the State CEQA Guidelines. As indicated in Appendix G (Environmental Checklist Form) therein, areas of inquire include a determination whether the project would: "(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? [and/or] (b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?" (State CEQA Guidelines, Appendix G, Paragraph VII [Greenhouse Gas Emissions]). In contrast, while excluded from the IS/MND, those same items have been included in the Initial Study (see Initial Study, p. 32). As a result, the CEQA analysis for the GPU and the HEU do not even use the same "environmental checklist form."

Although they are components of the same "integrated" document and, therefore, inseparable therefrom, the Lead Agency draws entirely different conclusions with regards to both the GPU and HEU. As indicated in Section 2.2 (Environmental Factors Potentially Affected) of the Initial Study, as compared to only three such impacts identified for the HEU in the IS/MND, the Lead Agency identifies thirteen topical issues that constitute either "potentially significant impacts" or "potentially significant unless mitigation incorporated" for the GPU, including: (1) aesthetics; (2) air quality; (3) cultural resources; (4) greenhouse gas emissions; (5) hazards and hazardous materials; (6) land use/planning; (7) noise; (8) population/housing; (9) public services; (10) recreation; (11) transportation/traffic; (12) utilities/service systems; and (13) mandatory findings of significance (Initial Study, p. 27).

While determined to be "potentially significant unless mitigation" in the IS/MND, "geology and soils" was conversely and inconsistently categorized as "less than significant" in the Initial Study. Except through "fragmentation" and/or the application of inconsistent threshold of significance criteria, recognizing that both documents are dated December 2013 and both address housing development in Los Alamitos, there exists no rationale that the adoption and implementation of one component of the GPU would produce such substantively different impacts that the adoption and implementation of another component.

In *San Bernardino Valley Audubon Society v. Metropolitan Water District* (1999), the court ruled that "an agency may adopt a negative declaration only if there is no substantial evidence that the project `may have a significant effect on the environment' [Citations]." "The negative

declaration is inappropriate where the agency has failed either to provide an accurate project description or to gather information and undertake an adequate environmental analysis [Citation]." As evidenced herein, based on the inseparable linkage between the GPU and HEU, because the Lead Agency has already concluded that the GPU has the potential to produce significant unavoidable adverse impacts, the Lead Agency must suspend processing the IS/MND, provide new notice, and integrate the GPU and HEU into a single EIR.

Initial Study and NOP (General Plan Update)

With regards to the NOP, since no dissemination list is provided by the Lead Agency, it is not possible to comment on the adequacy of the Lead Agency's outreach efforts or even to determine whether the NOP was forwarded to the Governor's Office of Planning and Research, in that agency's role as State Clearinghouse (14 CCR 15082 ad 15166[b]).

An accurate and complete project description is necessary for an intelligent evaluation of the potential environmental impacts of the agency's action. The NOP is inadequate, in part, because it fails to include a description of the project to be analyzed (14 CCR 15082[a][1][A]). The Lead Agency's provision of notice means that adequate and accurate information about the proposed project is provided so that the affected public can be informed of the project's potential environmental effects and derive independent conclusions with regards to those impacts and the Lead Agency's rationale for their inclusion or rejection. Absent a sufficient project description, the public is prevented from providing meaningful comments on the NOP and opportunities for effective public participation have thus been thwarted.

As indicated in Section 15004(b) of the State CEQA Guidelines, "[c]hoosing the precise time for CEQA compliance involves a balancing of competing factors. EIRs and negative declarations should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment."

As indicated on the Lead Agency's website (http://losalgeneralplan.org/project-team/): "In June 2011, the Los Alamitos City Council selected a consultant team. . .to assist in the comprehensive update of the City's General Plan, including an Environmental Impact Report. This consultant team assembled a highly experienced group with a long-standing history of successful general plan work and local knowledge." Eighteen months have now passed during which the GPU would have taken shape. As evidenced by the purported precision of the acreage, unit count, square footages of non-residential development, and number of jobs presented in Table 3 (Proposed General Plan Land Use) in the Initial Study, detailed information has been developed and, one would suspect, a "draft" General Plan has taken material form. That draft document, however, was neither disseminated with the NOP nor is there any reference therein where that document can be examined

On the Lead Agency's website (http://losalgeneralplan.org/documents/), under the heading "General Plan Elements and Technical Reports," no links to any "elements" or "technical reports" are provided and no other documents are presented or referenced therein, only the statement "Coming in the first half of 2013." The website does, however, state that "[a]dditional information can be found on the City's website - especially the Planning Division's webpage. Info includes: [1] Zoning Code; [2] Housing Element; [3] Los Alamitos Medical Center Specific Plan and EIR." As a result, the website (http://losalgeneralplan.org/documents/) links readers to

the Planning Division's website (http://cityoflosalamitos.org/?page_id=1308) and to both the HEU and IS/MND. Reminiscent of Joni Mitchell's song "Circle Game" ("We can't return we can only look behind from where we came and go round and round and round in the circle game"), the Planning Division's website then links the reader back to the General Plan website (http://losalgeneralplan.org/) without providing any "additional information."

On January 6, 2014, a representative of EIS attempted to review the text, graphics, and technical documents comprising the draft GPU (or any component part thereof) at the offices of the Lead Agency. No such document(s) could, however, be produced for visual inspection at that time. Los Alamitos' staff indicated that neither the GPU's text nor any of its accompanying technical studies would be made available to the public at the present time and no later time for such access was specified. Rather than providing the affected public access to the GPU, only a single graphic (Initial Study, Figure 5 [Proposed General Plan Land Use], p. 21) and single table (Initial Study, Table 3 [Proposed General Plan Land Use], pp. 19-20) constitutes the totality of what now purports to be the GPU and the confines of the information upon which the public is left to comment.

As described in Agenda Item 9(c) at the Council's June 6, 2011 meeting, the following ten items were included within the "scope" of the GPU: (1) retooling of existing elements; (2) updating the Background Report to reflect current conditions; (3) inclusion of the City's Sphere of Influence into the General Plan; (4) incorporation of Los Alamitos Medical Center Specific Plan; (5) incorporation of LACE Boundary Changes implemented in 2010; (6) establishing Land Use within the Los Alamitos Joint Forces Training Base; (7) incorporate principals of Compass Blueprint Corridor Study including area plan or specific plan; (8) provide a basis for establishment of Business Improvement Districts and Assessment Districts; (9) develop new digitized General Plan map; and (10) provide, update, and manage an informative dedicated website. With the single exception of a lone General Plan graphic, none of those items have been presented for the public's consideration. Even the document links indicated on the Lead Agency's website were not fully functional for portions of the NOP comment period and required a series of emails between representatives of EIS and Los Alamitos to remedy, thus further limiting opportunities for public comment.

While acknowledging the efforts that have gone into the preparation of the Initial Study, it is apparent that the Initial Study does not provide the information, evidence, or analysis required under CEQA. The Initial Study fails to fulfill its critical role as mandated by CEQA in educating the public and other governmental entities generally as to the potential environmental significance of the proposed project so that meaningful comments can be presented to the Lead Agency.

An initial study that fails to provide all of the information, analysis, and evidence required under CEQA may be deemed to be inadequate and not a valid basis for CEQA review or project approval. In *City of Redlands v. County of San Bernardino* (2002), the court invalidated the county's proposed general plan amendments because of a deficient initial study, stating that "the initial threshold study is inadequate because it fails to provide sufficient evidence or analysis of the potential environmental effects of the amendments." The importance of providing an accurate and informative project description in an initial study was re-emphasized in *Nelson v. County of Kern* (2010). As noted therein, "'[t]he scope of the environmental review conducted for the initial study must include the entire project' (*Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora* (2007) [Citation]. Thus, a correct determination of

the nature and scope of the project is a critical step in complying with the mandates of CEQA [Citation]."

