CITY OF LOS ALAMITOS

Via videoconference
Participation via Phone: (301) 715-8592
Meeting ID: 883 0306 0674

AGENDA
PLANNING COMMISSION/SUBDIVISION COMMITTEE
REGULAR MEETING

Wednesday, February 23, 2022 – 7:00 PM

SAFETY ALERT –NOTICE REGARDING COVID-19

Due to COVID-19, the City of Los Alamitos Planning Commission Meeting on February 23, 2022 will be conducted by videoconference pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20. The public may access the meeting electronically or telephonically.

Pursuant to Executive Orders and given the current health concerns, members of the public can access meetings by using your phone to dial +1 (301) 715-8592 and enter the Meeting ID: 883-0306-0674. Your microphone will be disabled upon entry for the duration of the meeting. **Members of the public may not attend the meeting in person.**

The public can submit comments to planningcommission@cityoflosalamitos.org with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM." Comments **received by 4:00 p.m.** will be compiled and provided to the Planning Commission and made available to the public before the start of the meeting. Staff will not read email comments at the meeting but the official record will include all email comments received until the close of the meeting.

Members of the public wishing to verbally deliver comments via the telephone conference can submit their requests to planningcommission@cityoflosalamitos.org **until the close of the public comment period**. The Department Secretary will compile a list of speakers who have indicated a desire to speak. Before the close of the meeting, the Department Secretary will announce each speaker, enable the speaker's microphone, and begin the three-minute timer. The speaker's microphone will automatically be disabled at the end of three minutes.

All speakers shall observe civility, decorum and good behavior. Any item submitted to the Planning Commission during the meeting shall become public record and subject to applicable disclosure laws.

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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 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 after distribution of the agenda packet are available for public inspection on the City's website at www.cityoflosalamitos.org.

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 Development Services Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made.

1. CALL TO ORDER

2. ROLL CALL

Chair DeBolt
Vice Chair Loe
Commissioner Andrade
Commissioner Cuilty
Commissioner Grose
Commissioner Riley
Commissioner Sofelkanik

3. PLEDGE OF ALLEGIANCE

4. ORAL COMMUNICATIONS

At this time, any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. Please state if you wish to speak on an item on the Agenda. **Remarks are to be limited to not more than five minutes.**

5. APPROVAL OF MINUTES

A. Approve the Minutes for the Regular Meeting of January 26, 2022

ROLL CALL

Chair DeBolt
Vice Chair Loe
Commissioner Andrade
Commissioner Cuilty
Commissioner Grose
Commissioner Riley
Commissioner Sofelkanik

6. CONSENT CALENDAR

None.

7. PUBLIC HEARING

A. Town Center Mixed Use Zone Strategic Plan Consideration

Recommendation:

1. Open the Public Hearing; and,

2. Take testimony; and,

3. Adopt Resolution No. 2021-09, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPT THE CITY OF LOS ALAMITOS TOWN CENTER MIXED USE (TCMU) ZONE STRATEGIC PLAN, DATED FEBRUARY 23, 2022, TO INCLUDE ITS ENVIRONMENTAL IMPACT REPORT (EIR) ADDENDUM AND MITIGATION MONITORING AND REPORTING PROGRAM, BOTH DATED DECEMBER 2021 (CITYWIDE) (APPLICANT: CITY OF LOS ALAMITOS)."

ROLL CALL

Chair DeBolt
Vice Chair Loe
Commissioner Andrade
Commissioner Cuilty
Commissioner Grose
Commissioner Riley
Commissioner Sofelkanik

8. DISCUSSION

A. Zoning Ordinance Amendment (ZOA 21-01)
Permitting of Live Fowl

Recommendation:
A Planning Commission discussion concerning the revision of the Los Alamitos Municipal Code to permit the keeping of live fowl through a Zoning Ordinance Amendment (ZOA 21-01).

9. STAFF REPORT

A. Findings Required by AB 361 for the Continued Use of Teleconferencing for Meetings

Recommendation:
Make the following findings by a majority vote of the Planning Commission:

1. A state of emergency has been proclaimed by California's Governor due to the COVID-19 pandemic, and continues to be in effect;
2. The Planning Commission has reconsidered the circumstances of the state of emergency; and
3. State and local officials continue to recommend measures to promote social distancing to slow the spread of COVID-19.

ROLL CALL
Chair DeBolt
Vice Chair Loe
Commissioner Andrade
Commissioner Cuilty
Commissioner Grose
Commissioner Riley
Commissioner Sofelkanik

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

11. COMMISSIONER REPORTS

12. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within ten (10) business days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of $1,048.00 (resident)/ $2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.60 and Fee Resolution No. 2021-06.

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at City Hall, 3191 Katella Ave., Los Alamitos, CA 90720 and on the City's website at www.cityoflosalamitos.org not less than 72 hours prior to the meeting. **Dated this 17th day of February, 2022**

Maria Veronica Enciso
Department Secretary

2/17/2022
Date

MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – January 26, 2022

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 7:03 p.m., Wednesday, January 26, 2022 in a video conference, Chair DeBolt presiding. As a result of the State of Emergency in California due to the threat of COVID-19 and pursuant to Governor Newsom Executive Order N-25-20 issued on March 12, 2020, all members of the Planning Commission attended telephonically.

2. ROLL CALL

Present:	Commissioners:	Chair Grose Vice Chair DeBolt Cuilty, Loe, Riley, and Sofelkanik
	Absent:	Andrade (excused)
	Staff:	Ron Noda, Development Services Director Michael Daudt, City Attorney Tom Oliver, Associate Planner Maria Veronica Enciso, Department Secretary

3. PLEDGE OF ALLEGIANCE

Chair Grose led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Department Secretary shared that one public comment was received for agenda item 9A.

5. PLANNING COMMISSION REORGANIZATION

A. Annual Planning Commission Reorganization

This report provides relevant information for the Planning Commission's annual reorganization, by the election of the Chair and Vice Chair.

Department Secretary Enciso called for nominations for the position of Chair.

Commissioner Grose nominated Commissioner DeBolt.

ROLL CALL VOTE

Commissioner Andrade	(Absent)
Commissioner Grose	Aye
Commissioner Cuilty	Aye

Commissioner DeBolt	Aye
Commissioner Loe	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Aye

Unanimously carried: The Planning Commission appointed Commissioner DeBolt as Chair.

Commissioner DeBolt called for nominations for the position of Vice Chair.

Chair Grose nominated Commissioner Loe.

ROLL CALL VOTE

Chair DeBolt	Aye
Commissioner Andrade	(Absent)
Commissioner Cuilty	Aye
Commissioner Grose	Aye
Commissioner Loe	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Aye

Unanimously carried: The Planning Commissioner appointed Commissioner Loe as Vice Chair.

6. APPROVAL OF MINUTES

A. Approve the Minutes for the Special Meeting of December 8, 2021

Motion/Second: Sofelkanik/Grose
Carried 4/0 (Andrade absent, DeBolt and Riley abstain): The Planning Commission approved the minutes of the Special Meeting of December 8, 2021.

ROLL CALL VOTE

Chair DeBolt	Abstain
Vice Chair Loe	Aye
Commissioner Andrade	(Absent)
Commissioner Cuilty	Aye
Commissioner Grose	Aye
Commissioner Riley	Abstain
Commissioner Sofelkanik	Aye

7. CONSENT CALENDAR

None.

8. DISCUSSION

None.

9. PUBLIC HEARING

A. Conditional Use Permit (CUP) 21-04
A Request to Allow a Commercial Recreation – Indoors Use in the General Commercial (C-G) Zone

Associate Planner Oliver summarized the staff report and made a correction in the resolution of the property being 2,200 square feet and not 22,000 square feet.

Chair Grose asked and received clarification from Associate Planner Oliver about the parking agreement with the property owners.

Applicant, Lina Lumme, provided a summary about The Youth Center

Vice Chair Loe asked applicant about staying in the location they are currently at. Lina Lumme explained that they approached the City for an opportunity to purchase the property, but City Council voted no to this because of a City park located behind the building and the property is located within different parcels. She also added that they would want to invest in a property.

Chair DeBolt and Lina Lumme discussed the following:

- Square footage they currently are in being 900 square feet less than the one they are purchasing, plus the space they are currently at is being shared with the City
- Amount of children onsite, age range and grade levels, and how they get to the site

Chair DeBolt opened the public hearing.

Department Secretary Enciso shared that there was a public comment received by email.

Commissioner Cuilty asked about the shared parking. Associate Planner Oliver explained that there is a condition (number 21) in the resolution that this item will be revisited if it becomes a problem.

Chair DeBolt shared his concern about the proximity of Los Alamitos Boulevard and the access for the children and if there should be a condition in the resolution for the staff (from the Youth Center) to walk to children over to the center.

Commissioner Grose shared her concern of the children leaving the school and not being supervised. In regards to Chair DeBolt's concern, she is not as concerned about it because there is already kids coming from the high school and middle school walking on Los Alamitos Boulevard.

Chair DeBolt then added his concern of kids hanging around outside, but not leaving the site. Commissioner Grose clarified that this is already mentioned in the resolution regarding loitering.

Motion/Second: Grose/Cuilty
Carried 6/0 (Andrade absent): Adopt Resolution No. 2022-01 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP) 21-04 FOR A COMMERCIAL RECREATION – INDOORS USE IN THE GENERAL COMMERCIAL (C-G) ZONE AT A 2,200 SQUARE FOOT UNIT AT 10761 LOS ALAMITOS BLVD., APN 242-193-15 (APPLICANT: LINA LUMME, LOS ALAMITOS YOUTH CENTER)."

ROLL CALL VOTE

Chair DeBolt	Aye
Vice Chair Loe	Aye
Commissioner Andrade	(Absent)
Commissioner Cuilty	Aye
Commissioner Grose	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Aye

10. STAFF REPORT

None.

11. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Associated Planner Oliver asked if the Commissioners were interested in addressing the keeping of chicken(s) in a single-family home discussion. He then provided an update on the Los Alamitos Luxury Apartment.

Development Services Director Noda updated on the following:

- The City received comments from the State Housing Department about the Housing Element and that Staff and the City's Consultant are reviewing the comments.
- City redistricting meetings on February 7th and 28th and March 7th.

12. COMMISSIONER REPORTS

Commissioner Grose asked to agendize the chicken issue at the next Planning Commission meeting. She then thanked the Commission for their support last year as she was Chair.

Motion/Second: Grose/DeBolt
Carried 6/0 (Andrade absent): The Traffic Commission to agendize the chicken issue at the next Planning Commission meeting.

ROLL CALL VOTE

Chair DeBolt	Aye
Vice Chair Loe	Aye

Commissioner Andrade	(Absent)
Commissioner Cuilty	Aye
Commissioner Grose	Aye
Commissioner Riley	Aye
Commissioner Sofelkanik	Aye

13. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:32 p.m.

ATTEST: _____ Art DeBolt, Chair

_____
Ron Noda, Secretary

City of Los Alamitos
PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: February 23, 2022 **ITEM NUMBER: 7A**

To: **Chair DeBolt and Members of the Planning Commission**

Via: **Ron Noda, Development Services Director**

Presented By: **Tom Oliver, Associate Planner**

Subject: **Town Center Mixed Use Zone Strategic Plan Consideration**

SUMMARY

Consideration of a recommendation to the City Council, for the draft Town Center Mixed Use (TCMU) Zone Strategic Plan, General Plan Land Use Element amendment, and Environmental Impact Report (EIR) Addendum. The City has worked on creating a strategic plan for this area of the City that will establish a scenario to increase economic development, attract businesses, provide developers an easier path for projects, and help to address the City's Regional Housing Needs Assessment (RHNA) numbers.

RECOMMENDATION

1. Open the Public Hearing; and,

2. Take testimony; and,

3. Adopt Resolution No. 2021-09, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPT THE CITY OF LOS ALAMITOS TOWN CENTER MIXED USE (TCMU) ZONE STRATEGIC PLAN, DATED FEBRUARY 23, 2022, TO INCLUDE ITS ENVIRONMENTAL IMPACT REPORT (EIR) ADDENDUM AND MITIGATION MONITORING AND REPORTING PROGRAM, BOTH DATED DECEMBER 2021 (CITYWIDE) (APPLICANT: CITY OF LOS ALAMITOS)."

BACKGROUND

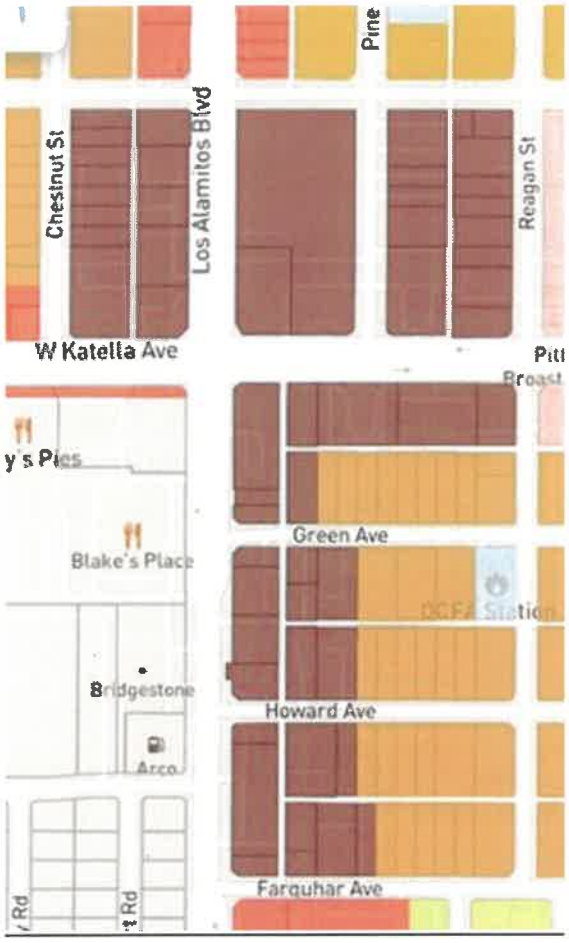
Over the past year, the City's Town Center Mixed Use (TCMU) team has worked on creating a draft of a strategic plan that will establish a scenario to increase economic development, attract businesses, provide developers an easier path for projects, and to address the City's Regional Housing Needs Assessment (RHNA) numbers.

The TCMU development team had the goal of creating a strategic plan design to satisfy the City's priorities, which includes providing developers a clear vision and a set of expectations that will encourage investment and receive a shortened entitlement period if their project meets the standards. The strategic plan will also align the City's effort to designate potential residential areas within the Town Center to help meet the City's Regional Housing Needs Assessment (RHNA) numbers, as mandated by the State of California. Lastly, the strategic plan will also bolster a diverse and resilient tax base by attracting new business and encourage property owners and developers to be interested in investing in Los Alamitos.

In its December 8, 2021 meeting, the Planning Commission commented on changes that they noted should be changed in the Draft Plan and directed Staff come back to a later meeting with a revised draft. That new draft is presented tonight.

DISCUSSION

The Town Center Mixed Use Zone is shown below:



The edits made to this new draft of the Town Center Mixed Use Strategic Plan are limited to the discussion about ground-level residential units. Here are the changes made to this version of the Draft document:

- On page 47, Staff eliminated the text suggesting the City should entertain ground-level residential on Los Alamitos Boulevard and Katella Avenue, and edited the remaining text by suggesting that townhomes should be permitted on side streets or the backside of larger mixed-use developments facing Los Alamitos Boulevard or Katella Avenue. The suggested design standards remain, as they are still relevant.

- On page 79, Staff edited the suggested the redline changes shown in the draft to the "Purpose of the Zone" text.

- On page 81, Staff reverted back to the 75 percent requirement for ground-floor commercial, which had previously suggested changing to 50 percent.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to City Council approval of the revised draft Town Center Mix-Use (TCMU) Zone Strategic Plan and the Environmental Impact Report Addendum.

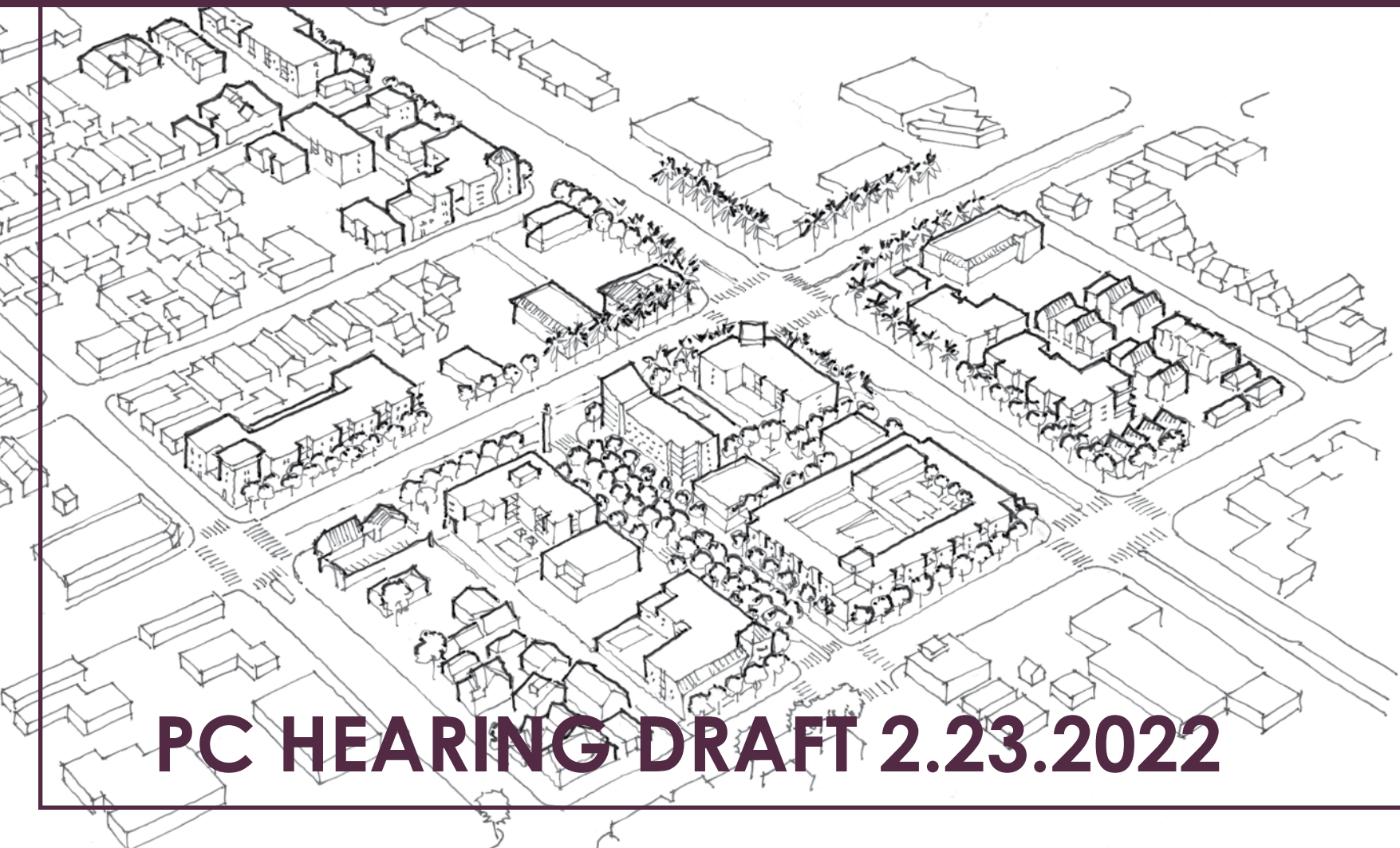
Attachments:

1. *Draft Town Center Mixed Use Zone Strategic Plan*
2. *Environmental Impact Report (EIR) Amendment*
3. *Mitigation Monitoring and Reporting Program*
4. *Draft Planning Commission Resolution 2021-09*
5. *Draft City Council Resolution 22-TBD*

Attachment 1



LOS ALAMITOS TOWN CENTER
STRATEGIC PLAN



PC HEARING DRAFT 2.23.2022

City of Los Alamitos

3191 Katella Ave

Los Alamitos, CA

90720

City Council

Shelley Hasselbrink, Mayor

Tanya Doby, Mayor Pro Tem

Ron Bates, Council Member

Mark A. Chirco, Council Member

Jordan Nefulda, Council Member

Planning Commission

Art DeBolt, Chair

Gary Loe, Vice-Chair

Larry Andrade

Mary Anne Cuilty

Wendy Grose

John Riley

Victor R. Sofelkanik

City Staff

Chet Simmons, City Manager

Ron Noda, Acting Deputy City Manager

Tom Oliver, Associate Planner

Prepared by PLACEWORKS

Funded by SB2

Resolution No. 2022-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTING THE "TOWN CENTER MIXED USE (TCMU) ZONE STRATEGIC PLAN," DATED FEBRUARY 23, 2022, TO INCLUDE ITS ENVIRONMENTAL IMPACT REPORT (EIR) ADDENDUM, AND MITIGATION MONITORING AND REPORTING PROGRAM, BOTH DATED DECEMBER 2021 (CITYWIDE) (CITY INITIATED)

WHEREAS, the City of Los Alamitos has resolved to create a Los Alamitos Town Center Mixed Use Zone (TCMU) Strategic Plan will assist the Council in its deliberations regarding strategically investing in programs and projects aimed at providing a framework to revitalize, reimagine, and strengthen the heart of Los Alamitos; and,

WHEREAS, the City of Los Alamitos was awarded a Senate Bill 2 (SB2) planning grant in 2020, referred to as the "Building Homes and Jobs Act," which funding is dedicated to promoting and facilitating affordable housing development;" and,,

WHEREAS, the City of Los Alamitos desires to attract the scale and type of development to this zone that is desired by the City and its residents; and,,

WHEREAS, with the monetary assistance awarded by this program, the City developed its a Los Alamitos Town Center Mixed Use Zone (TCMU) Strategic Plan, to include its Environmental Impact Report (EIR) Addendum, with the goal of attracting project proposals that can expect a clear pathway towards project entitlement that will be welcomed by the City; and,

WHEREAS, the adoption of such a plan will also allow the City to pursue funding related to the implementation of Town Center Mixed Use Zone Strategic Plan projects; and,

WHEREAS, the Planning Commission considered said documents at a publically noticed meeting on December 8, 2021, which was continued to a future date; and,

WHEREAS, the Planning Commission considered said documents at a publically noticed meeting on February 23, 2022; and,.

WHEREAS, the City Council considered said document on _____ __, 2022.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS RESOLVES AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized and directed to apply for and submit applications for grant programs to support the implementation of this Strategic Plan, which is attached to this resolution as exhibit A.

SECTION 2. The City Manager is encouraged to add the projects identified in the document to the City's list of Capital Improvement Projects (CIP).

SECTION 3. The City Manager is authorized to execute those City of Los Alamitos grant applications, submit grant support documents, and any amendments thereto, on behalf of the City of Los Alamitos as required by a requesting department for receipt of those grant in support of this Strategic Plan.

SECTION 4. The City Council of the City of Los Alamitos approves the Environmental Impact Report (EIR) Addendum and Mitigation Monitoring and Reporting Program, for the Town Center Mixed Use Zone Strategic Plan, both dated December 2021.

PASSED, APPROVED, AND ADOPTED this __th day of ____, 2022.

Shelley Hasselbrink, *Mayor*



Table of Contents

Intro | **Introduction and Executive Summary** **06**

Chapter 1 | **Context and Existing Condition** **08**

Regional Context 09
City Context 10
Key Assets 11
Plan Area: TCMU Zoning 12
Existing Land Use 13
Urban Form and Character 14

Chapter 2 | **Process and Public Engagement** **16**

Stakeholder Input Summary 17
Key Challenges 18
Scenario-Based Design Approach 19
Shared Vision and Goals 20
Understanding City Priorities 21

Chapter 3 | **Strategic Framework** **22**

Adaptive Market-Based Approach 23
Development Framework 24
Clear Vision for a Vibrant Town Center 25

Chapter 4 | **Recommended Strategies** **26**

Mark the Town Center 28
Reimagine Pine Street 32
Build a Mixed-Use Core 36
Create Places to Gather 40
Consider Parking Choices 42
Promote Housing 44
Connect to Neighborhoods 48

Chapter 5 | **Implementation** **50**

Recommended Implementation Actions and Timeline 51
Regulatory Amendments 52
First Projects 53

Chapter 6 | **Appendix** **54**

Existing Conditions - Site Inventory 56
Development Scenario A 70
Development Scenario B 72
Pine Street Design Scenarios 74
Recommended Municipal Code Amendments 78

Introduction and Executive Summary

The Los Alamitos Town Center Strategic Plan provides a framework to **revitalize, reimagine, and strengthen the heart of Los Alamitos.** The Strategic Plan aims to establish a pedestrian-oriented Town Center at the intersection of Katella and Los Alamitos Boulevards, in the physical center of the City. A market-based, urban design plan and strategy, it clearly illustrates to private real estate interests the potential of properties in this area with the goal to **attract the scale and type of development desired by the City**.

The Plan leverages the City's existing practice of hosting community events on Pine Street to imagine this one-block corridor as the spine for a dynamic center for various commercial, community and residential uses. **It proposes a streetscape project on Pine Street to create an attractive environment for outdoor dining, shopping, on-street parking as well as city-wide festivals and events** requiring the closure of the street to vehicles. Adjacent to Pine Street, **the Plan anticipates a variety of mixed-use development with an emphasis on food uses and outdoor dining options located in multiple courtyards and pedestrian paseos, with connection to the historic St. Isidore building**. Within these core blocks are optimum sites for a new hotel, stand-alone commercial uses, and a parking structure that can be shared by multiple sites and uses in the Town Center.

To encourage pedestrian connections from this Pine Street district to other sites in the Town Center area as well as the Medical Center and adjoining neighborhoods, **the Plan proposes wide, tree-lined sidewalks on Los Alamitos Boulevard and Katella Avenue,** as well as other adjacent streets. The Plan anticipates additional mixed-use development along these streets, and throughout the Town Center promotes new residential and housing options.

For more than a decade, the City of Los Alamitos has encouraged the development of a walkable and vibrant Town Center. The underlying vision for the Los Alamitos Town Center Strategic Plan began as the City evaluated a new



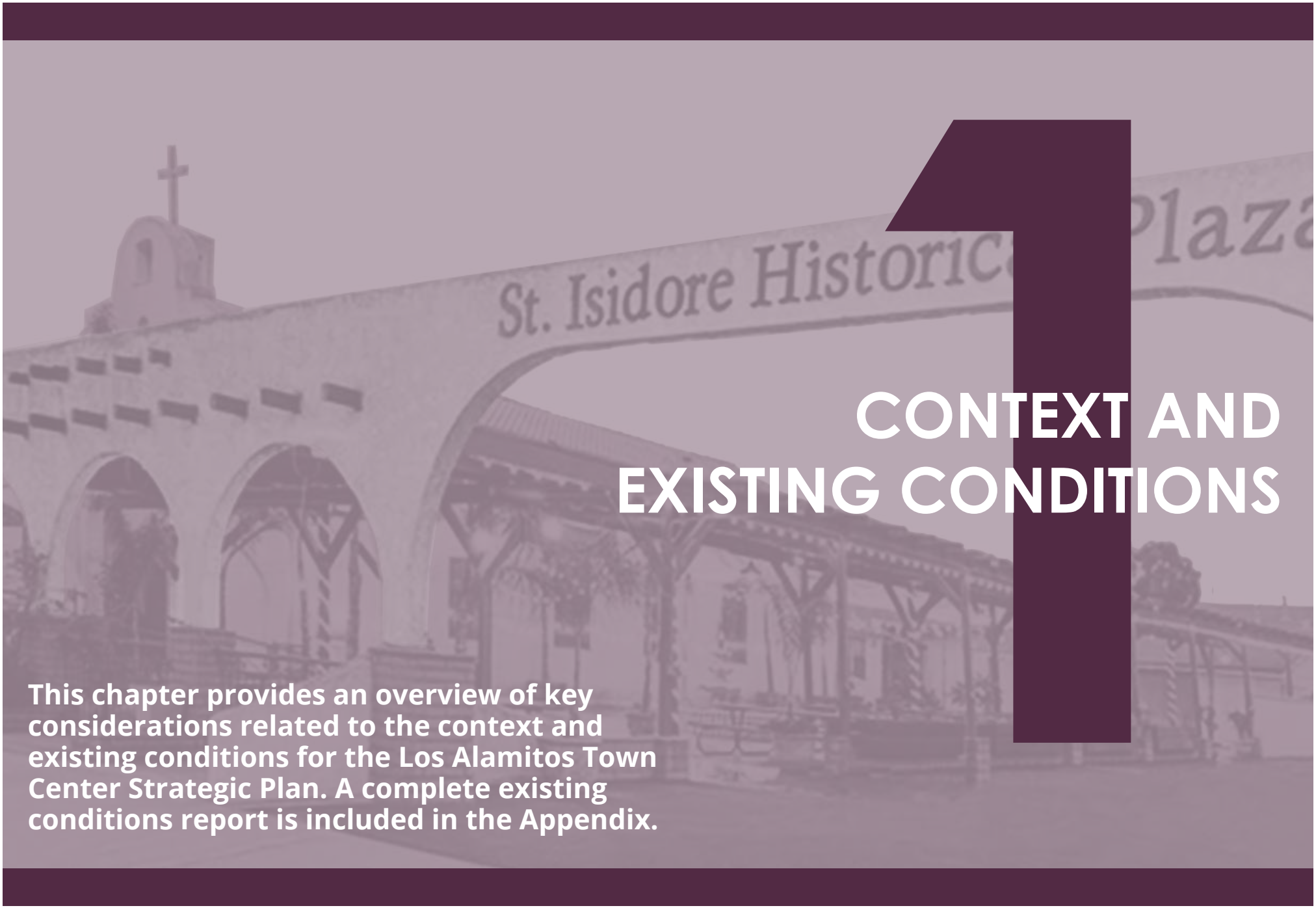


future for its Town Center over 10 years ago through the **Katella + Los Alamitos Commercial Corridors Plan** (2010), followed by a more comprehensive assessment in the **General Plan Update** (2015). In 2015 the City also updated the zoning code to allow mixed-use, with physical streetscape improvements shortly following. Although the General Plan and mixed-use zoning code set the policies and standards for a mixed-use Town Center, a concept of its physical form had not been articulated. **This Strategic Plan builds upon these previous planning efforts** to illustrate the possibility of the Los Alamitos Town Center, implemented through a series of placemaking urban design strategies.

This Plan is informed by engagement with stakeholders, property owners, councilmembers, commissioners, and nonprofit leaders. Representing their consensus vision for the Town Center, the Plan provides clear expectations to property owners and developers who wish to invest in Los Alamitos. **Proposals consistent with this Strategic Plan can expect a clear pathway towards project entitlement and will be welcomed partners with the City.**

Nonetheless, **the Strategic Plan is not a rigid document,** but recognizes it will be implemented by multiple and incremental projects as individual investors participate in within the overall Town Center vision. As such, the Strategic Plan is presented as a dynamic "kit of parts." For private development, this flexible development strategy includes 3- to 4-story mixed-use development up to 60 units/acre, commercial uses such as hotels, shopping and dining, residential townhomes and live/work units as components of mixed-use development, and shared parking structures. For the public sector, this strategy comprises of various streetscape improvements and a number of adjustments to the zoning standards within the Town Center. The Plan also identifies a number of potential public-private partnerships that can advance the Town Center vision.

The Los Alamitos Town Center Strategic Plan is funded through the State of California's SB2 grant program to help cities identify opportunities for housing to meet their Regional Housing Needs Assessment (RHNA) allocation, and to develop planning strategies to streamline residential development in those areas.



1 CONTEXT AND EXISTING CONDITIONS

This chapter provides an overview of key considerations related to the context and existing conditions for the Los Alamitos Town Center Strategic Plan. A complete existing conditions report is included in the Appendix.



Regional Context

Los Alamitos is located in northwest Orange County and is well connected to the region by the 605 and 405 highways. Katella Avenue and Los Alamitos Avenue are major arterials that intersect at the future Town Center.

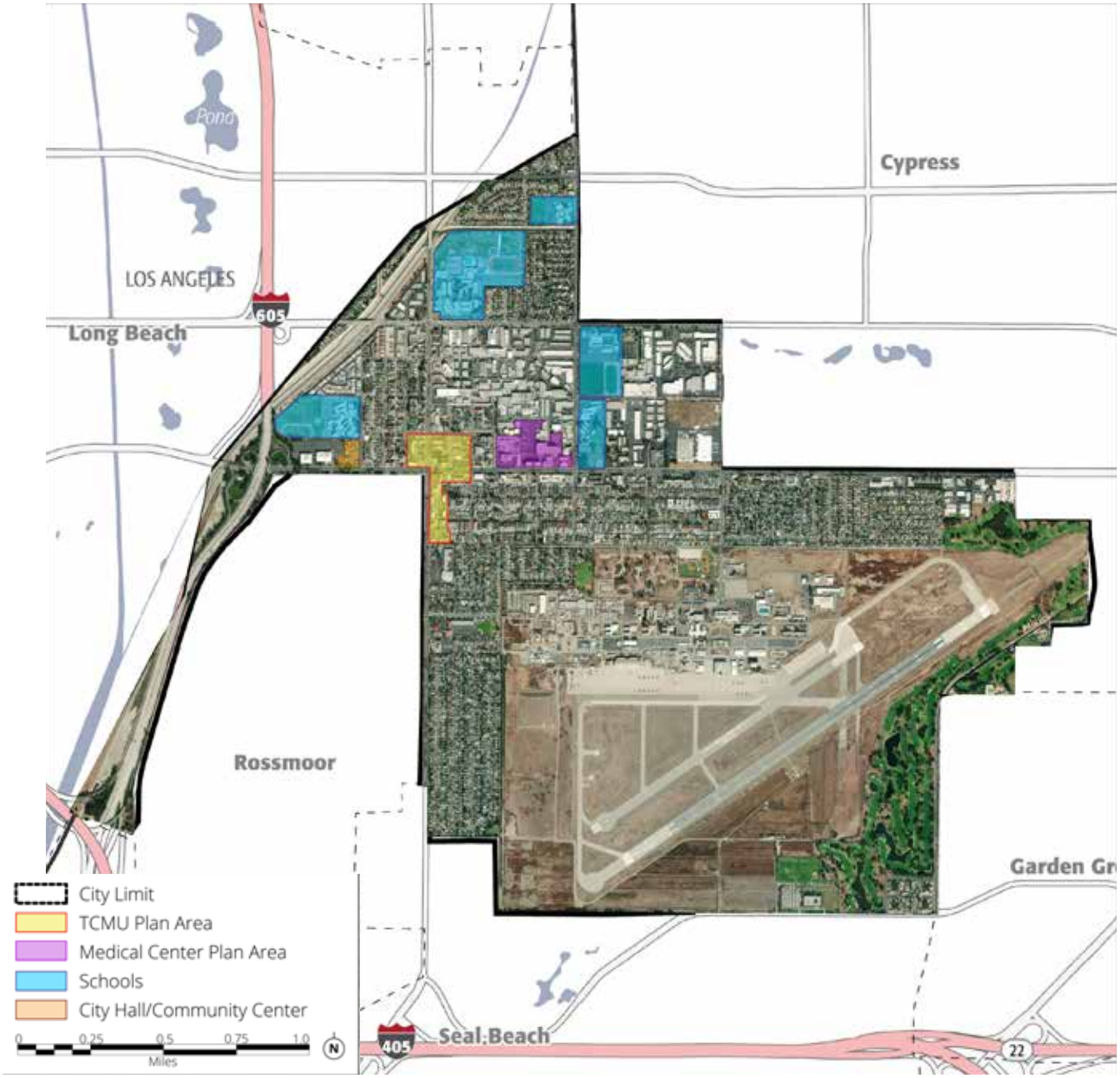
The City is well positioned in proximity to regional destinations and commercial centers.