The failure of the Initial Study and NOP to provide an accurate, complete, and coherent description of the "project" is a fundamental deficiency which permeates the entire document. The absence of a clear description of the proposed project (14 CCR 15124) inherently prevents the Initial Study and NOP from facilitating meaningful review and analysis of the proposed GPU and thereby violates the disclosure requirements of CEQA.

General Plan Community Values

As indicated in the Initial Study, the GPU is "guided by a set of community values and priorities developed by the Los Alamitos City Council and Commissions with input from the community in Los Alamitos and Rossmoor. The following values are integrated into the General Plan Update's policies and goals" (Initial Study, p. 17). Among other things, Webster defines "value" as "that which is desirable or worthy of esteem for its own sake" and "priority" as "something given prior attention." As a result, some or all of the listed "community values and priorities" may be action-forcing and may directly, indirectly, or ultimately manifest as a physical change to the existing environmental setting. In a CEQA context, these "community values" constitute tangible actions or activities that must become part of the project description and integrated into the EIR.

Although no "policies and goals" have been identified, one of the stated "community values" is to "[m]aximize retail opportunities along Katella Avenue" (*Ibid.*). Absent from the Initial Study is any information concerning how that or other "community values" will be realized.

As indicated at the January 6, 2014 scoping meeting, representatives of the Lead Agency stated that existing medical facilities now extend along Katella Avenue, often a substantial distance from the Los Alamitos Medical Center ("Medical Center"). The creation and proposed location of the "Medical Overlay" is intended to promote the siting of additional medical-related uses in closer proximity to the Medical Center, potentially freeing up leasable space along Katella Avenue which is now occupied by functioning medical-related businesses. Absent from the Initial Study is either a discussion of that intent or any reference to the potential secondary impacts that a change in land-use designation in one geographic area could have on other contiguous and non-contiguous geographic areas (e.g., less office and more retail uses with a corresponding increase in the number of vehicle trips along Katella Avenue).

With regards to the Arrowhead Products' site ("Opportunity Site No. 10"), in lieu of a "Retail Business (RB)" land-use designation, as indicated at the January 6, 2014 scoping meeting, the Lead Agency's representatives stated that the Lead Agency also considered a "retail overlay" designation. No reference to or discussion of a "retail overlay" is, however, presented in the Initial Study. Whether through a change in General Plan designation from industrial to commercial or through the application of an overlay, it is the Lead Agency's goal to change the use of that property in a substantive way.

By signifying the Lead Agency's desire and willingness to support an alternative land use, a change in a site's General Plan designation has the potential to stimulate and/or alter the timing of a property's transition from one use to another. As in the case of "Opportunity Site No. 10," a change from a heavy industrial use to a retail commercial use would change not only the physical characteristics of the site but would also have a number of additional direct and indirect

economic consequences. For example, highly skilled and relatively well-paid workers would be displaced and replaced by less-skilled and lower-waged retail personnel. As a result, under CEQA, where displacement activities may occur as a result of an agency-initiated change in a site's land-use designation, the Lead Agency needs to evaluate the potential socioeconomic implications of that change in the context of jobs and public and private revenues (e.g., effects on property valuation and property and sales tax revenues).

In addition, relative to "Opportunity Site No. 10," at the scoping meeting, the Lead Agency's representatives stated that an existing "settlement agreement" prevented or would otherwise limit opportunities for potential street and intersection improvements at an adjoining intersection. Any such social or economic constraints need to be identified and their implications relative to development or mitigation analyzed in the upcoming EIR.

As specified in the State CEQA Guidelines, "[t]he degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity" (14 CCR 15146).

The Initial Study states that one of the Lead Agency's "community values" is to "[r]elocate City Hall" (Initial Study, p. 17). During the January 6, 2014 scoping meeting, as a related component of the Lead Agency's "community value" to "maximize retail opportunities along Katella Avenue," the Lead Agency's representatives stated that the Lead Agency was considering the relocation of City Hall from its Katella Avenue frontage to an industrial site which now includes a United States Post Office and Los Angeles Unified School District Maintenance Yard ("Opportunity Site No. 2B"). Unlike private development where the public agency may lack the ability to influence a specific action, in this case, the Lead Agency is also the project proponent and the party which will directly benefit from that GPA. By identifying a specific development project, delineating a precise project site, amending the General Plan to accommodate that use, and possessing the ability to effectuate that relocation, the level of detail required under CEQA no longer become programmatic but moves toward a project-level analysis (e.g., a precise future use can be assigned to a specified location and the impacts of that use analyzed in greater detail).

By relocating City Hall to "Opportunity Site No. 2B," the project-specific and site-specific impacts associated with the demolition of existing facilities on "Opportunity Site No. 2B" and the construction and operation of a new City Hall complex needs to be analyzed. In addition, the impacts associated with the demolition of existing facilities and the construction and operation of new retail uses on the vacated site ("Opportunity Site No. 7") must also be considered.

Under the Lead Agency's methodology (to the extent that it can be deciphered from the information presented), it would appear that: (1) demolition and site preparation activities will not be considered based on the Lead Agency's assertion that such impacts "cannot be quantified" (e.g., "details of these future construction activities are unknown at this time, and therefore, cannot be quantified," IS/MND, p. 20); (2) development impacts will be examined at the "gross" level absent site-specific considerations; and (3) by focusing only on the intensification of the receiving site (e.g., "Opportunity Site No. 2B"), since the vacated site (e.g., "Opportunity Site No 7") will still be credited as having specified square footage and an assigned land use, either no change in use and/or no increase in site intensification will be considered or, if considered, only an incremental rather than a wholesale change will be evaluated in the upcoming EIR.

As further indicated at the scoping meeting, because the local housing market is defined as "strong," the development community has expressed repeated interest in constructing new

housing within Los Alamitos. Although development interest has been expressed in a number of "opportunity sites" (e.g., "Opportunity Site No. 7"), the City nevertheless seeks to promote a non-residential use thereupon. Two issues are thus raised: (1) demand (as evidenced by the marketplace) for new housing within Los Alamitos exceeds the short-term projections identified in the HEU; and (2) a residential alternative constitutes a viable optional use for many if not all of the "ten opportunity sites" identified by the Lead Agency. Since CEQA mandates that EIR's consider a reasonable range of alternatives (14 CCR 15126.6), alternative land uses (substantively different from those that are now proposed) need to be considered on each of those sites.

Absent from the Initial Study and NOP is any information concerning the manner in which the Lead Agency will address alternatives. In the absence of information concerning the range of alternatives to be examined, with the exception of a higher-density residential alternative, it is not possible to submit any meaningful comments concerning other land-use options that the Lead Agency should consider in the upcoming EIR.

In addition, the upcoming EIR needs to introduce and discuss "tiering" (Section 21093, CEQA; 14 CCR 15152) and describe how the information, analysis, and mitigation measure presented in the EIR will or may have direct relevancy for later project-level activities undertaken in furtherance of the program. As specified, "[a] program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible" (14 CCR 15168[c][5]).

Although stated in the context of a specific plan rather than a general plan, the court has noted that "'tiering' is not a device for deferring the identification of significant environmental impacts that the adoption of a specific plan can be expected to cause" (*Stanislaus Natural Heritage Project v. Diablo Grande Limited Partnership* [1996]). In the event that "tiering" were to be deemed to be applicable herein, the Lead Agency is precluding from failing to reasonably analyze the proposed project's potential environmental effect and to defer substantive environmental assessment to later site-specific activities.