Rather than competing for commercial tenants that may already have a footprint in the area, the Town Center Strategic Plan has the opportunity to define strategies to attract dynamic mixed-use development with housing, experiential retail, medical office, and other commercial and office uses that are more resilient than traditional retail to current and future market shifts.

City Context

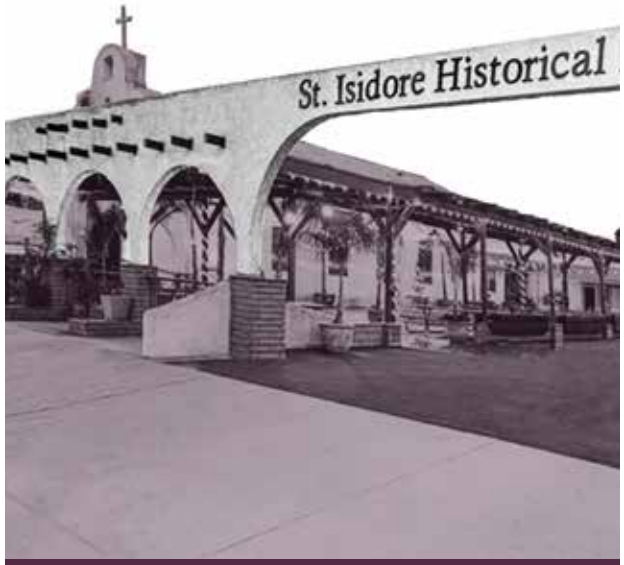
The City of Los Alamitos has a diverse mix of uses, top-tier schools, and large employment centers. These assets, as well as the City's locational advantage and high accessibility to key destinations in Long Beach and Anaheim, provide fertile ground for development interest and investment.

While the City has attracted recent residential and hotel development, the commercial core of the City has not received such attention. To ensure that Los Alamitos can continue to compete within the region and to enhance the quality of life for residents, development interest should be guided to produce additional assets for the City such as high quality public space, community destinations, and economic activity centered around a walkable Town Center with high accessibility to other assets within Los Alamitos.





Los Alamitos High School



St. Isidore Historical Plaza



Fairfield Inn & Suites, built 2020



Los Alamitos Medical Center

Key Assets

High Performing Schools. Los Alamitos is particularly attractive to families because of its high performing schools.

St. Isidore Historical Plaza. This historical asset is located with the Town Center Mixed-Use Plan Area.

Recent Development Activity. Recent residential and hotel development within the City demonstrate market demand for these product types.

Robust Employment Centers. Major employment centers like the Los Alamitos Medical Center and Ganahl Lumber, in additional to other local businesses, provide a diverse and stable job base.

Plan Area : Town Center Mixed-Use Zoning

The Plan Area is defined by the Town Center Mixed-Use (TCMU) zoning designation established in the 2015 General Plan update.

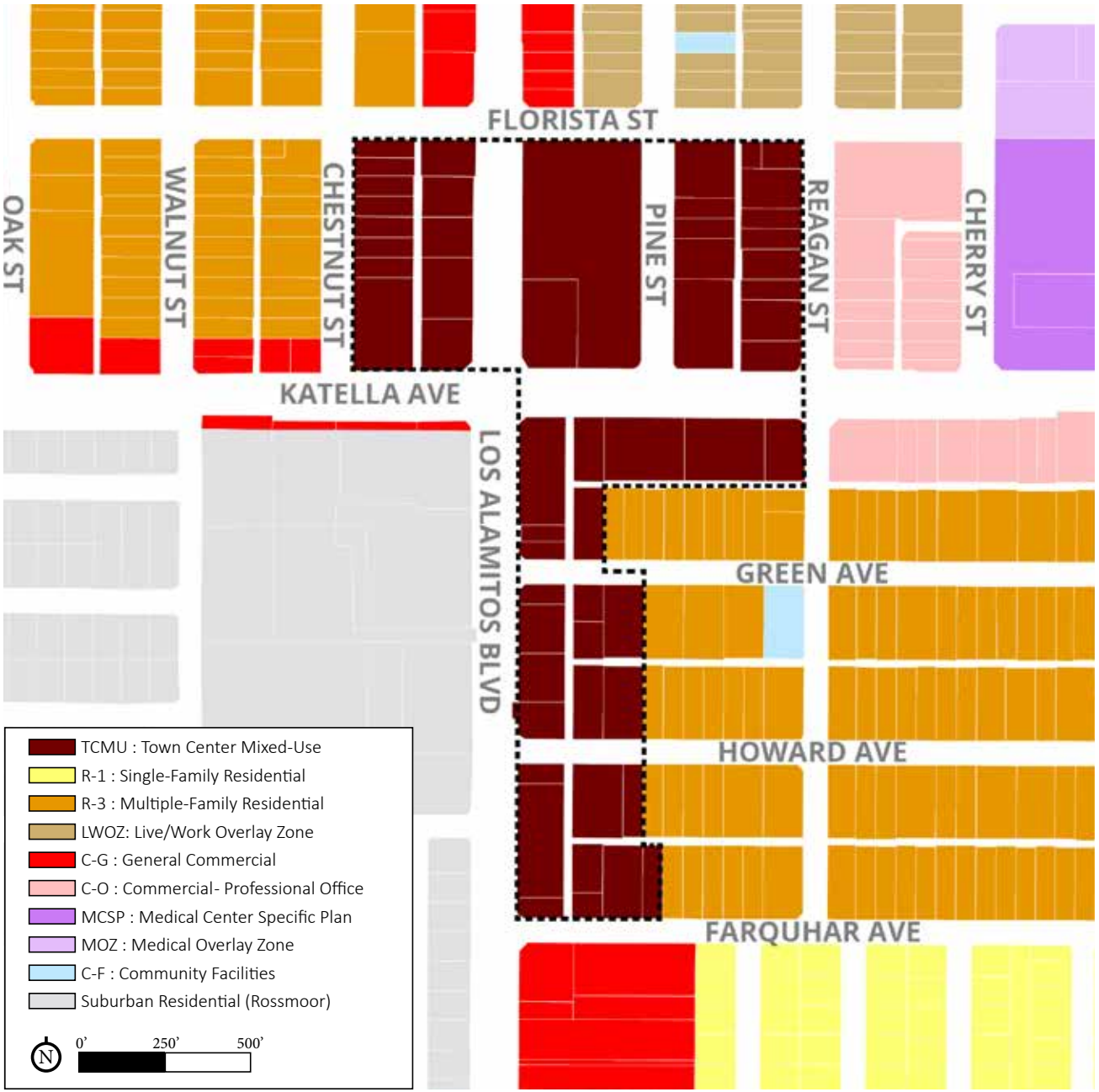
The Town Center Mixed-Use (TCMU) zone is established to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to commerce while encouraging pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. The Town Center Mixed-Use zone requires the inclusion of a ground-floor, street-frontage commercial component for all projects. Exclusive residential structures are not allowed. This zone implements the General Plan Mixed-Use land use designation. (Ord. 19-03 § 3, 2019)

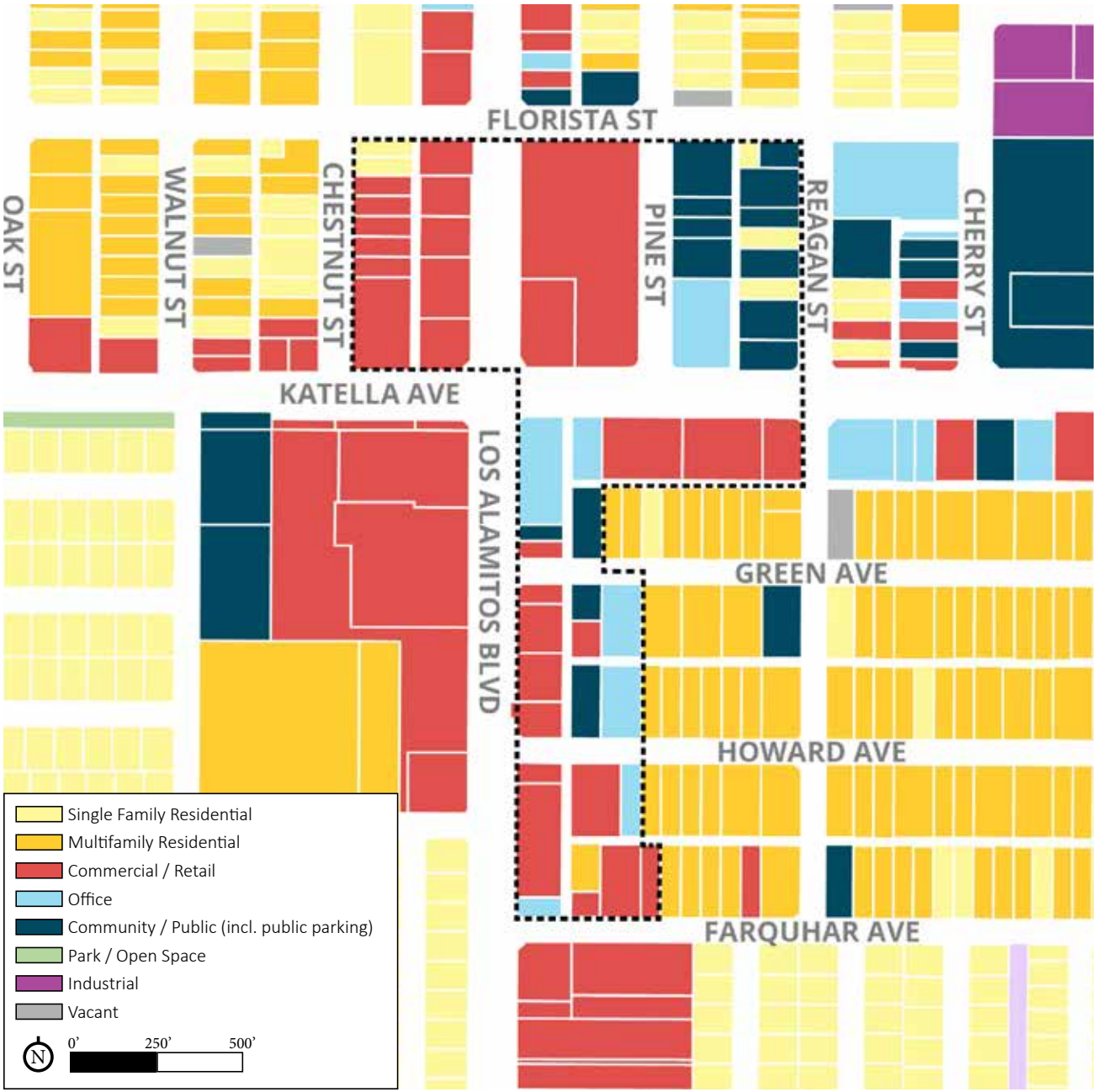
Current development standards for the TCMU zone are summarized below:

Max Density: 30 Units/acre

Max FAR: 2.0

Max Height: 60 feet





Existing Land Use

Commercial, retail, and office facilities are the dominant land uses within the plan area. Community and public facilities are also present with a notable concentration in the northeastern most block, bound by Pine Street and Reagan Street. Adjacent land use is predominantly residential with the key exception of the Los Alamitos Medical Center and associated medical offices to the east of the Plan Area and north of Katella Avenue.

Notably, there are very few parcels with residential land use within the plan area, a key objective for the Town Center Mixed-Use zone.

Urban Form and Character

The Los Alamitos Town Center Strategic Plan focuses on the 54 parcels with a total land area of 19.6 acres near the intersection of Katella Avenue and Los Alamitos Boulevard.

The Plan Area consists of three full blocks to the north of the intersection and also includes parcels along Katella Avenue and Los Alamitos Boulevard to the south of the intersection.

The parcels to the southwest of the intersection are outside of Los Alamitos City limits in the unincorporated community of Rossmoor and are not included in the Plan Area.

Blocks to the north of the intersection are oriented north-south are similarly sized at approximately 575 feet by 330 feet. Two of the three blocks are bisected by north-south access alleys.

Blocks to the south of the intersection are oriented east-west and are also similarly sized at approximately 380 feet by 720 feet. These blocks include a north-south access alley that runs parallel to Los Alamitos Boulevard and additional east-west alleys that bisect the remainder of the blocks.





Most structures within the plan area are built prior to the year 2000.



Commercial buildings in the plan area are auto oriented and building frontages often do not directly engage the street.



There are existing through block alleys that provide flexibility in the orientation of parking access for current and new development.



There are some, though very few, residences within the plan area.



The main intersection at Los Alamitos Boulevard and Katella Avenue experiences high volume traffic.



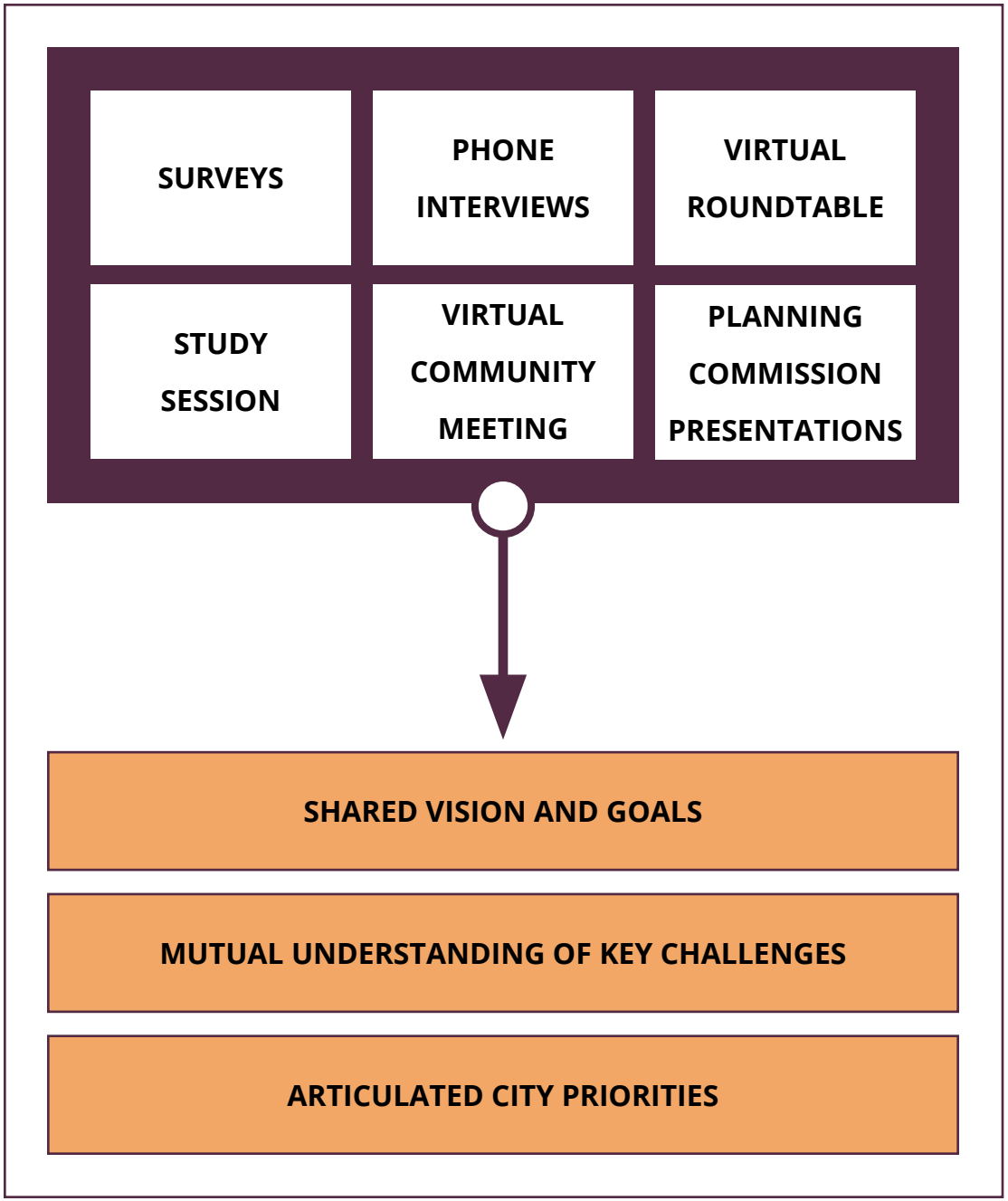
Two and three story medical offices are a prominent and stable land use within the Plan Area.



2

PROCESS AND PUBLIC ENGAGEMENT

Engaging stakeholders and local experts throughout this planning process was essential in developing a shared understanding of the vision, goals, challenges, and opportunities for the Town Center.