Growth Management Element

The Lead Agency states that the 2010 General Plan is "incorporated by reference" (IS/MND, p. 2); however, under the heading "Los Alamitos 2010 General Plan (2001)," the Lead Agency's "Growth Management Element" ("GME") was not included among the General Plan documents available for review on the Lead Agency's website (http://cityoflosalamitos.org/?wpfb_dl=311). The GME could not be located based on a search of the Lead Agency's general website (http://cityoflosalamitos.org/). As a result, it is not possible to comment thereupon because access to that document has not been readily made available for public review.

"Growth management" does not mean unbridled growth. The Lead Agency, therefore, needs to present its plans for the monitoring of that growth in order to ensure that future development does not exceed the assumptions which form the basis for the EIR. That document is not a carte blanche authorization for unlimited and unrestrained growth but only growth up to the limits presented therein. As a result, subsequent development consistent with the GPU must be effectively monitored and a mechanism put into place in order to curtain future growth in excess of those assumptions. Since no monitoring plan is presently proposed, the Lead Agency will not

know when those limits are reached and appears to have no plan in place to initiate further environmental review for growth in excess of the EIR's projections.

Public Participation

As a California court has explained, ultimately, public participation is not an end in itself but the means to the larger ends of self-government and the accountability of public servants to the citizenry they serve. Full and faithful compliance with CEQA is required in order to enable the public to "determine the environmental and economic values of their elected and appointed officials, thus allowing for appropriate action come election day should a majority of the voters disagree" (*People v. County of Kern* [1974])

One of CEQA's central purposes is to provide for informed self-government through public participation. The inclusion of the public in the environmental review process is the cornerstone of CEQA and its federal counterpart, the National Environmental Policy Act ("NEPA"). The State CEQA Guidelines makes clear that "[t]he basic purposes of CEQA are to: (1) Inform governmental decisionmakers and the public about the potential, significant environmental effects of proposed activities. .(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved" (14 CCR 15002[a]). These requirements enable officials and members of the public to make an "independent, reasoned judgment" about the proposed project and its potential impacts on the environment (*Santiago County Water District v. County of Orange* [1981]) For this reason, the courts have consistently interpreted CEQA to call for the fullest possible participation by the public (e.g., "[T]he 'privileged position' that members of the public hold in the CEQA process. . .is based on a belief that citizens can make important contributions to environmental protection and on notions of democratic decision-making," *Concerned Citizens of Costa Mesa, Inc. v. 32d District Agricultural Association* [1986]).

The 30-day comment period established by the NOP commenced on December 18, 2013 and ends on January 17, 2014. With regards to public outreach, it would appear that the Lead Agency did a disservice to the community it represents. Late December and early January is a time period when many people, including public officials, divert their attention from business-related activities to family, holiday-fare, vacations, and religious endeavors. Most students are on extended recess, collegiate and professional football fans are attending games or inseparable from their televisions, and holiday shoppers and bargain hunters are taking advantage of year-end sales.

Even the January 6, 2014 scoping meeting coincided with the last Bowl Championship Series' (BCS) National Championship Game pitting the nation's two top college teams (Florida State vs. Auburn) and being played in Pasadena (literally only a few miles from the location of the scoping meeting) and scheduled to start at 5:30 PM (almost concurrently with the scheduled start of the 5:00 PM scoping meeting). Drawing from a sports analogy, when it comes to governmental affairs, many individuals who might otherwise actively engage in such an important undertaking as the GPU and HEU just will not have their "eye on the ball." In selecting that time period, in contravention to CEQA, the Lead Agency appears to have intentionally endeavored to minimize public participation in its planning and environmental processes.

It is the typical practice of public agencies to include within the body of EIRs those written comments received in response to the agency's public notice of its intent to commence the preparation of an EIR. By their submittal within the time period specified in the NOP, it is intended that these comments become a part of the CEQA-compliance record for both the GPU and the HEU.

Sincerely,

Peter Lewandowski
Principal

Attachment: Curriculum Vitae

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Environmental Impact Sciences (EIS) is a planning and environmental consulting firm with extensive experience in preparing and processing planning, environmental, and other entitlement documents for both public and private-sector projects located throughout the southern California area.

Recent projects have including the preparation of specific plans and environmental documents for residential, commercial, and mixed-use projects; transit-oriented development; regional commercial centers; hotels and other overnight accommodations; street improvement projects; energy facilities; infrastructure systems; and other capital improvement programs. EIS has prepared general plan amendments; zone changes; conditional use permits; variances; and drafted municipal ordinances and resolutions for adoption by local municipalities.

Environmental compliance activities are conducted in compliance with the provisions of the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and State and Federal Endangered Species Acts (ESA) and include.

(1) CEQA/NEPA documentation;
(2) Focused technical studies;
(3) Mitigation reporting and monitoring;
(4) Permit processing;
(5) Regulatory compliance: and
(6) Third-party peer reviews.

State and federal statutory and regulatory requirements have become more detailed and individual projects are subject to a greater level of scrutiny. The general public and special interest groups have become more sophisticated relative to project challenges and each project must be conducted in a fashion that best represents and protects our client's immediate and long-term interests and which ensures reasonable defense against possible litigation and other challenges.

Delegating management responsibilities to junior staff allows other firms to accept a greater workload but generally does not best serve a client's interests relative to goals attainment, project advancement, and the quality of professional representation.

EIS' principal possesses over 30-years of experience as a planning and environmental professional, receiving U.S. Congressional Recognition for NEPA Compliance activities.

Consulting services and client representations are conducted using a "hands-on" approach involving the direct management/supervision of all work assignments by the firm's principal. While seeking economies relative to the use of support staff and subcontractors, this oversight produces the highest professional standards in the industry and results in the production of high-quality reports, publications, and other compliance documents. In that fashion, our planning and environmental documents exhibit a consistently high quality and success rate.

EIS provides each project with the personal attention that our clients deserve and with the senior-level management required to ensure the greatest level of client support. Based on each project's permitting needs, EIS augments its project team with specifically selected professionals possessing the expertise to solve the problems impeding the attainment of our clients' goals and objectives.

For our private-sector clients, EIS recognizes that the goal of any planning and environmental process is not document preparation but project approval, including expedited entitlements and lower front-end costs. By formulating innovative and cost-effective solutions, EIS works closely with our clients to best meet their development and financial needs. We strive to be a valued

member of each project team by bringing tangible cost-benefits to each project.

EIS' goal is to secure local entitlements and to minimize front-end investment and back-end costs to ensure the profitability of our client's development projects EIS recognizes that it is our objective to:

(1) Add value, reduce entitlement costs, and improve each project's profitability;
(2) Develop cost-effective solutions to potential project impediments;
(3) Deliver on-time and within budgets;
(4) Pursue expedited processing options;
(5) Seek early buy-ins from regulators;
(6) Reduce mitigation costs through reasonable and feasible measures;
(7) Promote project benefits; and
(8) Avoid duplication and find efficiencies wherever possible.

With regards to our public-sector clients, EIS' goal is to fully support and professionally assist governmental efforts to advance local land-use and sustainable development objectives and other public policies, including environmental protection, enhancement of quality of life, and economic generation. In addition to timely performance, for our public-sector clients, it is EIS' objective to:

(1) Serve as an extension of agency staff;
(2) Minimize public costs,
(3) Maximize public benefits;
(4) Protect and defend the credibility of agency staff before local officials and the general public;
(5) Respond to community concerns; and
(6) Maintain high ethical and professional standards so as to ensure the defensibility of all steps in the entitlement process.