Stakeholder Input Summary

Given the public health restraints in place during the planning process, the planning team conducted a range of virtual surveys, interviews, meetings, and presentations to solicit feedback. Stakeholder engagement activities included:

Online Survey for Property Owners

Online Survey for Planning Commissioners

One-on-Ones with City Council (February 8-9, 2021)

Virtual Stakeholder Meeting (March 11, 2021)

Planning Commission Study Session (April 28, 2021)

Virtual Stakeholder Meeting (June 24, 2021)

Planning Commission Study Session (August 25, 2021)

Planning Commission Meeting (December 8, 2021)

City Council Presentation (February 2022)

While each engagement activity provided novel insights that helped refine the vision and implementation strategies for the Town Center Strategic Plan, there was a clear unanimity in a shared vision and understanding of the key challenges in acheiving that vision, which was echoed throughout most conversations with stakeholders.

Key Challenges

Understanding key challenges for the Los Alamitos Town Center is a critical aspect of developing strategies to encourage development in line with City priorities. The following challenges were identified through an existing conditions analysis and with input from stakeholders, City staff, councilmembers, and commissioners.

Vacancies and Retail Viability Failing retail and high vacancy rates; retail my not be viable (especially post COVID).

Development Intensity Maintaining urban character while promoting economically feasible development.

High Volume Traffic Difficulty creating a destination and walkable district at the intersection of two major roadways. Increased traffic and parking are also of concern.

Parcelization and Build Out Most parcels in the area are built out. A catalytic development will require coordination among several property owners.

Regional Competition Los Alamitos may lack competitive advantage over other cities with desirable destinations.

Limited City Resources Challenges to create conditions where the private sector can execute development in alignment with City priorities.



Uncertain future of retail and high vacancies.



Parcels are built out with auto-oriented retail.



Large intersection with high volume traffic is an obstacle to walkability.



Los Alamitos faces tough competition from attractive and walkable destinations in Long Beach, Anaheim, Stanton, Seal Beach and other nearby locales.







A series of alternative design scenarios helped guide discussions with stakeholders.

Scenario-Based Design Approach

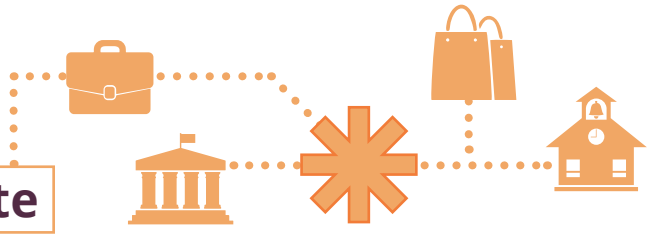
Overcoming these challenges and capitalizing on existing assets required an investigation of several design strategies. Throughout the engagement process, the planning team produced a series of design scenarios for discussion.

The scenarios were refined from meeting to meeting and incorporated: feedback from previous engagement activities, examples from precedent projects throughout Southern California, and parcel-based analysis of opportunity sites within the plan area.

The key takeaways from the discussions around these scenarios are presented in the remainder of this chapter and the recommended strategies which emerged as a refinement of this process are presented in the following chapters.

Shared Vision and Goals

The following items represent the Vision and Goals that have emerges as the guiding principles for the Los Alamitos Town Center Strategic Plan.



Integrate

Los Alamitos Town Center with schools, community destinations, and employment centers.



Invest

in bike and pedestrian safety and infrastructure.



Promote

a sense of community with high quality gathering spaces.



Incorporate

mixed-use development with some office and residential to support local businesses.



Create

a destination with amenities for young people, families, and seniors.



Position

the Town Center as an engine for a sustainable and profitable City.



Reinforce

and maximize connections with Los Alamitos Medical Center.



Provide

appropriate parking facilities and management.

Understanding City Priorities

The following considerations articulate three key City priorities in the development and implementation of the Strategic Plan.

Align Planning Efforts with Housing Needs.

The City has a legal requirement to provide reasonable opportunities for the development of housing, including housing at a range of levels of affordability within the City. Promoting housing development within the plan area can support the transformation of the Town Center into a vibrant mixed-use district and help maintain other areas of the City at lower density levels.





Bolster a Diverse and Resilient Tax Base.

Tax revenues from development in the Town Center can help support other City priorities, including supportive projects and programs that will further improve quality of life and economic development within the city.

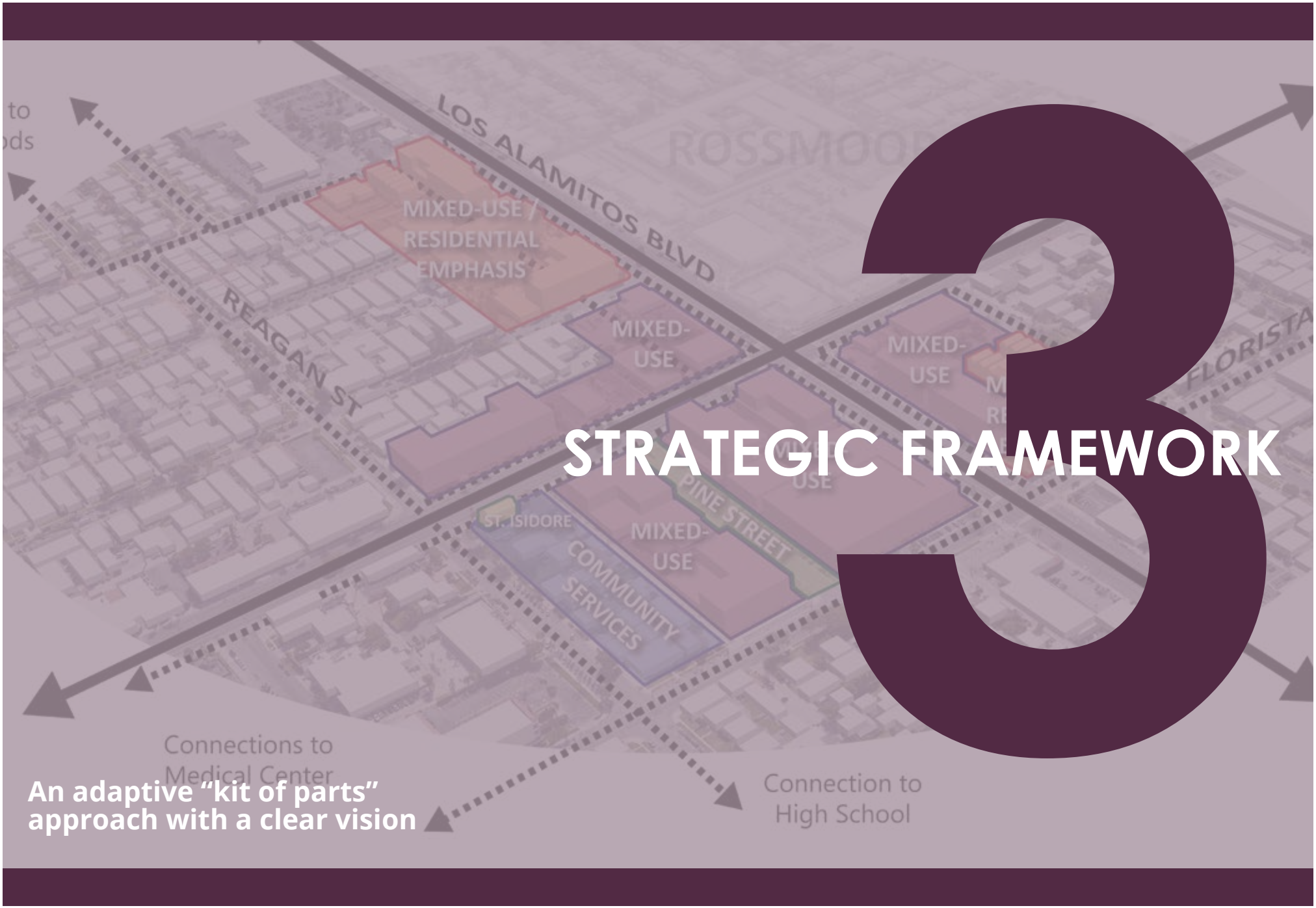




Reduce Development Uncertainty with a Clear Vision.

The City's intention is to provide a clear vision and set of expectations whereby developers can have a stronger sense of certainty about project approvals, encouraging investment and the potential for a catalytic project in the Town Center.





3 STRATEGIC FRAMEWORK

An adaptive "kit of parts" approach with a clear vision



Adaptive and Flexible Market-Based Approach

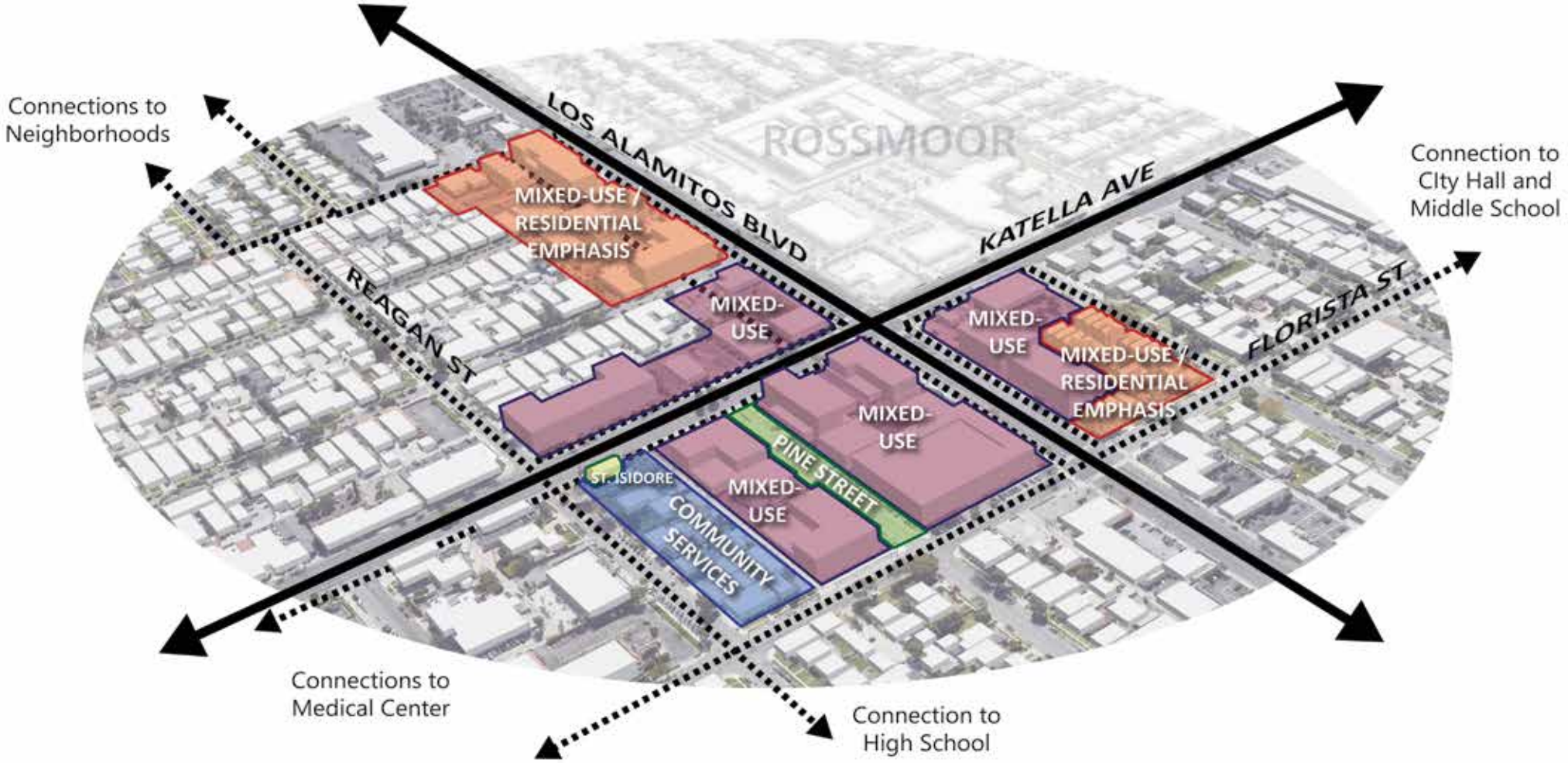
Given the composition of the plan area as a collection of largely built out parcels with fragmented land ownership and few City resources to spur a catalytic development, this Strategic Plan is presented as a "Kit of Parts". This approach is imagined as a menu of urban design strategies that individually and in combination promote the vision of the Strategic Plan. Together they are intended to overcome challenges and capitalize on the opportunities in creating a vibrant Town Center in Los Alamitos.

The drawings on the following pages represent a best-guess of probable development over the next 5 to 15 years based upon current property ownership and land-uses. However, this is but one possible way of arranging all future development throughout the Town Center area. These drawings do not dictate the specific projects on specific properties, but merely anticipate the probable behavior of the real estate market. To illustrate other possibilities, alternative build out scenarios are presented in the Appendix.

This Strategic Framework can serve as a guide for understanding the overall vision of the Town Center Strategic Plan: to create a walkable, mixed-use district that features a central gathering place, a healthy mix of housing and commercial uses, and a place that both enlivens surrounding neighborhoods and secures the City's future.

Development Framework

The diagram below illustrates a probable distribution of uses and development types within the Town Center area. Represented in this diagram is the continued emphasis of community services and non-profits fronting Reagan Street, with a core of mixed-use development focused around Pine Street and the intersection of Los Alamitos Boulevard and Katella Avenue. Radiating from this core are buildings with a residential emphasis although mixed-use and commercial development is allowed anywhere in the Town Center (in accordance with Municipal Code Section 17.12.040, General Development Standards for the Town Center Mixed Use Zone).



Clear Vision for a Vibrant Town Center

The illustration below depicts the evolution of the strategic framework diagram into a walkable urban core with generous tree canopy, a variety of connected public spaces, and a mix of uses, and a diversity of building types.





4 RECOMMENDED STRATEGIES

The recommended strategies and accompanying figures and diagrams presented here are the result of an iterative design process incorporating stakeholder feedback and consultation with City staff, commissioners, and councilmembers.



Recommended Strategies

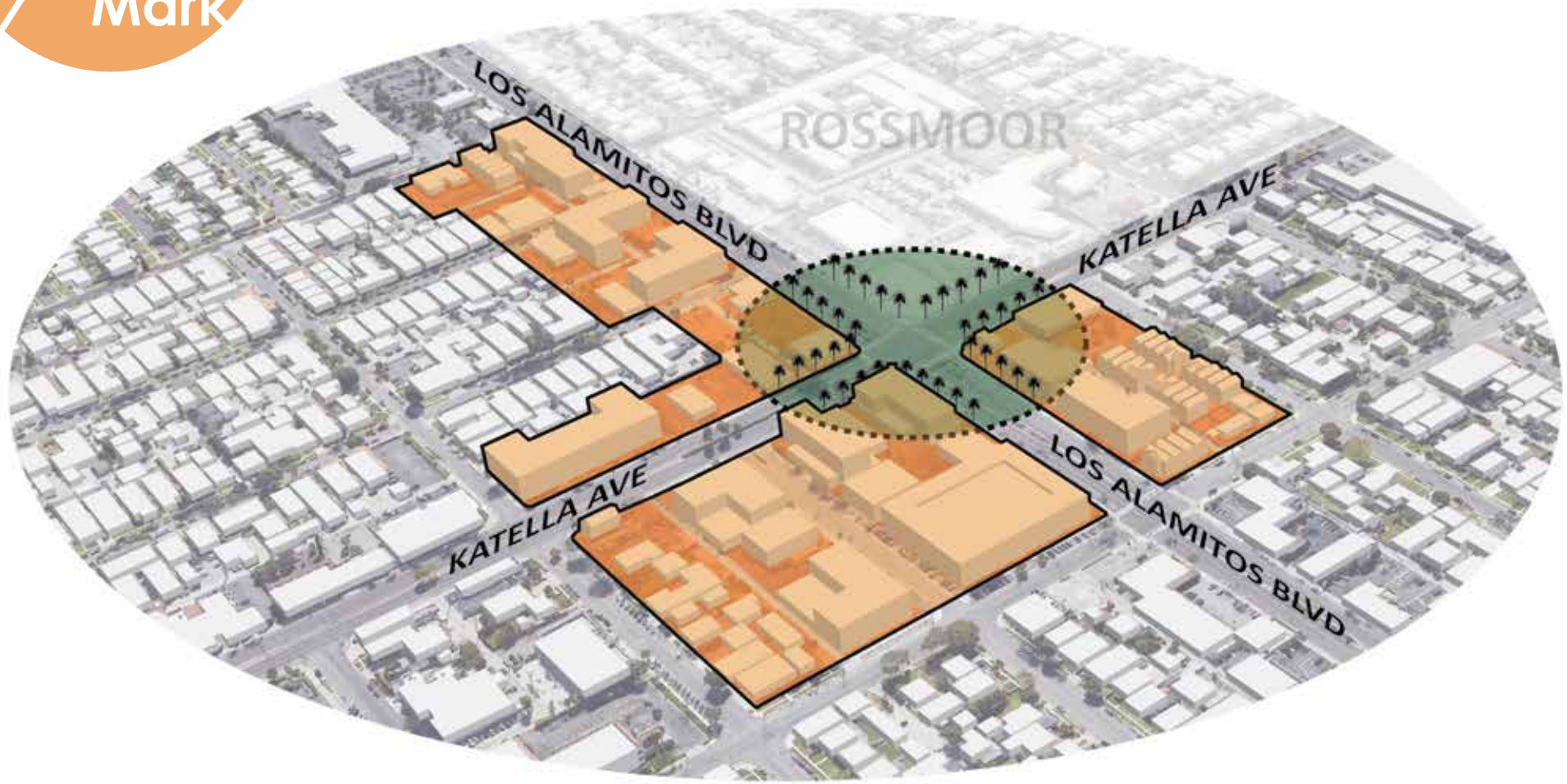
Throughout the planning and design process, a set of common elements emerged and are articulated here as key planning and design aspirations that support the overarching vision for this planning process. The following chapter presents a consideration related to the implementation of these recommended strategies.

4.1 Mark the Town Center
4.2 Reimagine Pine Street
4.3 Build a Mixed-Use Core
4.4 Create a Place to Gather
4.5 Consider Parking
4.6 Promote Housing
4.7 Connect to Neighborhoods

Mark

Mark the Town Center

Create a sense of arrival and define a sense of place





Date palms are frequently used in Southern California and Orange County to mark key destinations.



Date palms create a sense of arrival.



Alternative trees may also be considered, like the canary island pines pictured here.

Signature Trees

The Town Center's location at the intersection of two major arterials presents a great opportunity for the City to announce that there is in fact a center at the crossing of Los Alamitos Boulevard and Katella Avenue. The trees could serve to create a sense of arrival and quickly establish a strong placemaking feature.

The recommended strategy is to plant a regimented row of signature columnar trees, such as king date palms or canary island pines, to mark all four corners of the intersection. To be effective, the trees should be planted the same distance - roughly half a block or 150 feet) from the street corner along all four legs of the intersection.

Enhanced Sense of Arrival

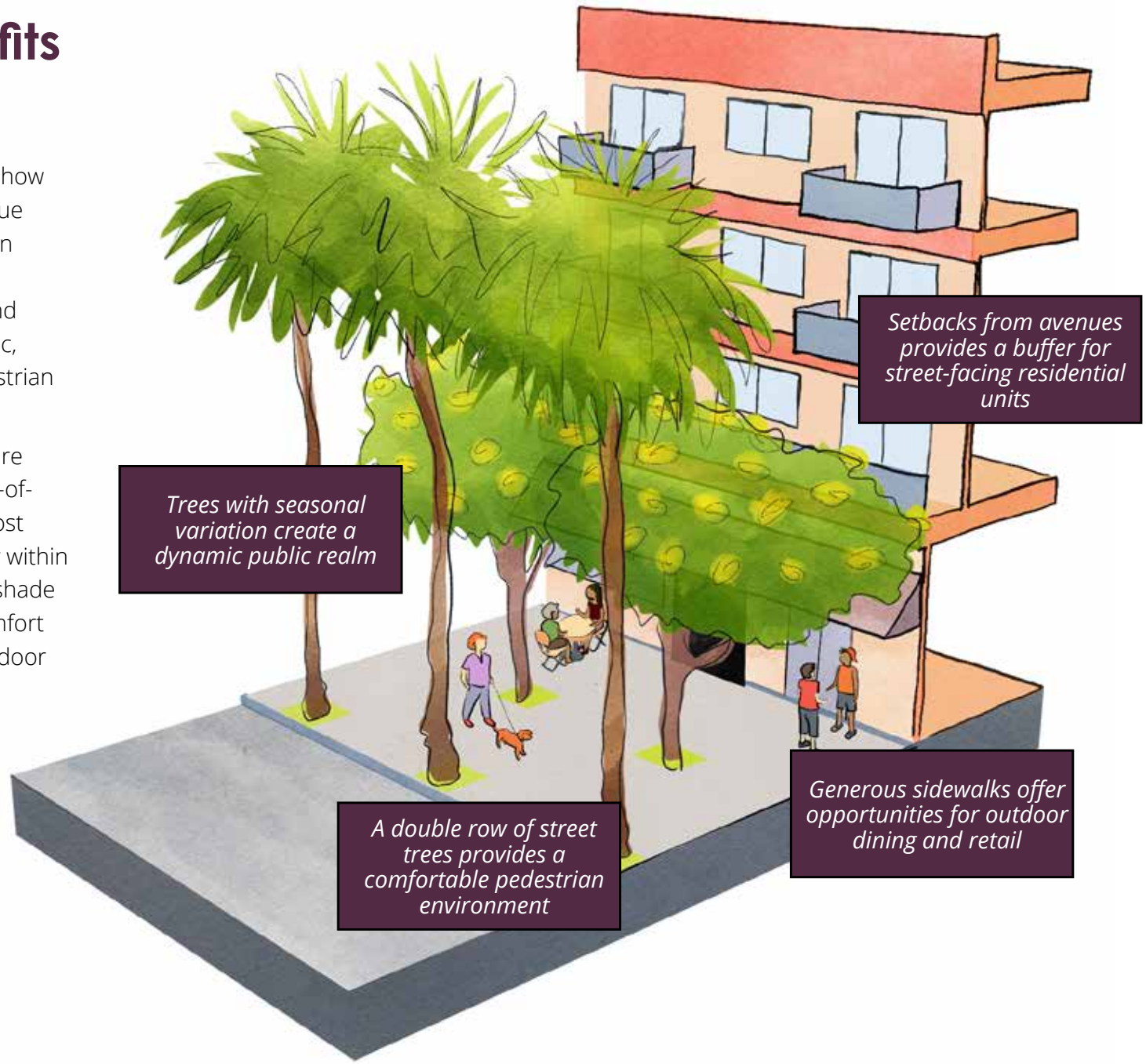


This rendering illustrates how marking the intersection with landmark trees and architectural articulation on corner lots signals to drivers along Katella Avenue and Los Alamitos Boulevard that they have arrived at a destination.

Additional Benefits of Street Trees

This street section diagram illustrates how generous setbacks along Katella Avenue and Los Alamitos Boulevard provide an opportunity for a double row of trees to buffer street fronting residences and ground floor retail activities from traffic, creating a comfortable and safe pedestrian environment.

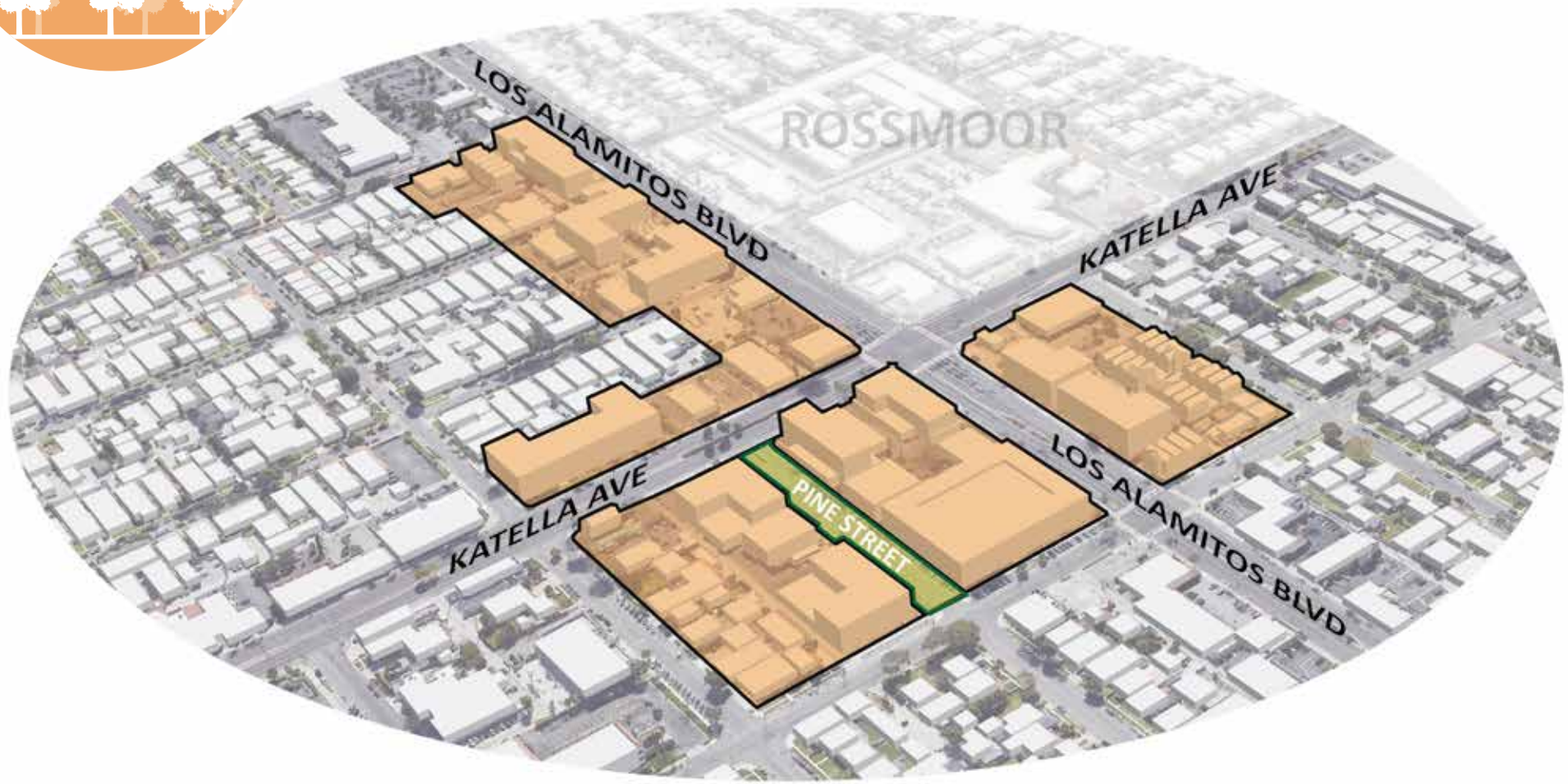
The outer row of trees are the signature street trees located in the public right-of-way. The inner row of trees will - in most cases - be located on private property within the setback and should be generous shade trees to enhance both pedestrian comfort and create attractive locations for outdoor dining and retailing.



Reimagine

Reimagine Pine Street

Reconfigure Pine Street to create a "Main Street"
with additional parking and to serve a placemaking function.





Pine Street may be rebuilt like Lancaster Blvd (in Lancaster CA) to provide additional street parking.



Pine Street could host a Farmer's Market like Lancaster Blvd when closed to vehicular traffic.

Flexible Public Space

Creating a walkable and vibrant mixed-use district at the intersection of two large arterials is a challenge; neither Katella Avenue nor Los Alamitos Boulevard are conducive to the kind of pedestrian-oriented restaurant and outdoor cafe environment that constitute a neighborhood center or destination.

The recommended strategy is to identify the single block of Pine Street between Katella Avenue and Florista Street as the "Main Street" for the Town Center district. Pine Street is well suited for this purpose because of its visibility from Katella Avenue, its proximity to St. Isidore, and the fact it is not an essential throughfare for automotive transit.

Pine Street can be reconfigured to serve a dual function to provide additional on-street public parking to serve Town Center businesses and provide a community destination, with an opportunity to close the street to vehicle traffic for special events. The figures and diagrams that follow illustrate the recommended placemaking strategies for Pine Street.

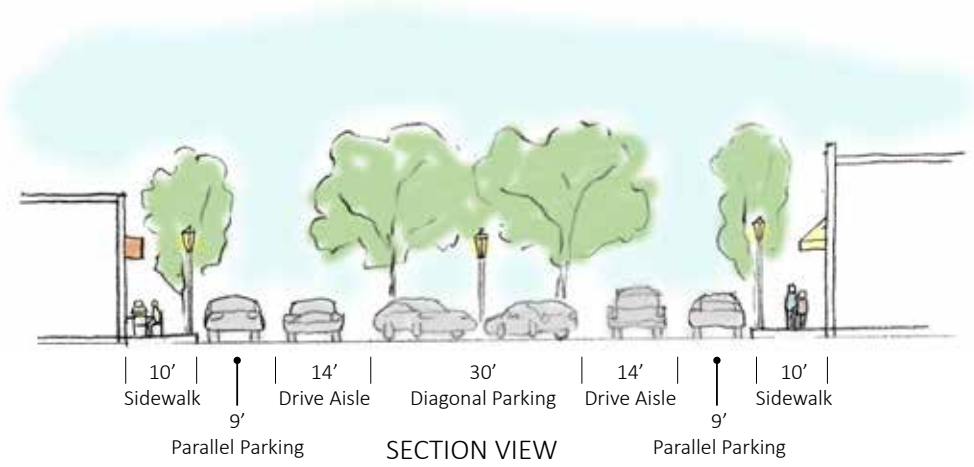
Parking on Pine Street

This plan diagram illustrates how Pine Street can be reconfigured to provide both on-street parking and serve as a key community destination with ample landscaping to support a comfortable pedestrian environment.

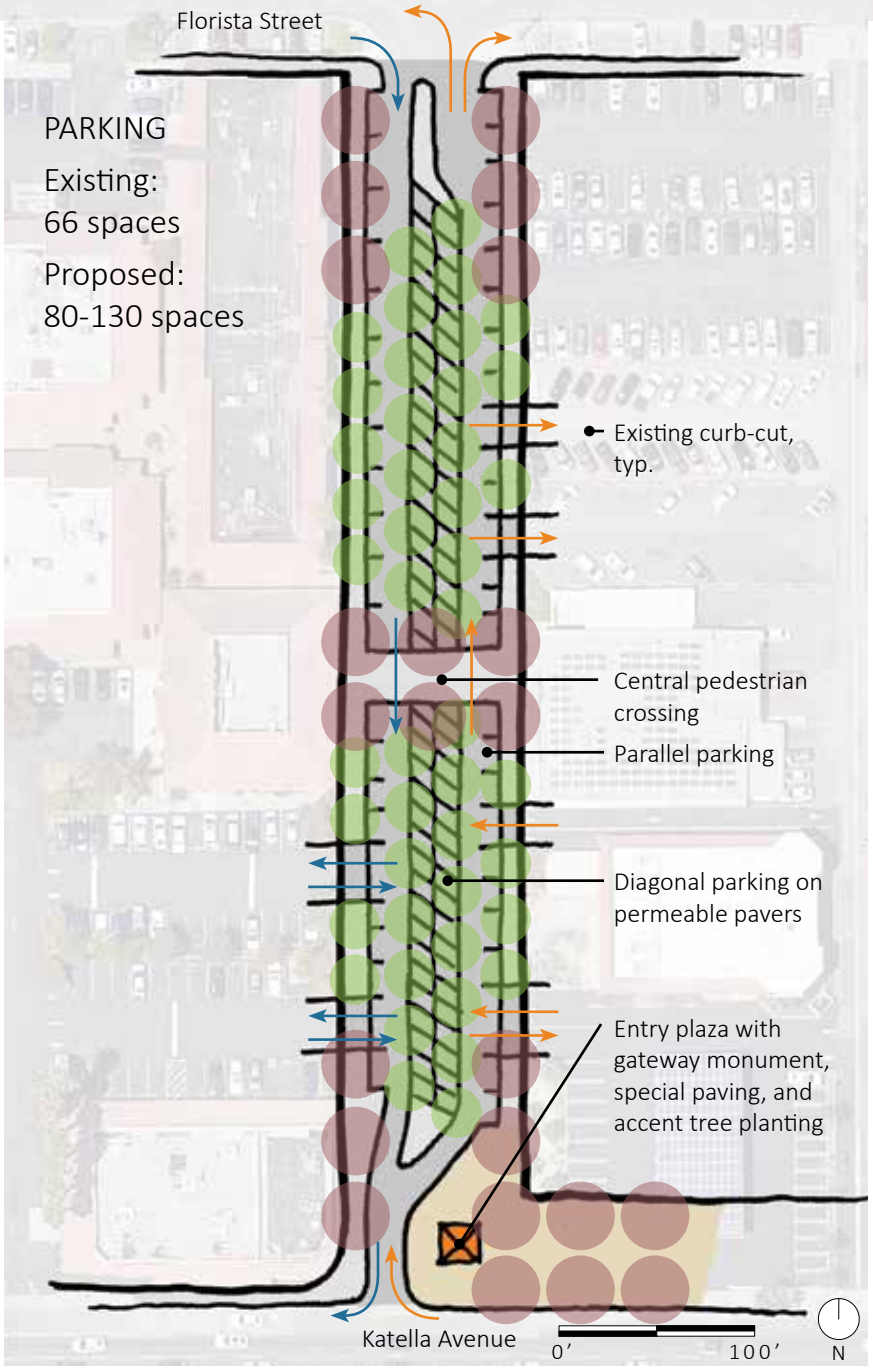
In the proposed configuration, modeled after Lancaster Boulevard in Lancaster, CA a single lane of travel is provided in each direction, with parallel parking at the curb. Diagonal parking is provided down the center of the street, landscaped with unique paving materials (such as cobblestone), regular shade trees and street lighting.

Although this street configuration will be comfortable and attractive to pedestrians, locations can and should be identified for mid-block crossings.

Additionally, because vehicle movements on/off Katella Avenue are limited by a median to right-in and right-out only, a portion of the Pine Street right-of-way can be dedicated to a small plaza, marked with a clock-tower, fountain, or public artwork, serving as a visual marker and identity to the Town Center.