The goals of private developers and public agencies are often at odds. EIS has a proven record in reconciling those divergent goals and creating a win-win environment promoting economic development and demonstrating reasonable environmental protection.

EIS provides its diverse client-base with a wide variety of professional and technical services, including the preparation and processing of planning and environmental documents, preparation of technical studies addressing a wide range of scientific and engineering-related disciplines, and the processing of local, State, and federal entitlements. Some of the consulting services EIS offers its clients are briefly outlined below.

PLANNING

For each assignment, EIS works cooperatively with members of the project team to maximize the value of our clients' real property holdings and, through close communication and hands-on involvement with governmental agency representatives, seeks to minimize potential delays. This "team approach" is an important element of our work effort since specific plans and other planning documents must draw upon architectural, engineering, and other studies addressing various technical and design-related considerations

Specific Plans

Specific plans: (1) allow for the provision of amenities, design flexibility, and development standards beyond those otherwise attainable under a conventional development approach; (2 define and direct all aspects of future development, including the siting and distribution of uses, the establishment of development standards, the location and size of supporting infrastructure, and the financing of capital improvements; and (3) provide the basis for amending and/or implementing an agency's general plan by creating a bridge between existing public policies and the applicant's development proposal. Since the goal of any plan extends beyond the plan itself, the resulting document must pave the path for later entitlements. Planning and environmental documents are typically prepared concurrently so as to reduce delays and minimize costs.

For the City of La Quinta, EIS prepared a specific plan for a 988-acre, 1,020-unit mixed-use project including three Pete Dye-designed

golf courses adjacent to the 1,650-acre PGA West (Country Club of the Desert) and, for the City of Diamond Bar and the Walnut Valley Unified School District, a 30-acre mixed-use project involving 202 units and 156,000 square feet of commercial use (Site D Specific Plan).

Land-Use Studies

EIS performs detailed land-use compatible analyses assessing the feasibility and/or document the impacts resulting from the conversion of specific sites from one use to another. This is particularly important where land uses exhibit different operational characteristics or when sites are subjected to specific environmental or other physical constraints. This analysis can be conducted either in concert with or independent of CEQA/NEPA documentation.

For the City of Covina, EIS conducted a detailed land-use analysis for the 160-acre downtown core area authorizing 800 new units and 490,000 square feet of non-residential uses (Town Center Specific Plan). For the City of Ontario, EIS performed a safe distance separation assessment between proposed housing development (Mercy House) and existing above-ground petroleum storage tanks.

Other Planning-Related Activities

EIS is often called upon to prepare technical studies to resolve specific environmental issues, address public policy issues, and assess opportunities and constraints affecting a site's development as a precursor to a site's acquisition or the formulation of detailed development plans.

For the Cities of Dana Point, La Habra, and Glendale, EIS completed detailed lighting studies for the purpose of establishing standards for public parks. In order to obtain discretionary federal funds, EIS analyzed public transit ridership and travel patterns for the City of Thousand Oaks (Intermodal Transit Facility).

ENVIRONMENTAL COMPLIANCE

EIS provides public and private-sector clients a broad array of entitlement services, including the preparation and processing of CEQA/NEPA documents. Environmental consulting services include, but not limited to, compliance determinations, community outreach, scoping activities, litigation support, mitigation reporting and monitoring program preparation and implementation, opportunities and constraints analysis, environmental monitoring, regulatory compliance, and third-party reviews.

EIS works with local agency staffs, resource agencies, builders' representatives, and legal counsels to create high-quality environmental documents that fulfill statutory and regulatory requirements and provide decision makers with an informed basis for sound action.

In addition to the need to prepare documents that can successful withstand legal challenge and peer review, the successful completion of the entitlement process is dependent upon strict compliance with specific noticing and related disclosure and outreach requirements. An agency's failure to fully comply with those obligations can result in successful litigation, produce delays, and increase up-front costs.

EIS recognizes that since procedural defects can often derail the environmental process, compliance with all statutory and regulatory requirements is as important as the quality of the documents themselves.

Comprehensive environmental impact reports conducted for major development projects have included: (1) Lytle Creek Ranch Specific Plan (City of Rialto); (2) Site D Specific Plan (Walnut Valley Unified School District); (3) Park Place/Tick Canyon (County of Los Angeles); (4) Lytle Creek North Master Plan (County of San Bernardino); (5) Town Center Specific Plan (City of Covina); (6) South Pointe West Specific Plan (City of Diamond Bar); and (7) Walnut Hills Mixed-Use (City of Walnut).

In accordance with the Los Angeles County Department of Public Works' (LACDPW) "Guidelines for Overbuilding and Air Rights," a number of projects have involved improvements to or the receipt of leasehold interests authorizing the overbuilding, air rights transference, and use of lands atop County Flood Control District (LACFCD) facilities.

TECHNICAL ANALYSES

Focused technical studies prepared as part of those analyses include, but are not limited to:

Acoustical Analysis.

Based on information obtained through the performance of field surveys, traffic studies, and long-term monitoring, existing noise conditions can be documented and project-induced impacts to the ambient noise environment can be projected using a variety of sophisticated computer models, such as the Federal Highway Administration's Highway (FHWA) Traffic Noise Prediction Model. Mitigation for noise impacts, such as freeway proximity, can be formulated to demonstrate compliance with applicable noise ordinance and general plan requirements.

Acoustical studies have included: (1) big-box retail centers (City of Huntington Beach/ Lowe's); (2) solid waste transfer stations (City of Azusa/Azusa Waste Transfer Station); (3) public water systems (Elsinore Valley Water District/Machado Groundwater Wells); (4) park improvement projects (City of Glendale/La Bonita, Montrose, and Verdugo Parks); (5) improvements to major public facilities (City of Glendale/Civic Auditorium); and (6) school expansion projects (City of Los Angeles/ Palisades High School).

Air Quality and Greenhouse Gases

Air quality assessments and greenhouse gas (GHG) emissions analyses are conducted to determine baseline conditions, quantifying project-related and cumulative impacts, and evaluate the net change in criteria and GHG emissions resulting from a project's or a facility's construction and operation. Studies routinely include the characterization of the project setting, quantification of construction and operational emissions, identification of mitigation measures and conditions of project approval, consistency assessments with applicable air quality management plans, and determinations of environmental significance.

Stand-alone air quality analyses have included: (1) residential development projects (Cities of Diamond Bar and Rialto); (2) big-box retail projects (City of Huntington Beach); and (3) federally assisted housing projects (Cities of Compton and Ontario).

Biological Resource Assessment

In order to demonstrate compliance with State and federal Endangered Species Acts (ESA), consulting biologists conduct general and focused studies to identify existing biotic resources, assess terrestrial and aquatic ecosystems, develop mitigation strategies, formulate project alternatives, consult with State and federal regulators, and prepare and process State and federal permits. Biological assessments include field surveys to fully characterize existing resources, identify the presence of vegetation communities, and determine the presence/absence of sensitive species and natural communities, and wildlife movement corridors. If sensitive habitat areas are identified, further surveys are conducted to evaluate quality, composition, viability, and extent. EIS has managed general biological and habitat assessments, springtime surveys, focused species-specific surveys, and the delineation of jurisdictional waters.

Biological resource assessments have included residential (Cities of Diamond Bar and Rialto); and (2) federal hydroelectric projects (City of Escondido, County of San Diego, County of Riverside).

Cultural and Historic Resources

Cultural resource assessments are performed to identify the presence/absence and to assess the significance of historic, prehistoric, and

paleontological resources, to demonstrate compliance with National Historic Preservation Act (NHPA), and to determine project eligibility under the National Register of Historic Places (HRHP). These studies routinely include records searches and field studies to identify the presence of known resources and the potential sensitivity of the project site.