SECTION VIEW



PLAN VIEW

Pine Street Serves as Connection to Community Destinations



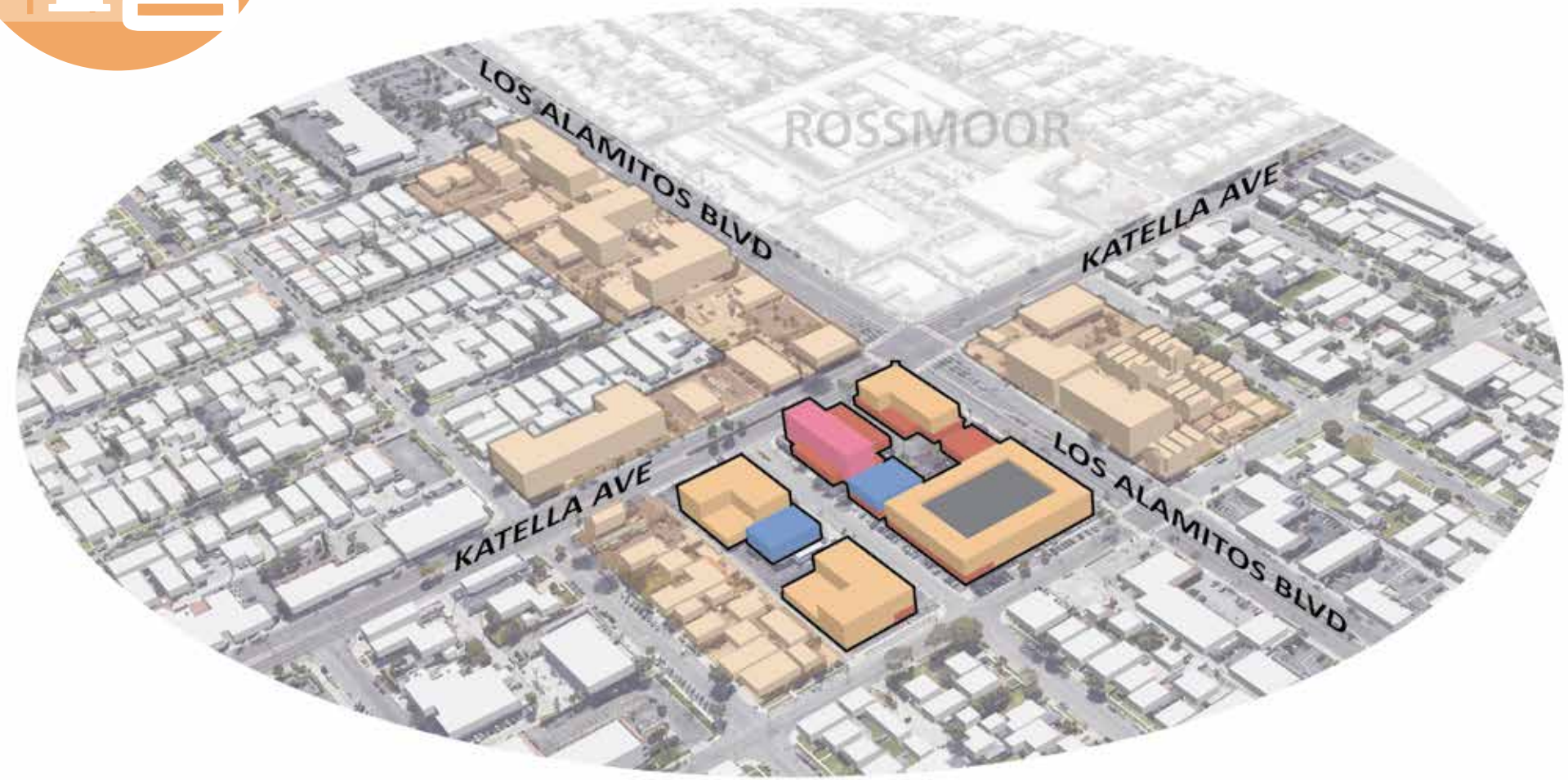


This conceptual rendering demonstrates how the intersection of Pine Street and Katella Avenue can also serve as a key gateway to the heart of the Town Center District, as well as establish a connection to the courtyard at St. Isidore. The plaza shown here with a clock tower provides landmark destination and fulcrum connecting the reimagined Pine Street with St. Isidore.

Build

Build a Mixed-Use Core

Encourage a mix of housing, retail, restaurants, office, and hotel focused on Pine Street to support a vibrant district at all times of day.





High quality public space supports mixed-use development.



Ground floor retail and restaurants with residential units above.

The Heart of Los Alamitos

Mixed-use development is most likely to be successful where ground floor uses such as retail and restaurant are viable, and in a walkable environment where residents and visitors can patronize multiple businesses and engage in a range of activities without having to get in their car and drive to a new location.

The recommended strategy is to focus the mixed-use core within the plan area on the blocks to the northeast of the Los Alamitos-Katella intersection, including the Pine Street Corridor and connections to St. Isidore. Land ownership here is relatively consolidated and a large amount of existing surface parking provides some flexibility in creating phasing and development strategies. If executed in a coordinated effort with the development of Pine Street as an attractive community destination, this mixed-use core holds great promise as a catalytic project for the Town Center district.

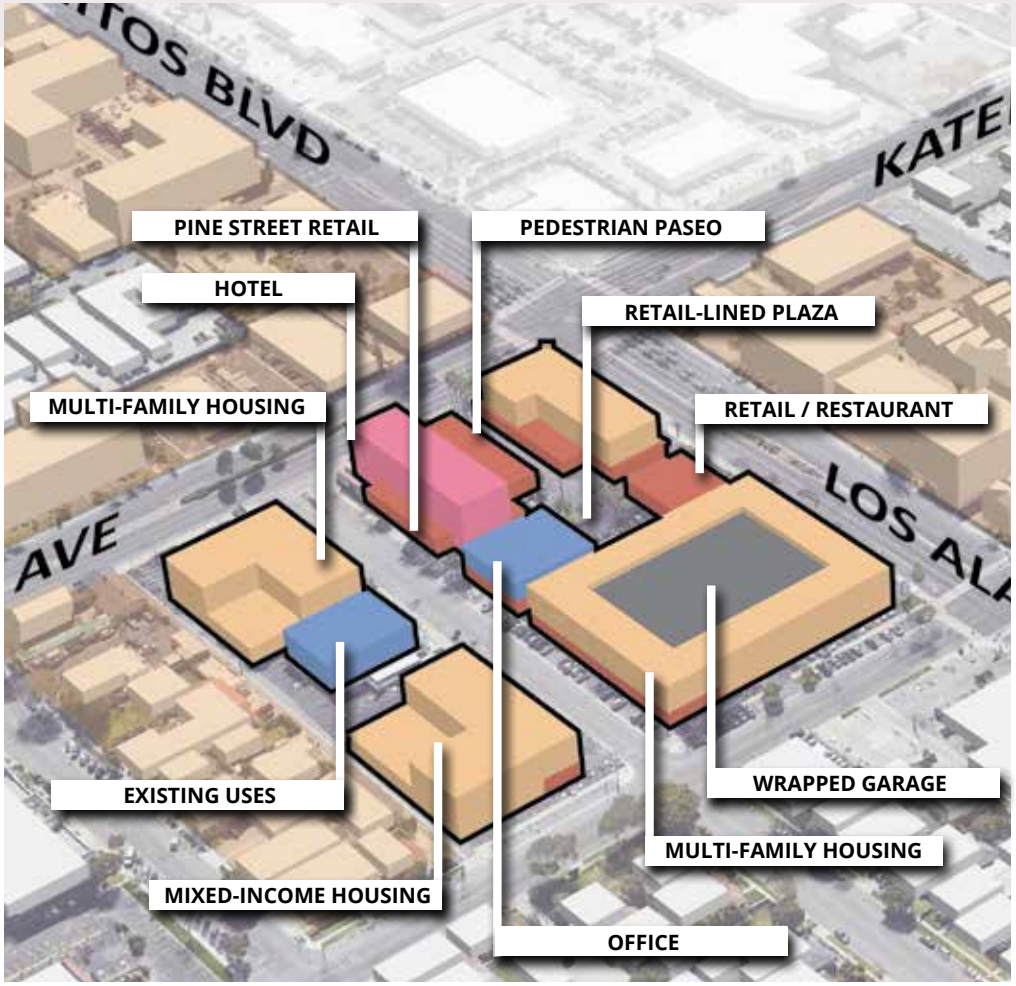
Benefits of Mixed-Use Development

The proposed mixed-use core takes advantage of its adjacency to the reimagined Pine Street. As is the case with much of the Plan Area, this central core is largely built out, but there is clear potential for a phased strategy to concentrate a diversity of uses that may serve as a catalyst for development throughout the Town Center.

There are dozens of potential development scenarios for the mixed-use core and its implementation will largely be dependent on market factors and the priorities and intentions of property owners. The scenario illustrated here is meant to show just one of these potential options and as an illustration intentionally includes a wide range of different uses and building types to demonstrate the development potential of these properties.

Mixed-use development has many benefits including mitigating traffic congestion and creating efficiencies in parking. Residents, employees, and visitors can come to a single destination and participate in a range of activities and support several local businesses without having to drive to another location.

Successful mixed-use developments incorporate public spaces and a comfortable and walkable pedestrian environment that encourage people to spend time. These public spaces also serve to differentiate the district as a desirable destination that can compete with other activity centers in the region, attracting economic activity and providing opportunities for formal and informal community gatherings. Additionally, a diverse mixed-use center will be more resilient economically in comparison to a single-use or limited-use development that is susceptible to specific types of economic impacts.




Retail and Restaurant

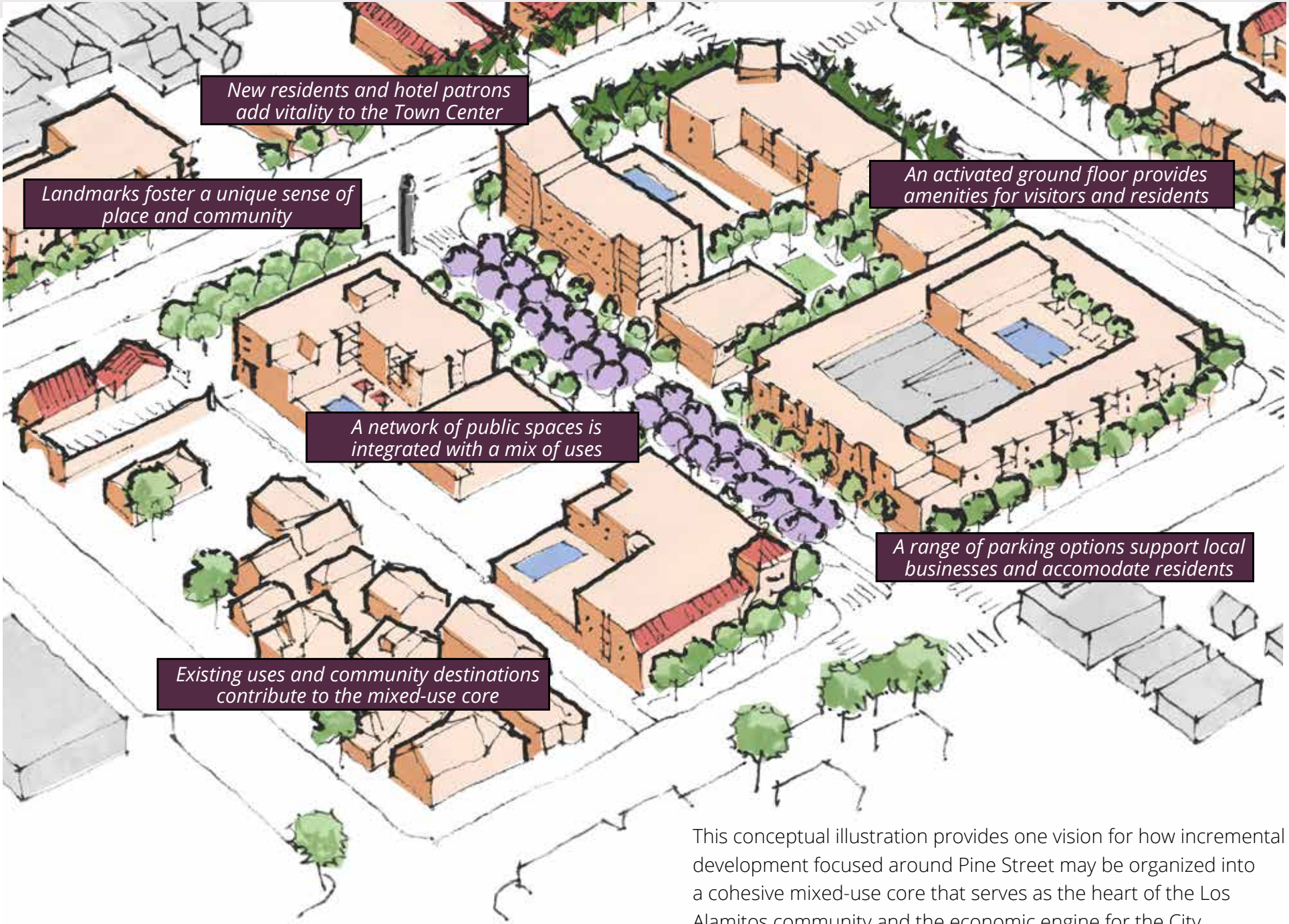

Public Space


Hotel


Office


Residential


Structured Parking

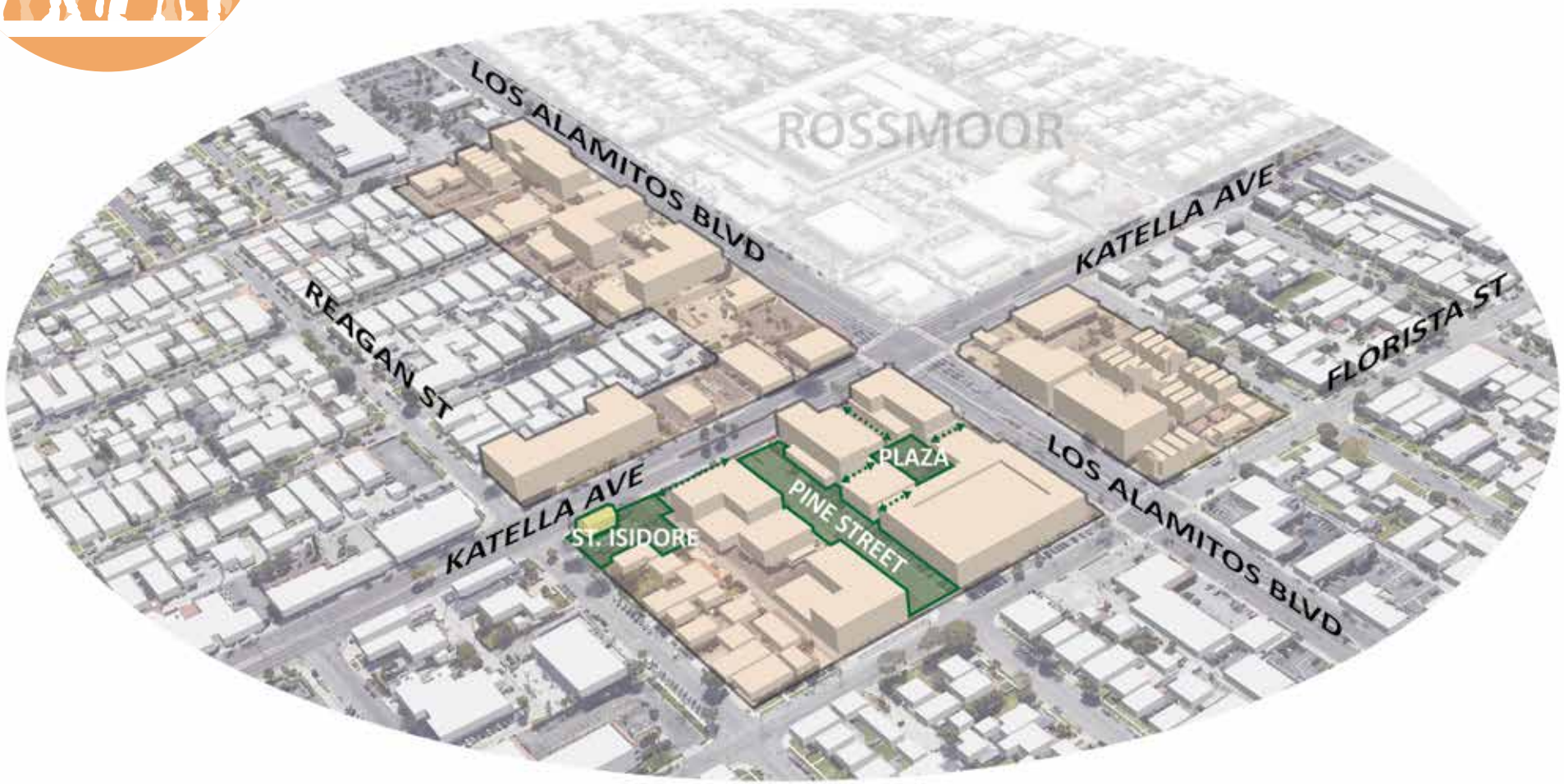


This conceptual illustration provides one vision for how incremental development focused around Pine Street may be organized into a cohesive mixed-use core that serves as the heart of the Los Alamitos community and the economic engine for the City.

Create

Create Places to Gather

Enhance the public realm with a network of public gathering spaces.





Pine St already provides space for community events and can be improved.



Attractive central plaza lined with retail integrated in mixed-use development.



Pedestrian paseos can create connections among public spaces.



Generous setbacks with high quality paving and landscaping.

A Network of Public Space

An essential component of a socially and economically vibrant Town Center is high quality and inviting public space that supports a range of activities. Los Alamitos Town Center will benefit from public space specifically geared toward families with children, students from nearby schools, and connection to St. Isidore.