For projects located in culturally significant areas, impacts are identified and mitigation measures developed. During construction, EIS performs monitoring to ensure avoidance and facilitate salvage.

Cultural resource investigations have included: (1) a NRHP eligibility assessment for the City of Yorba Linda (Colonel Evans Residence); (2) a historic building demolition assessment for the City of Whittier (Puente Romano Hotel); (3) a grade separation project for the City of Montclair (Ramona Avenue); (4) a transit facility project for the City of Covina (Covina Transit Plaza); and (5) numerous park improvements projects for the City of Glendale (Deukmejian Wilderness Park).

In accordance with Senate Bill 18 and the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," EIS conducts consultation with the Native American Heritage Commission and applicable tribal organization. Projects requiring SB18 consultation have included: (1) Site D Specific Plan and South Pointe West Specific Plan (City of Diamond Bar); and (2) Francesca Mixed-Use Project Specific Plan (City of Walnut).

Traffic Engineering

EIS' consulting traffic engineers offers public and private-sector clients a comprehensive range of traffic engineering services, including the preparation of traffic impact assessments (TIA) conducted in accordance with the applicable "Congestion Management Program" (CMP) TIA guidelines and recent CEQA-related court rulings. In addition, EIS performs traffic and transportation modeling, prepares traffic counts, conducts transportation surveys, prepares parking demand studies, and assesses parking adequacy At a project level, EIS evaluates internal circulation patterns and parking layouts from an operational perspective. Many traffic studies also include neighborhood traffic intrusion planning and transportation demand management (TDM).

Virtually every project involves some level of traffic engineering. Those studies are either conducted by in-house personnel or by other traffic engineers managed by EIS. Detailed traffic studies have included: (1) Site D Specific Plan (City of Diamond Bar); and (2) Covina Transit Plaza (Foothill Transit)

Visual Resource Analysis

EIS prepares aesthetic analyses and visual resource assessment to assess project-induced changes to existing natural and altered landscapes. Photometric surveys can be performed and computer-simulations presented. Studies have been performed to determine the intensity of lighting required for specific tasks and to evaluate the adequacy of ambient lighting relative to the nature of proposed activities. EIS has contributed technical analysis to facility design and layout and establish operational parameters and lighting levels to minimize potential safety risk.

Visual resource studies have included: (1) large-scale residential projects (Cities of Azusa, Rialto, and Walnut); and (2) lighting study for recreational facilities (Cities of Dana Point, Glendale, and Los Angeles).

ENVIRONMENTAL PERMITTING

EIS has extensive experience working with a broad array of State and federal agencies to obtain discretionary project-level permits and approvals, including water quality permits, endangered species "take" authorizations, and oak tree permits. At minimum, most projects will require some level of consultation with State and federal resource agencies, including consultation and coordination as part of a project's CEQA/NEPA compliance program.

THIRD-PARTY PEER REVIEWS

EIS is often called upon to conduct detailed technical reviews of environmental compliance documents prepared by other consulting firms. Third-party reviews are conducted to assist public agencies demonstrate their independent judgment relative to information submitted by project proponents, to identify and correct potential deficiencies with those documents, to supplement the work performed by other consultants, and to support legal challenges to environmental compliance activities conducted either by other jurisdictions or by the agency in which our clients have vested interests.

Third-party peer reviews have included: (1) freeway widening projects (City of Seal Beach); (2) high-voltage transmission facilities (City of Jurupa Valley); (3) transit-oriented developments (Northrop Grumman); (4) senior housing and congregate care facilities (Foothill Community Association); and (5) an NFL stadium (Cities of Diamond Bar and Walnut).

REPRESENTATIVE PROJECTS

EIS has a proven track record in preparing and processing planning studies and environmental documents for major planning, development, and infrastructure improvement projects. A representative sampling is presented below.

Park Place Specific Plan

For Los Angeles County (Brookfield Homes), within the unincorporated area of the Santa Clarita Valley, EIS prepared environmental documents for a 522-acre specific plan project. The project site was located within a designated critical habitat area (Riversidean Sage Scrub) for a federally listed endangered species (coastal California gnatcatcher)

The project was located about one-mile north of the Antelope Valley (SR-14) Freeway, less than 0.5 miles south of the Angeles National Forest, adjacent to the corporate boundaries of the City of Santa Clarita, and within the City's adopted Sphere of Influence. The project included 492 single-family units, a 34-acre neighborhood park, two above-ground potable water storage reservoirs and the off-site extension of a "secondary highway."

Project implementation included the approval of a vesting tentative tract map, issuance of a conditional use permit and oak tree permit, annexation into a County maintenance district, and the formation of a County lighting and landscape maintenance district for the maintenance of lighting, open space, and recreational areas. In addition, the project included amendments to the "Los Angeles County General Plan" and "Santa Clarita Valley Area Plan" and changes to the County's "General Development Policy Map," the "Land Use Policy Map" and the "Land Use Policy Map." Additional permits and approvals were also required from the United States Army Corps of Engineers, United States Fish and Wildlife Service, Regional Water Quality Control Board, State Water Resources Control Board, California Departments of Fish and Game and Transportation, William S. Hart Union School District, the Sulfur Springs Union School District, Local Agency Formation Commission, and City of Santa Clarita.

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
(213) 974-6461

Lytle Creek Ranch Specific Plan

For the City of Rialto (Lytle Development Company), EIS prepared planning and environmental documents for a 2,447-acre specific plan located, in park, in unincorporated San Bernardino County, authorizing 8,400 units, 850,000 square feet of commercial, office, and light industrial development, public recreational facilities, elementary and middle school sites, open space and biological resource conservation areas, and associated infrastructure facilities. The project includes the construction of revetments along Lytle Creek, spanning a distance of seven miles.

Lytle Development Company
2050 Main Street, Suite 252
Irvine, California 92614
(909) 973-5985

Lytle Creek North Master Plan
For the County of San Bernardino (Lytle Development), EIS prepared planning and environmental documents for a 650-acre master plan authorizing the construction of 2,466 units, 678,500 square feet of commercial and light industrial use, and 5-million gallon/day wastewater treatment plant near the community of Devore, including improvements to existing freeway ramping.

County of San Bernardino
Land User Services Department
385 N. Arrowhead Avenue, Third Floor
San Bernardino, California 92415-0182
(909) 387-4124

Mountain Cove
For the City of Azusa (Standard Pacific), EIS prepared planning and environmental documents for a 260-acre master plan, including associated entitlements authorizing 350 units adjacent to the San Gabriel River and located within the inundation areas for Cogswell, Morris, and San Gabriel Reservoirs. The project included construction of two new bridge crossings, new flood control facilities, a 1-million gallon water reservoir, and two sewer pump stations. EIS' studies were subsequently used in the preparation of an update to the "City of Azusa General Plan."

City of Azusa
Community Development Department
213 E. Foothill Boulevard
Azusa, California 91702
(626) 812-5247

Walnut Hills
For the City of Walnut (Standard Pacific), EIS prepared planning and environmental documents for a 550-acre master-plan, authorizing the development of 268 dwelling units, 18-hole golf course, and 1-million gallon reservoir. The project included major landform alterations to accommodate the proposed use.

Standard Pacific Homes
15326 Alton Parkway
Irvine, California 92618
(949) 789-1600

Town Center Specific Plan
For the City of Covina, EIS prepared planning and environmental documents for a 60-acre downtown core area specific plan project. The specific plan resulted in the creation of six new zoning districts designed to promote mixed-use and transit-oriented development. In the absence of specific uses, a "trip budget" was established allowing for the development of an equivalent to 800 dwelling units and 490,000 square feet of mixed commercial, office, and light industrial development. The trip budget establishes an overall "trip cap" offering developers and local officials the flexibility to determine individual site-specific land uses, within the limits of that budget, thus allowing market forces to dictate how and where the trips would ultimately be assigned.

City of Covina
Community Development Department
125 East College Street
Covina, California 91723-2199
(626) 858-7231

Walnut Specific Plans
In accordance with City requirements, projects including affordable housings must be processed through the preparation of a specific plan. In accordance therewith, for the City of Walnut, EIS has prepared separate planning and environmental documents for a number of specific plan projects, including: (1) a 3-acre senior facility authorizing 78 dwelling units (San Jose Hills Senior Housing Specific Plan); (2) a 2-acre mixed-use project for 42 dwelling units and about 2,000 square feet of neighborhood commercial use (808 Francesca Drive Specific Plan); and (3) a residential development on a 2-acre site authorizing 44 units (780 Francesca Drive Specific Plan).

City of Walnut
Community Development Department
21201 La Puente Road
Walnut, California 91789-2018
(909) 595-7543

IKEA Covina

For the City of Covina (IKEA), EIS prepared planning and environmental documents for a 330,000 square foot multi-level retail store and warehouse facility, operated as a furniture and home accessories store and including an on-site restaurant. The project involved the demolition of an existing 180,000 square foot facility, allowing the project to be defined as the net physical change between the cessation of impacts attributable to one use and the new impacts attributable to the proposed use. The project included a detailed traffic study addressing on-site circulation patterns and impacts to local streets and freeway segments.

City of Covina
Community Development Department
848 South Barranca Avenue
Covina, California 91723-2199
(626) 858-7214

El Toro Reservoir

EIS prepared CEQA documentation for a dam enlargement project, increasing the existing 233-million gallon capacity of the El Toro Reservoir (Mission Viejo) by 52 million gallons. The project included the installation of an impervious linear system, replacement of the existing floating cover with a new impervious geo-membrane liner system, and the upsizing of the existing outlet system and transmission pipeline, including outlet facilities, a 4,200-foot 24-inch pipeline, disinfection chemical injection pumps, and a new 24-inch pipeline from the inlet/outlet facility to a point of connection with the Santa Margarita Water District's pipeline booster station.

El Toro Water District
24251 Los Alisos Boulevard
Lake Forest, California 92630
(949) 837-7050

Park and Recreational Facilities

For the City of Glendale (Parks, Recreation and Community Services Department), EIS has prepared numerous planning and environmental documents for both new and for expanded park facilities. Recent projects have included the formulation of noise mitigation for planned improvements to the Glendale Civic Auditorium, permitting of a new skateboard park, improvements to existing major park facilities. Additional activities performed by EIS have included the preparation of historic resource assessments, monitoring, and recovery of historic and pre-historic resources.

City of Glendale
Parks, Recreation and Community Services
1621 Canada Boulevard
Glendale, California 91206-4393
(818) 548-6421

PERSONNEL RESOURCES

EIS' Principal (Lewandowski) is broadly recognized as an expert in the areas of planning and environmental compliance and is often called upon by public agencies and attorneys to both prepare and assess the adequacy of technical documents. Unlike other consulting firms that assign junior staff to the project management role, the firm's Principal will remain personally responsible for the management of all projects, will provide senior-level quality control, and will serve as the primary client liaison.

EIS recognizes that every project is different and requires unique talents and experience in order to provide the requisite analysis. As a result, our firm's staffing approach is to first understand the needs of our clients and then to determine the precise nature of those issues that need to be addressed in order to deliver to our clients the best possible work products. EIS believes in providing its clients with the highest quality resources available. Based on specific project needs, EIS marshals those engineers, scientists, and other professionals possessing the requisite experience and qualifications to accomplish the assigned task.

REFERENCES

The following individuals can be contacted to obtain comments regarding the quality of our work products, professionalism of client representations, ability to overcome obstacles and formulate cost-effective solutions, and on-time and on-budget performance.

James DeStefano, City Manager
City of Diamond Bar
21810 E. Copley Drive
Diamond Bar, CA 91765-4178
(909) 860-2489

Sean Crumby, Assistant City Manager
City of Seal Beach
211 Eight Street
Seal Beach, CA 90740
(562) 431-2527

Roy Stephenson, City Engineer
City of Jurupa Valley
8304 Limonite Avenue, Suite M
Jurupa Valley, CA 92509
(951) 322-6464

Robert Neiuber, Director
City of Covina
848 South Barranca Avenue
Covina, California 91723-2199
(626) 858-7214

Greg Gubman, Planning Director
City of Diamond Bar
21810 E. Copley Drive
Diamond Bar, CA 91765-4178
(909) 860-2489

M. Katherine Jenson, Atty.
Rutan & Tucker
611 Anton Boulevard, Suite 1400
Costa Mesa, CA 92626-1998
(714) 641-3413

Susan Hori, Atty.
Manatt, Phelps & Phillips, LLC
695 Town Center Drive, 14th Floor
Costa Mesa, CA 92626
(714) 371-2528

Michelle Ouellette, Atty.
Best Best & Krieger
3390 University Avenue, 5th Floor
Riverside, CA 92501
(951) 826-8373

Hardy Strozier, Principal
The Planning Associates
495 E. Rincon Street, Suite 212
Corona, CA 92879
(951) 444-5600

Geoffrey Smith, Project Manager
Lennar
25 Enterprise, Suite 300
Aliso Viejo, CA 92656
(949) 349-8285

Mark Rogers, Principal
TRG Land, Inc.
898 Production Place
Newport Beach, CA 92663
(949) 722-0634

Jan Dabney, Lead Consultant
Lytle Development Company
2050 Main Street, Suite 252
Irvine, CA 92614
(909) 973-5985

STANDARD RATE SCHEDULE

Position	Rates
Principal	$185.00
Senior Engineer	165.00
Senior Planner/Scientist	150.00
Associate Engineer	125.00
Associated Planner/Scientist	100.00
Assistant Planner/Scientist	75.00
Word Processor	65.00
Technician	50.00

All direct costs will be billed at cost-plus ten percent. Automobile mileage will be billed at a rate of $0.52 per mile and travel time for personnel will be billed at the designated rate Expert witness services will be billed at twice the standard rate.

CURRICULUM VITAE
PETER LEWANDOWSKI, PRINCIPAL

Education:

Masters Program, Architecture
California State University, Pomona
Masters Degree, Urban Planning
California State University, Pomona
Bachelors Degree, Social Ecology
University of California, Irvine
Certificate Program, Construct. Management
University of California, Irvine

Experience:

Mr Lewandowski is a widely recognized and awarded planning/environmental consultant. With 30 years of experience, Mr. Lewandowski possesses a detailed understanding of planning, engineering, and environmental compliance and demonstrated experience in preparing general and specific plans for major residential and non-residential projects. Mr. Lewandowski is often called upon by major law firms. In addition to work with individual and corporate attorneys, clients have included Latham & Watkins; Rutan & Tucker; Brown Winfield Canzoneri; Sheppard, Mullin, Richter & Hampton; Oliver, Vose, Sandifer, Murphy & Lee; and Buchalter Nemer Fields & Younger.

Principal
Environmental Impact Sciences
(1998-present)

Mr Lewandowski was responsible for preparing planning/environmental documents and for the development of compliance strategies for both public and private-sector clients and for the management of and shepherding major development projects through the entitlement process.