Rather than a singular town square or plaza, the recommended strategy is to develop a network of different unique places in various sizes and configurations, each suitable for different kinds of events or gatherings. The network in Los Alamitos Town Center will be a combination of the configured Pine Street, public sidewalks, and plazas, paseos and squares created through private development.

1. Pine Street can serve as prominent and flexible civic space, closed to traffic during certain occasions to accommodate farmers markets, festivals, or other events. At other times, it can also provide a comfortable street with generous shade trees and sidewalks to support café seating, for example.

2. A central plaza incorporated within the mixed-use core could provide a secondary public space, and one that is designated for pedestrians only. A well-designed plaza could be an economic lightning rod for the district and support economic development.

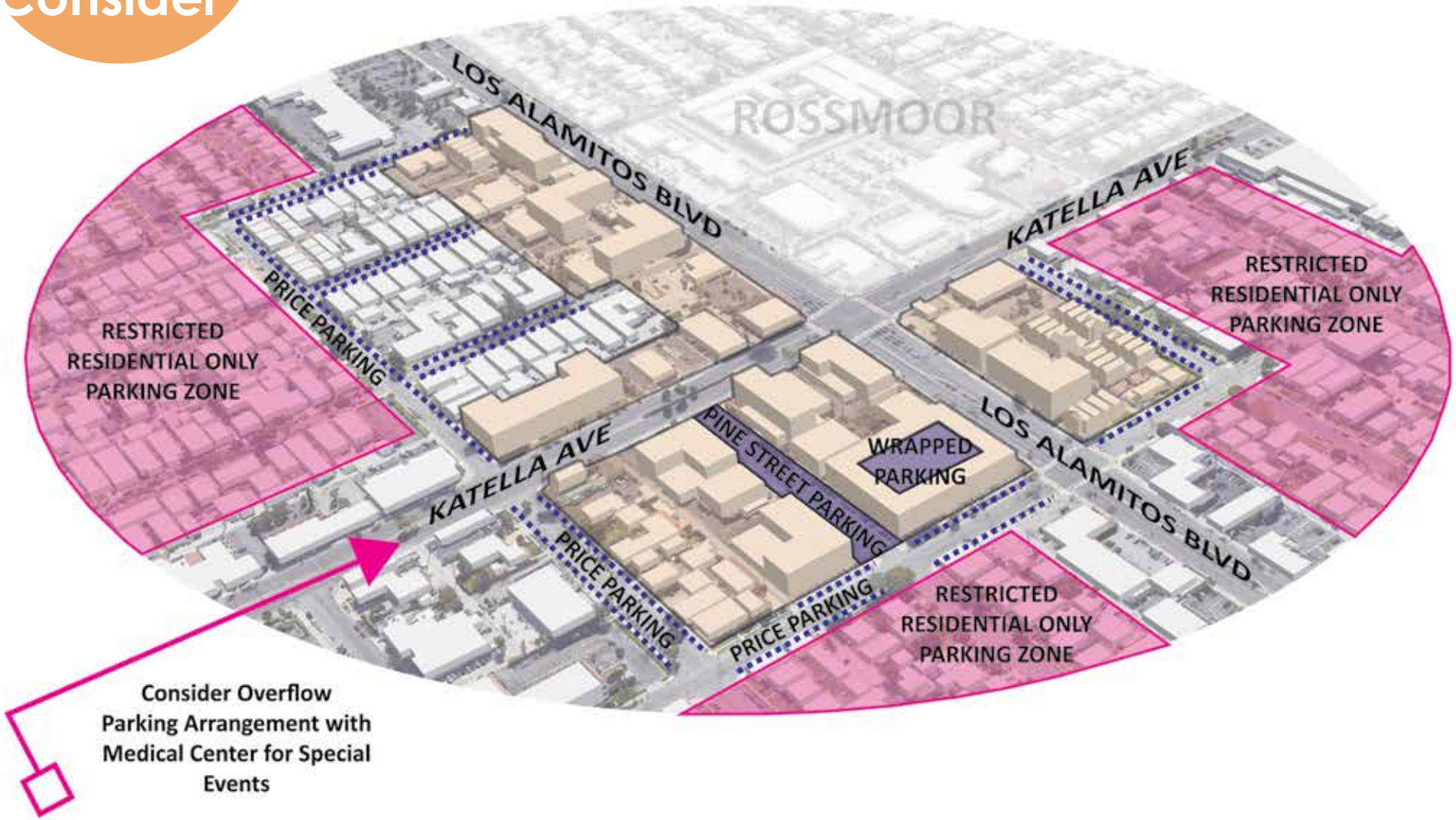
3. Pedestrian Paseos could be considered to link the central plaza with Pine Street.

4. A generous setback with high quality landscaping along Katella Avenue could provide a link between Pine Street and St. Isidore Historical Plaza. Engaging this historic asset is critical to developing a unique sense of place for the Town Center.

Consider Parking Choices

Provide parking through a range of efficient strategies that support local businesses and public life.

Consider





Parking Facility Considerations

1. Reconfiguration of Pine Street to provide additional on-street parking

The reimagination of Pine Street has the potential to accommodate more parking, while also serving as a community gathering space for special events. Investment in such a parking facility with these dual benefits is a cost-efficient way to achieve additional parking (especially in comparison to a structure).

2. Stand-alone parking structure

Parking structures are more efficient than surface parking and provide space for other land uses that are beneficial to the Town Center. They are also more expensive and given limited City ownership of land, may require partnerships between the public and private sectors.

3. Structured parking wrapped with residential as part of a mixed-use development

Though necessary to support local businesses, parking structures do not always contribute to an activated street frontage and a walkable district. A parking structure wrapped with residential or other uses along the street frontage could mitigate this concern.



Parking Management Considerations

4. Pricing on-street parking

Providing additional parking facilities requires substantial capital investment in addition to maintenance costs. Pricing of on-street parking can encourage the use of these facilities and help ensure on-street parking that supports local businesses.

5. Creating restricted residential parking districts in adjacent neighborhoods

A successful mixed-use Town Center may attract additional users and there is a risk that visitors and employees may choose to park in adjacent neighborhoods, limiting parking supply for residents. Creating a preferential parking district in residential neighborhoods near the Town Center may mitigate this concern.

6. Coordinating overflow parking with Medical Center (when Pine Street is closed for events)

The proposed reimagination of Pine Street includes the potential to close the street for pedestrian only activities for special events such as festivals or farmers markets. Partnerships with nearby parking facilities, such as those located at the Los Alamitos Medical Center may be beneficial for these special occasions.

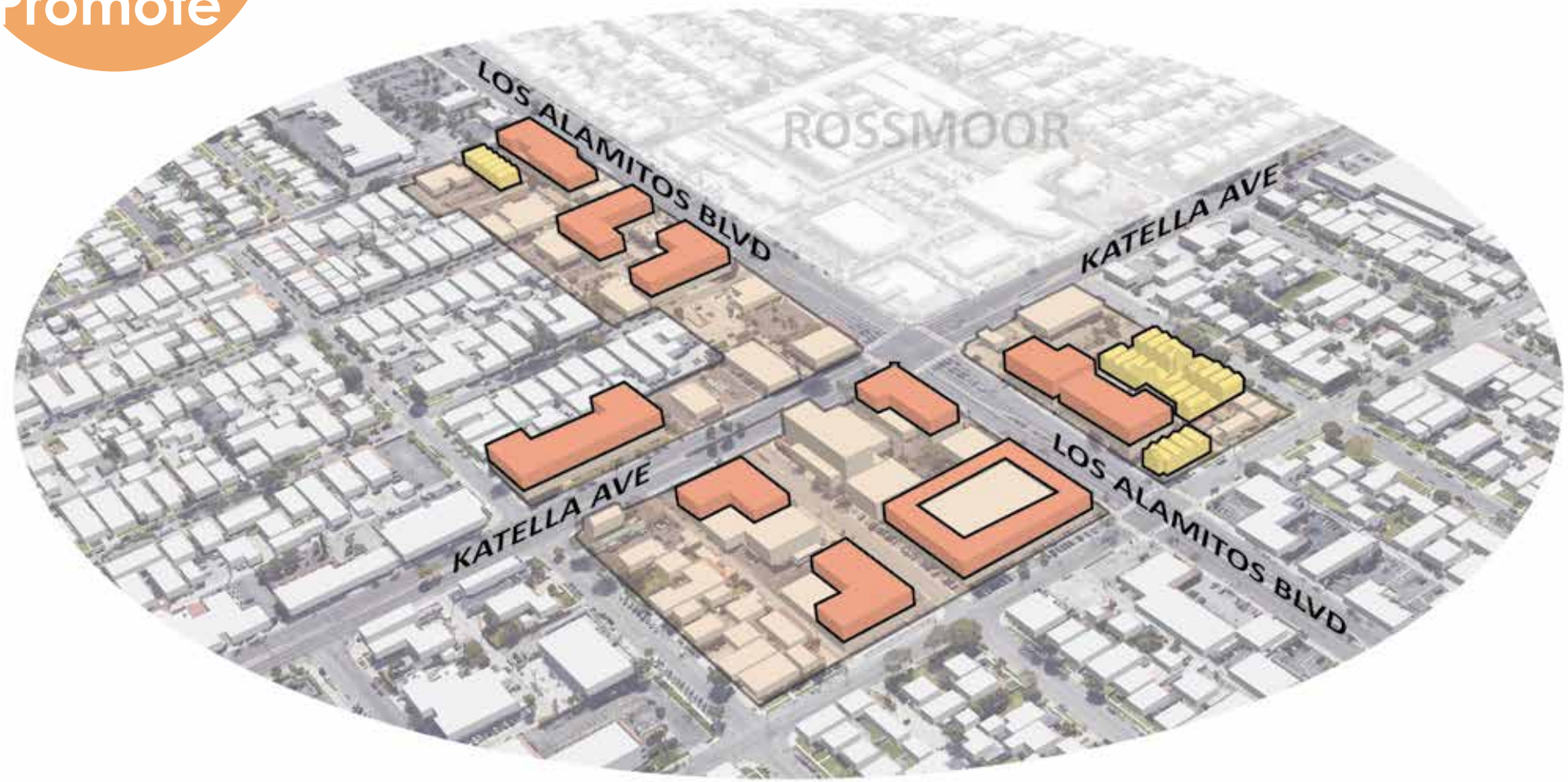
Coordinated Parking Approach

Accommodating parking is often a significant barrier in reimagining commercial zones that were built in the 1960s -90s as strip malls. Creative strategies and some flexibility on the part of both the City and developers will be required to address this issue and deliver an appropriate amount of parking to support existing and forthcoming businesses without making economic development infeasible.

Recommended strategies for providing and managing parking should include both parking facility and management consideration.

Promote Housing

A primary goal of the Strategic Plan is to encourage housing development in the Town Center.





Vertical mixed-use development with housing units above ground floor retail.



Townhomes are a popular housing type in Orange County.

A Range of Housing Options

Housing is an essential component of a successful mixed-use district and is a key City priority in the development of this Strategic Plan. While townhome development is likely the most economically feasible housing type in the current market, it delivers relatively low density and does not achieve many of the other goals of the mixed-use district.

The recommended strategy is to encourage a range of housing types with densities up to 60 dwelling units per acre, and may include:

1. 4-story mixed-use multifamily podium buildings, with underground parking as part of a vertical mixed-use development
2. Multifamily apartments as part of a horizontal mixed-use development
3. 3-story Townhomes

The scenario presented on the next page illustrates a scheme that could accommodate 350-450 new residential units. Other scenarios are also presented in the appendix.

An important consideration related to housing is the integration and coordination of this planning effort with the concurrent Housing Element update, especially as it relates to accomodating affordable housing.

Vertical and Horizontal Mixed-Use

Vertical mixed-use is a development type that typically includes a ground floor with an active use, such as restaurant or retail, with additional uses on upper floors such as residential units or offices.

The existing development standards for the Town Center Mixed-Use zone support vertical mixed-use development with a maximum density of 30 dwelling units per acre, a maximum Floor-Area Ratio (FAR) of 2.0, and maximum height of 60 feet.

The development code also notes that "For a development project consisting of residential and nonresidential uses in the same building or group of buildings, the residential density and FAR shall be additive, meaning that the residential density shall be calculated for the residential component and the FAR for nonresidential component."

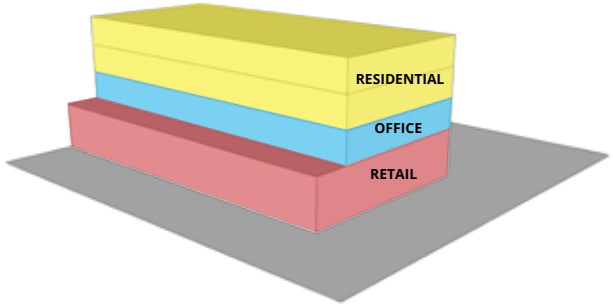
While these development standards do not inhibit vertical mixed-use development, this building type is costly and requires favorable market conditions to make feasible.

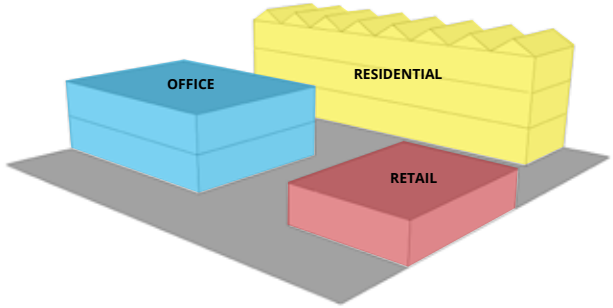
Horizontal mixed-use is a development type that typically includes a set of single use buildings conceived together as a cohesive development and may include two or more adjacent parcels.

The existing development standards for the Town Center Mixed-Use zone support horizontal mixed-use development with the same density, FAR, and height as vertical mixed-use.

The development code also notes that "For residential and nonresidential uses on the same development site but separate legal lots, the residential density shall be calculated for the lot or lots dedicated solely to residential use. The FAR for the nonresidential use shall be calculated for the lot or lots dedicated solely to the nonresidential use."

Horizontal mixed-use development is more conducive to a phased construction approach and may be appropriate in some cases where a number of parcels can be assembled.





Townhomes and Design Guidelines



Ground floor entry with landscaping.



Live-work units facing the sidewalk.

Townhomes are a common and popular housing type in Los Alamitos and northern Orange County. They are typically three-story in height, with the first floor largely dedicated to a two-car garage and front door; the second floor given to kitchen, dining room and living room; and bedrooms provided on the third floor. They are often arranged in blocks of 3 to 8 individual homes with common walls. This type of townhome is usually built as a for-sale ownership unit.

It is assumed a certain percentage of new development within the Town Center will be this type of townhome. Such townhomes should be allowed on side streets within the Town Center or on the "back" side of larger mixed-use developments fronting Los Alamitos Boulevard or Katella Avenue, where they can serve as a transition use to adjoining residential neighborhoods.

To ensure livablity and comfort, ground-level residential units in the Town Center should employ the following standards:

1. Ground floors should be raised at least 4 feet above the sidewalk level.
2. Front doors should be accessed from the sidewalk by stoops or porches.
3. Units should be setback from the sidewalk with landscaping.

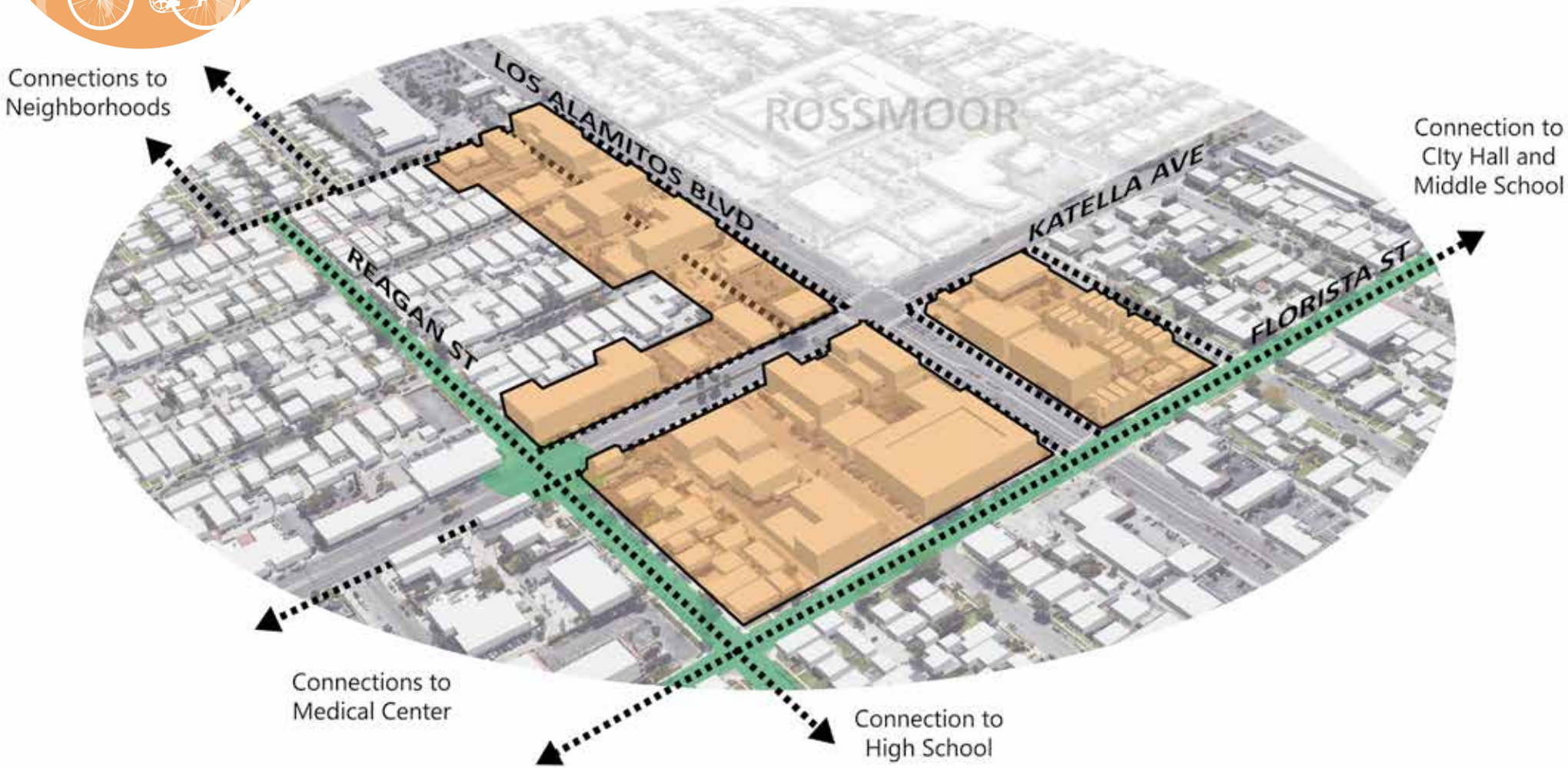
Considering the contracting market for retail space in both the internet and post-COVID era, it is probable that a strict requirement for ground-floor commercial uses fronting Los Alamitos Boulevard and Katella Avenue may be an impediment to attracting development in the Town Center.