Principal
Ultrasystems Environmental, Inc.
(1994-1998)

Mr. Lewandowski was responsible for the preparation of planning studies and comprehensive environmental documents for general, specific, and master plan projects, community facility districts, infrastructure improvement projects, school facilities, community recreational facilities, office buildings, major residential and commercial projects, and energy facilities.

Director or Planning/Environmental
LG&E Power Engineers, Inc.
(1987-1994)

For a Fortune 500 company, Mr. Lewandowski managed the preparation of planning and environmental documents; prepared and processed general plan amendments, zone changes, and tentative maps; conducted presentations before Boards, Councils, and Commissions; and processed development applications for large-scale residential, commercial, institutional, industrial, and mixed-use projects.

Relevant project experience includes:

- Project Manager for major specific plan projects, including. (1) Downtown Covina Specific Plan (Covina); (2) Lytle Creek Ranch Specific Plan (Rialto); (3) Lytle Creek North Master Plan (San Bernardino County); (4) South Pointe Master Plan (Diamond Bar); and (5) Walnut Hills Master Plan (Walnut).
- Project Manager for numerous residential development projects, including: (1) Park Place (Los Angeles County); (2) Compton Senior Housing Project (Compton); (3) Puente Romano Mixed-Use Project (Whittier); and (4) Diamond Ridge/ Sandstone Canyon (Diamond Bar)
- Project Manager for major commercial development projects, including IKEA (Covina), Target (Diamond Bar), Lowe's (Huntington Beach), Anaheim Festival Center (Anaheim), and Citrus Plaza Regional Mall (San Bernardino County).
- Project Manager responsible for major infrastructure projects, including the Wildomar Community Facilities District (Riverside County), involving over 10-miles of new water and wastewater facilities.

ORANGE | COUNTY
ALUC

AIRPORT LAND USE COMMISSION
FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.5178

January 13, 2014

Steven Mendoza, Director
Community Development
City of Los Alamitos
3191 Katella Ave.
Los Alamitos, CA 90720

Subject: NOI to adopt MND for the 2014-2021 Housing Element Update

Dear Mr. Mendoza:

Thank you for the opportunity to review the initial study for the Mitigated Negative Declaration (MND) for the proposed 2014-2021 Housing Element Update for the City of Los Alamitos Draft in the context of the Airport Land Use Commission's *Airport Environs Land Use Plan (AELUP) for Joint Forces Training Base (JFTB), Los Alamitos.*

We recommend that the MND and the Housing Element Update discuss whether the proposed housing opportunity sites fall within the Federal Aviation Regulation (FAR) Part 77 Notification Areas for JFTB Los Alamitos. We suggest that the MND discuss the heights at which the notification surface would be penetrated compared to the proposed building heights. If the notification surface is penetrated, the Federal Aviation Administration (FAA) requires the filing of form7460-1, Notice of Proposed Construction or Alteration. In addition, the MND should address whether the proposed project sites fall within the FAR Part 77 Imaginary Surfaces for JFTB, Los Alamitos. Buildings that rise to the height of the Horizontal Surface (150 feet above ground level (AGL) will violate the established approach criteria for the primary runway at JFTB. For the proposed housing opportunity sites located within the horizontal surface for JFTB, Los Alamitos, the MND should include a discussion of the proposed building heights and ground elevation for these areas.

With respect to noise impacts, the initial study states that the proposed housing opportunity sites are located outside of the 75 and 65 dBA CNEL noise contours. However, some housing opportunity sites would be located within the 60 dBA CNEL noise contour. Per the *AELUP for JFTB Los Alamitos*, noise impacts within the 60 dBA CNEL noise contour require sound attenuation as set forth in the California Noise Insulation Standards, Title 25, California Code of Regulations. Single noise events in this area create serious disturbances to many inhabitants. Even though the Commission would not find residential units incompatible in this area, the Commission strongly recommends that residential units be limited or excluded from this area unless

sufficiently sound attenuated. The residential use interior sound attenuation required shall be a CNEL value not exceeding an interior level of 45 dB.

The MND should also discuss whether the development of heliports will be allowed as part of the proposed project. For your information, should the development of heliports occur within your jurisdiction, proposals to develop new heliports must be submitted through the City to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5 and the *AELUP for Heliports*. Proposed heliport projects must comply fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics.

A referral by the City to the ALUC may be required for this project due to the location of the proposal within the Airport Planning Area for JFTB Los Alamitos and due to the nature of the required City approvals (i.e., General Plan Amendment) under PUC Section 21676(b). In this regard, please note that the Commission suggests such referrals be submitted to the ALUC for a determination, between the Local Agency's expected Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendizing.

Thank you again for the opportunity to comment on the proposed initial study. Please contact Lea Choum at (949) 252-5123 or via email at lchoum@ocair.com should you have any questions related to the Airport Land Use Commission for Orange County.

Sincerely,

Kari A. Rigoni
Executive Officer

December 18, 2013

THE Kennedy COMMISSION
www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909
Fax 949 263 0647

Mr. Steven Mendoza, Community Development Director
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720

RE: Comments on Draft 2014-2021 Housing Element Update (November 2013)

Dear Mr. Mendoza,

Thank you for the opportunity to review and comment on the City of Los Alamitos' 2014-2021 draft Housing Element. We have reviewed the draft and are submitting this letter to provide public comments.

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than $20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

As the City moves forward with the draft Housing Element update, the Commission urges the City to support for the development of affordable homes. The Commission has provided the following recommendations for the City to incorporate:

1. Continue the City's partnership with the Commission to facilitate the development of affordable rental homes for lower income working families in the City.

2. Identify additional sites for the development of homes affordable to lower income families. The City identified several underutilized land in Old Town West (potential net capacity of 32 homes and a density of 30 units per acre) for the development of lower income homes; however, seven out of eight of these are less than 0.34 acres. While the City provides Housing Program 4.2 that encourages and facilitates lot consolidation, it is not realistic that these very small sites (zoned R-3 that allows multi-family and single family development) will effectively produce homes affordable to lower income families.

3. Create and implement effective programs (e.g., by-right process for 100 percent stand-alone developments that are affordable to lower income families) that will incentivize affordable home developments on the identified opportunity sites.

4. Provide by-right incentives and concessions of certain development standards that developers are not entitled to, in exchange for a dedication of 20% of homes affordable to

families at extremely low, very low and low-income levels in the City (e.g., please refer to Santa Ana's Housing Opportunities Ordinance).

5. Prioritize and commit potential funding sources for proposed extremely low-income affordable rental developments that leverage additional funding sources (e.g., Low-Income Housing Tax Credits).

6. Encourage the development of housing affordable to extremely low-income households through application processing fee waivers for proposed developments with a minimum of ten percent extremely low-income homes (e.g., please refer to Huntington Beach's 2014-2021 Housing Element Program 14).

7. Implement a program that will set-aside a percentage of new rental homes that are affordable to persons with developmental disabilities and pursue funding sources designated for persons with special needs and disabilities. Please refer to the California State Department of Housing and Community Development Department's Sample Programs:[1]

    a. Program Sample 2: Develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities.

    b. Program Sample 3: Explore models to encourage the creation of housing for persons with developmental disabilities and implement a program by 2015.

8. Evaluate on an annual basis how successful the identified P-M zone has been to facilitate the development of emergency homeless shelters. In addition, the City should evaluate the following:

    a. Additional zones that may be appropriate for the development of emergency homeless shelters.

    b. Feasibility of implementing a fee waiver or reduction program to encourage the development of emergency homeless shelters.

For the 2014-2021 Housing Element planning period, the City has a Regional Housing Needs Assessment (RHNA) of 14 very low- and 10 low-income households. To address the lower income RHNA housing goals, the City identified several underutilized land in Old Town West

[1] "Persons with Developmental Disabilities SB 812 (Ashburn), Chapter 507, Statutes of 2010," Memorandum by the Department of Housing and Community Development, p 12, June 21, 2012

(potential net capacity of 32 homes) for the development of lower income homes. **To address the City's lower income RHNA need of 251 homes, it is important that the City create effective policies and programs on the identified opportunity sites that will encourage and facilitate the development of homes affordable to lower income families.**

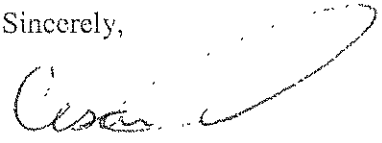
The need to increase quality affordable rental homes remains a high priority in the City. While the economic downturn is slowly recovering and for-sale homes have been on the rise in the County, the cost to rent apartment homes are also on the rise. In the City, the average rent for a two-bedroom apartment is $1,621 per month, which is out-of-reach for many lower income families.[2] Affordable rent for very low-income households is $941 per month and for low-income households it is $1,318 a month.[3] In addition, approximately 43% of renter households overpaid for housing costs.[4] With lower wages that are not keeping up with rising rents, many renting families continue to struggle financially to live and work in this City.

Conclusion

Given the importance of the draft 2014-2021 Housing Element update, the Commission welcomes the opportunity to continue our dialogue on how we can partner with City staff to ensure that the draft Housing Element includes specific policies that will result in new affordable homes for extremely low, very low and low-income working families.

Please keep us informed of any revisions, updates and meetings regarding the draft 2014-2021 Housing Element and if you have any questions, please free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias
Executive Director

cc: Fidel Herrera, California Housing and Community Development Department

[2] City of Los Alamitos Administrative Draft 2014-2021, p. 2-19, November 2013.
[3] City of Los Alamitos Administrative Draft 2014-2021, p. 2-18, November 2013.
[4] City of Los Alamitos Administrative Draft 2014-2021, p. 2-22, November 2013.

DEPARTMENT OF TRANSPORTATION
DISTRICT 12
3347 MICHELSON DRIVE, SUITE 100
IRVINE, CA 92612-8894
PHONE (949) 724-2000
FAX (949) 724-2019
TTY 711
www.dot.ca.gov

City of Los Alamitos
Community Development
DEC 18 2013
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Flex your power!
Be energy efficient!

December 12, 2013

Mr. Steven Mendoza
Director of Community Development
3191 Katella Avenue
Los Alamitos, CA. 90720

File: IGR/CEQA
SCH#: None
Log #: 3600
I-405

Dear Mr. Mendoza:

Thank you for the opportunity to review and comment on the **Consideration of the Draft Comprehensive Update of the City's Housing Element for the Reporting Period of 2014-2021.** State Government Code Section 65300 requires a city to adopt a General Plan to guide long-range development of the community. A General Plan contains seven mandatory elements including land use, circulation, conservation, open space, safety, noise and housing. Only the Housing Element is reviewed and certified by the State. State law requires that each Housing Element accommodate and facilitate development of housing to meet a city's fair share housing needs. The Element must also address housing needs of special needs groups, mitigate potential constraints or barriers to housing, and contain a plan of how the city intends to meet its housing needs.

The Department of Transportation (Department) is a commenting agency on this project and has the following comments for your consideration.

1. Caltrans has concerns with plans and projects that may impact traffic circulation and increase demand on State Transportation Facilities. For all new developing areas, major new developments, redevelopment areas that may require new or improved access, new signals or any improvements to State Transportation Facilities, particularly (I-405), will require close coordination with Caltrans.

2. Any major oversight project work proposed for State facilities, including I-405 would require coordination with the Department and may require an encroachment permit. For specific details on the Encroachment Permits procedure, please refer to the Department's Encroachment Permits Manual, Seventh Edition. This Manual is available on the web site: http://www.dot.ca.gov/hq/traffops/developserv/permits. If an encroachment permit is required, all environmental concerns must be adequately addressed. Please coordinate with the Department to meet requirements for any work within or near the State Right-of-Way. For projects on our Right-of-Way, the

Department has the authority to maintain or delegate Lead Agency status for CEQA.

3. The Department supports General Plans that foster a more efficient land use pattern that (a) supports improved mobility and reduced dependency on single-occupant vehicle trips, (b) accommodates an adequate supply of housing for all incomes, (c) reduces impacts on valuable habitat, productive farmland, and air quality, (d) increases resource use efficiency, and (e) results in safe and vibrant neighborhoods. The Department recognizes that non-motorized travel is a vital element of the transportation system and therefore, encourages communities make pedestrian and bicycle activity possible, thus expanding transportation options, and creating a streetscape that better serves a range of users – pedestrians, bicyclists, transit riders, and automobiles.

4. The Highway Capacity Manual (HCM) method should be used when analyzing traffic impacts on State Transportation Facilities. The use of HCM is preferred by the Department because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on the state's facilities, the Department recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, traffic operations may find the TIS based on ICU methodology inadequate, resulting in possible delay or denial of a permit by the Department. All input sheets, assumptions, and volumes on State Facilities including ramps and intersection analysis should be submitted to the Department for review and approval. The EIR should include appropriate mitigation measures to offset any potential impacts.

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Aileen Kennedy at (949) 724-2239.

Sincerely,

MAUREEN EL HARAKE
Branch Chief, Regional-Community-Transit Planning
District 12

Orange County Sanitation District
10844 Ellis Avenue, Fountain Valley, CA 92708
(714) 962-2411 www.ocsewers.com

January 9, 2014

Steven Mendoza, Director of Community Development
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration for the City of Los Alamitos 2014-2021 Housing Element

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Thank you for the opportunity to review and comment on the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration for the City of Los Alamitos 2014-2021 Housing Element

The project location is within the jurisdiction of the Orange County Sanitation District (OCSD). Although the initial assessments doesn't indicate any sewer capacity issues, future development should review proposed flows to determine adequate capacity for the area.

Also, please note that any construction dewatering operations that involve discharges to the local or regional sanitary sewer system must be permitted by OCSD prior to discharges. OCSD staff will need to review/approve the water quality of any discharges and the measures necessary to eliminate materials like sands, silts, and other regulated compounds prior to discharge to the sanitary sewer system.

Thank you for the opportunity to comment on the proposed development. If you have any questions regarding sewer connection fees, please contact Rich Leon at (714) 593-7242. For planning issues regarding this project, please contact me directly at (714) 593-7119.

Daisy Covarrubias, MPA
Sr. Staff Analyst

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The Gas Company

A Sempra Energy utility

1919 S State College Blvd
Anaheim, CA 92806-6114

December 23, 2013

City of Los Alamitos
3191 Katella Ave
Los Alamitos, CA 90720

Attn: Steven Mendoza

Subject: Proposed Mitigated Negative Declaration - City of Los Alamitos 2014-2021 Comprehensive Housing Element Update

This letter is not to be interpreted as a contractual commitment to serve the proposed project but only as an information service. Its intent is to notify you that the Southern California Gas Company has facilities in the area where the above named project is proposed. Gas facilities within the service area of the project could be altered or abandoned as necessary without any significant impact on the environment.

Information regarding construction particulars and any costs associated with initiating service may be obtained by contacting the Planning Associate for your area, Don J. Amador, at (714) 634-3039.

Sincerely,

Armando Torrez
Technical Services Supervisor
Orange Coast Region- Anaheim

AT/ps
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