To address this market reality, the City should allow live-work units facing the sidewalk on these streets. In this configuration, the first floor should be at sidewalk level to facilitate commercial uses, with sleeping and private rooms located in a mezzanine or second floor. In the post-COVID jobs market of work-from-home and entrepreneurs, the demand for live-work units may prove to be very robust.



Connect to Neighborhoods

Designating key corridors as multi-modal bike and pedestrian throughfares will reinforce the plan area as the heart of the Los Alamitos.





Protected bike lanes along Florista and Reagan Streets can improve multi-modal access.

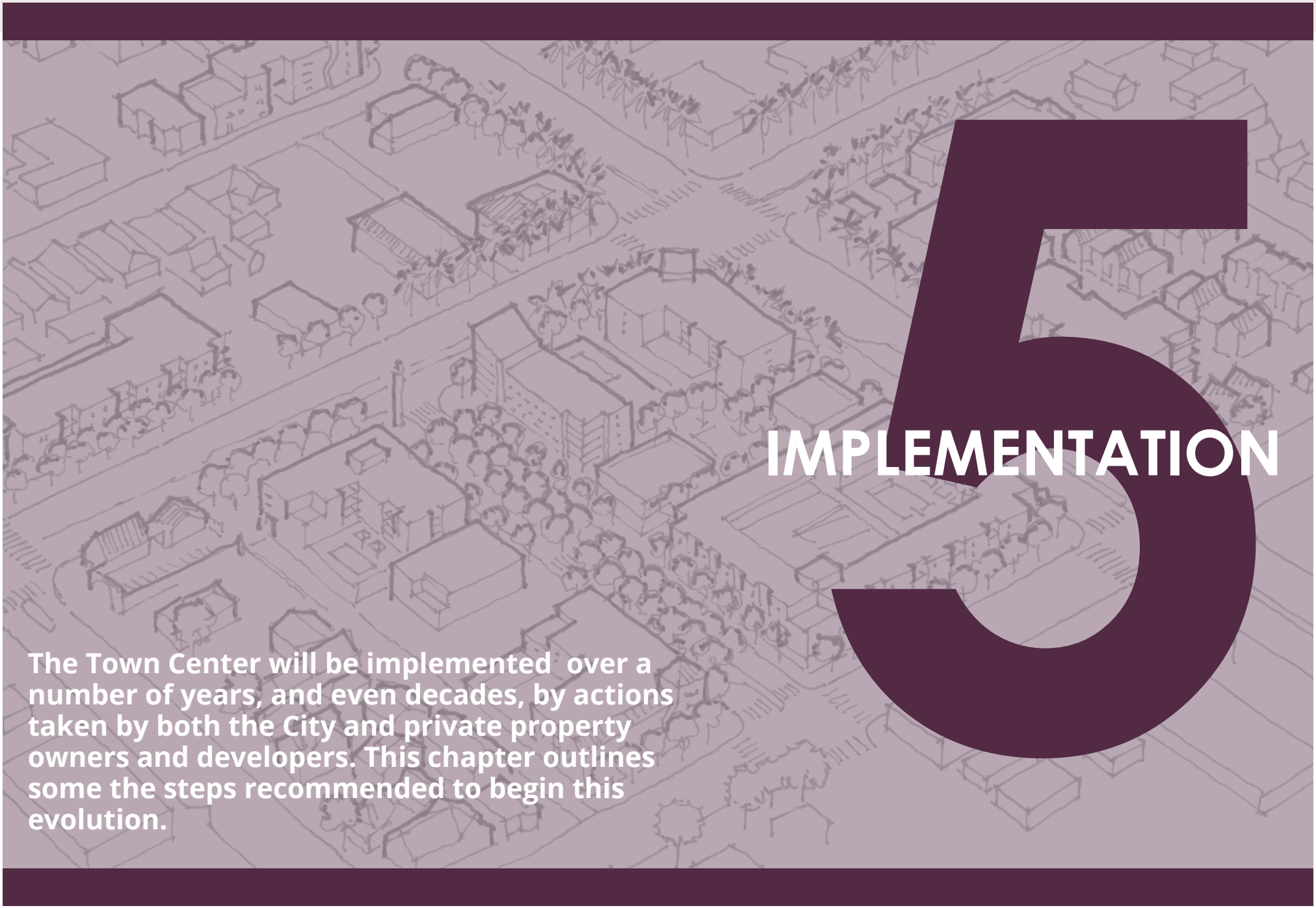


Pedestrian improvements like this crossing in Brea can improve safety and accessibility.

Investments in Bike and Pedestrian Infrastructure

Designating key corridors as multi-modal bike and pedestrian throughfares will reinforce the plan area as the heart of the Los Alamitos, provide improved access to adjacent neighborhoods, enhance pedestrian and bicyclist safety, and reduce the amount of vehicle trips generated by Town Center destinations.

The recommended strategy, consistent with the City's Active Transportation Plan, is to invest in streetscape improvements along Florista Street and Reagan Street, including a signalized street crossing at Katella Avenue and Reagan Street. Florista and Reagan are well suited to safely host bike and pedestrian traffic to and from the Town Center while maintaining Katella Avenue and Los Alamitos Boulevard as primarily auto-serving.



5 IMPLEMENTATION

The Town Center will be implemented over a number of years, and even decades, by actions taken by both the City and private property owners and developers. This chapter outlines some the steps recommended to begin this evolution.

Recommended Implementation Actions and Timeline

Recommended Action	Recommended Strategy	Responsibility Party	Recommended Timeframe Following Adoption of Strategic Plan
Amend General Plan	4.4. 4.6	City	Concurrent with Strategic Plan Adoption
Amend Municipal Code	4.1, 4.3, 4.4. 4.5, 4.6	City	Within 1 Year
Adopt Inclusionary Housing Ordinance	4.4. 4.6	City	Within 1 Year
Explore a Transfer of Development Rights Ordinance	4.4. 4.6	City	Within 1 Year
Plant Signature Trees at Los Alamitos / Katella Intersection	4.1	City	1-5 years
Commission detailed design study for reconfiguration of Pine Street	4.2	City	1-5 years
Implement Bike Lanes on Reagan Street and Florista Street	4.7	City	1-5 years
Issue an RFP (Request for Proposal) or RFQ (Request for Qualifications) to identify a development partner willing to incorporate the City-owned parking lot on Pine Street within a larger project that will advance the Town Center Vision	4.3, 4.6	City	1-5 years

5.2 Regulatory Amendments

To advance the Strategic Plan Vision, the City will need to initiate and adopt a number of regulatory and legislative actions:

General Plan Amendment

Concurrent with the adoption of this Strategic Plan, the City should amend the General Plan to modify the allowed density within the Town Center Land Use Designation from 30 units per acre to 60 units an acre.

Zoning Code Amendment

Within one year of adoption of this Strategic Plan, the City should initiate an Amendment to the Municipal Code, Chapter 17, to modify:

1. The allowed density within the Town Center Mixed-Use Zone up to 60 dwelling units per acre.
2. The setback standards within the Town Center Mixed-Use Zone consistent with this plan.
3. The on-site parking standards for uses within the Town Center Mixed-Use Zone.

Transfer of Development Rights

Concurrent with the Municipal Code Amendment the City should consider adopting an ordinance to enable the transfer of development rights between properties within the Town Center Mixed-Use.

Inclusionary Housing Ordinance

Within one year of adoption of this Strategic Plan, the City should initiate an Inclusionary Housing Ordinance applicable to the Town Center Mixed-Use Zone. This ordinance should require a certain percentage of housing units built in the Zone to be dedicated as affordable units. In analogous cities, such an ordinance applies to developments 10 units or more, and requires 10 to 20% of units to be deed restricted for affordable dwellers. Such an ordinance may also be crafted to apportion affordable units towards specific income thresholds.

The adoption of an Inclusionary Housing Ordinance would be a significant implementation program towards meeting the City's Housing Needs.

Pine Street Parking Credit

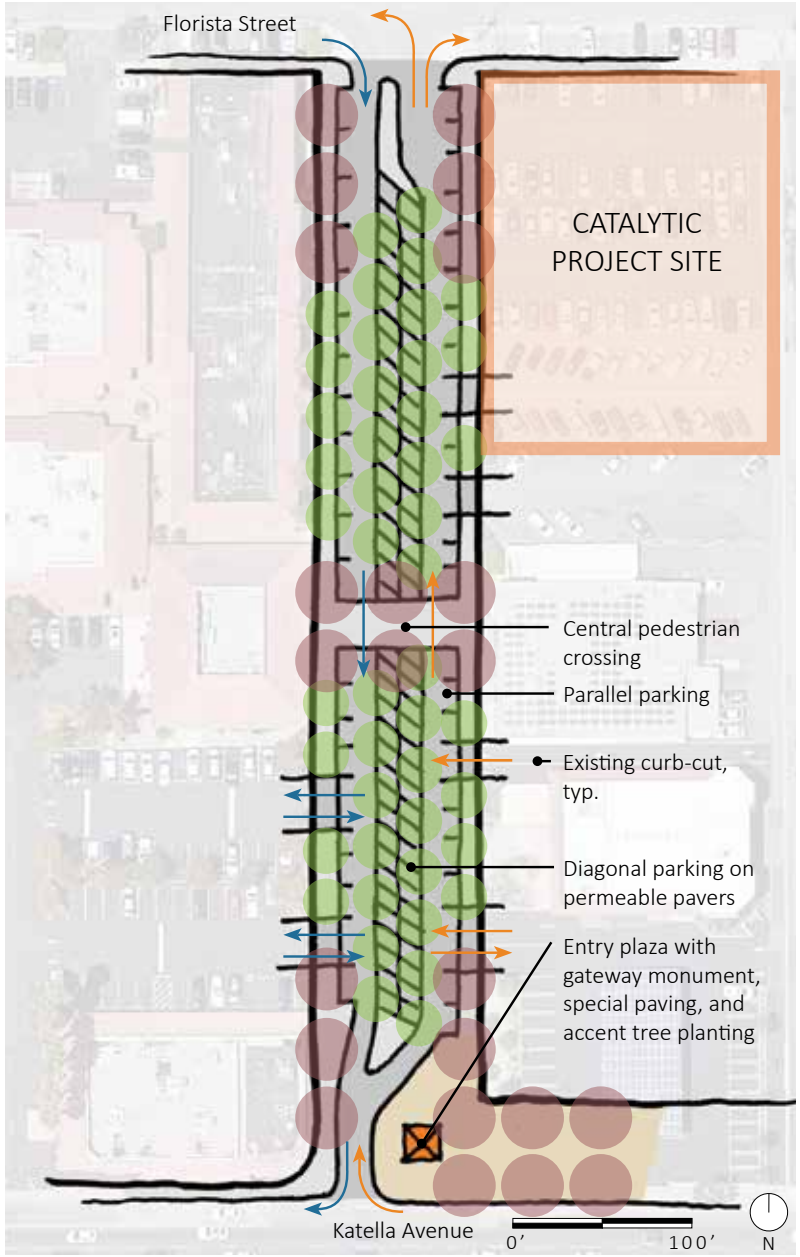
Once the City has committed to a design, financing and construction schedule for the Pine Street project as described in this Plan, it should also institute a "parking credit" for ground floor retail or restaurant related uses located on properties with Pine Street frontage. This credit will likely take the form of a Zoning Code Amendment to the required on-site parking such uses, and granted to private development on a prorated formula based on linear property frontage on Pine Street.

5.3 First Projects

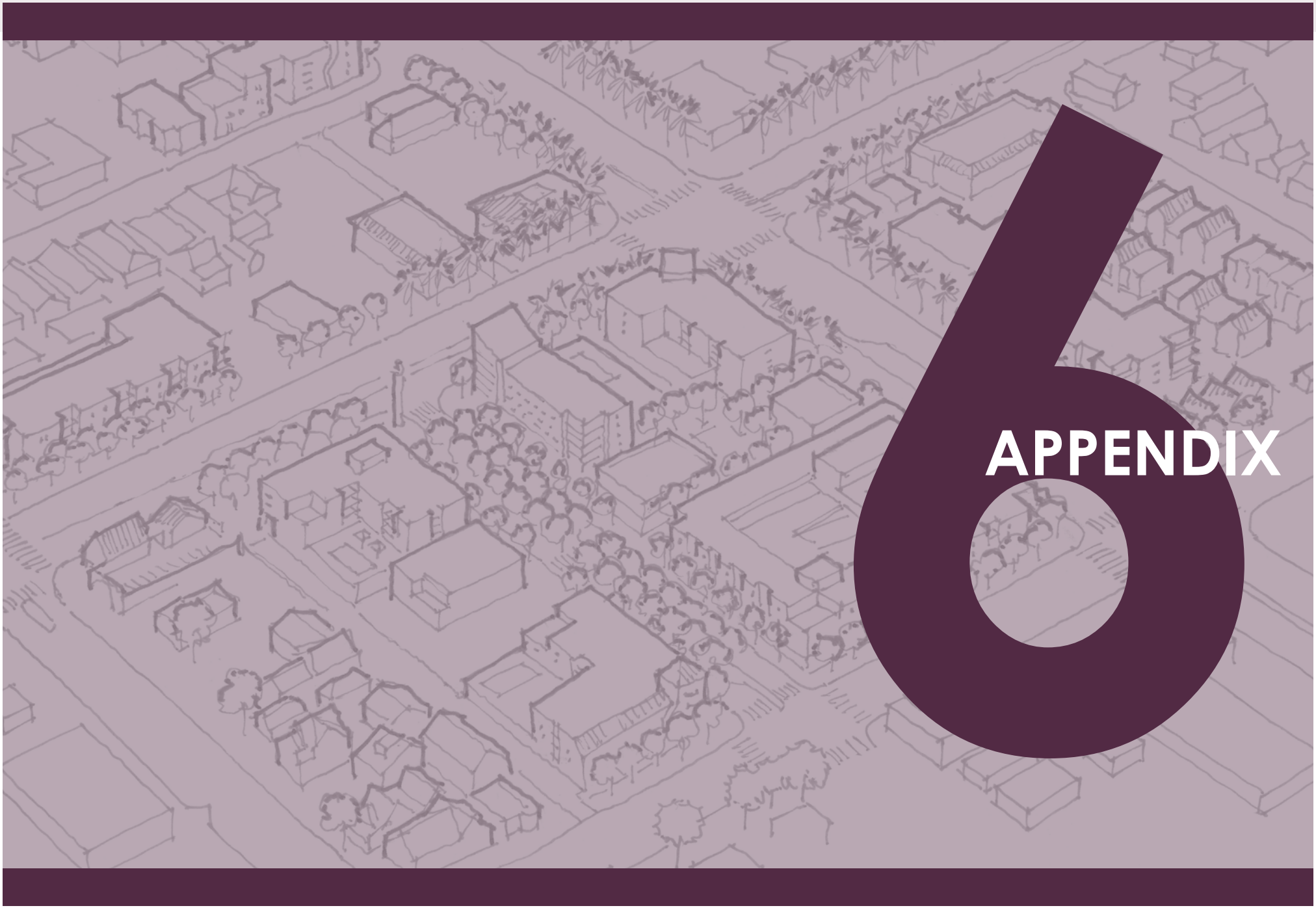
While the City can set the stage for the long-term evolution of the Town Center through favorable regulatory changes, the Vision articulated in this Strategic Plan will largely be executed by private development initiative.

However, the City does control the right-of-way on Pine Street and the reconstruction of this streetscape could be a powerful initiative towards the Strategic Plan's Vision. The City also owns a small surface parking lot on the east side of Pine Street, which could be combined with the adjacent parking lot to the north to create a significant first project in the Town Center. Since through its contribution of land, the City would be a partner in such a development, the City would be in a strong position to ensure that this first project sets an appropriate template for future Town Center projects.

The City could also achieve other community-building goals with this initial project, such as soliciting development interest in affordable housing. Certain types of affordable housing can be compatible with the Strategic Plan Vision, such as an artist community with ground-level galleries or senior housing with ground-level retail/restaurant leased to local businesses.



PLAN VIEW



6 APPENDIX

6.0 Appendix

6.1 - Existing Conditions - Site Inventory

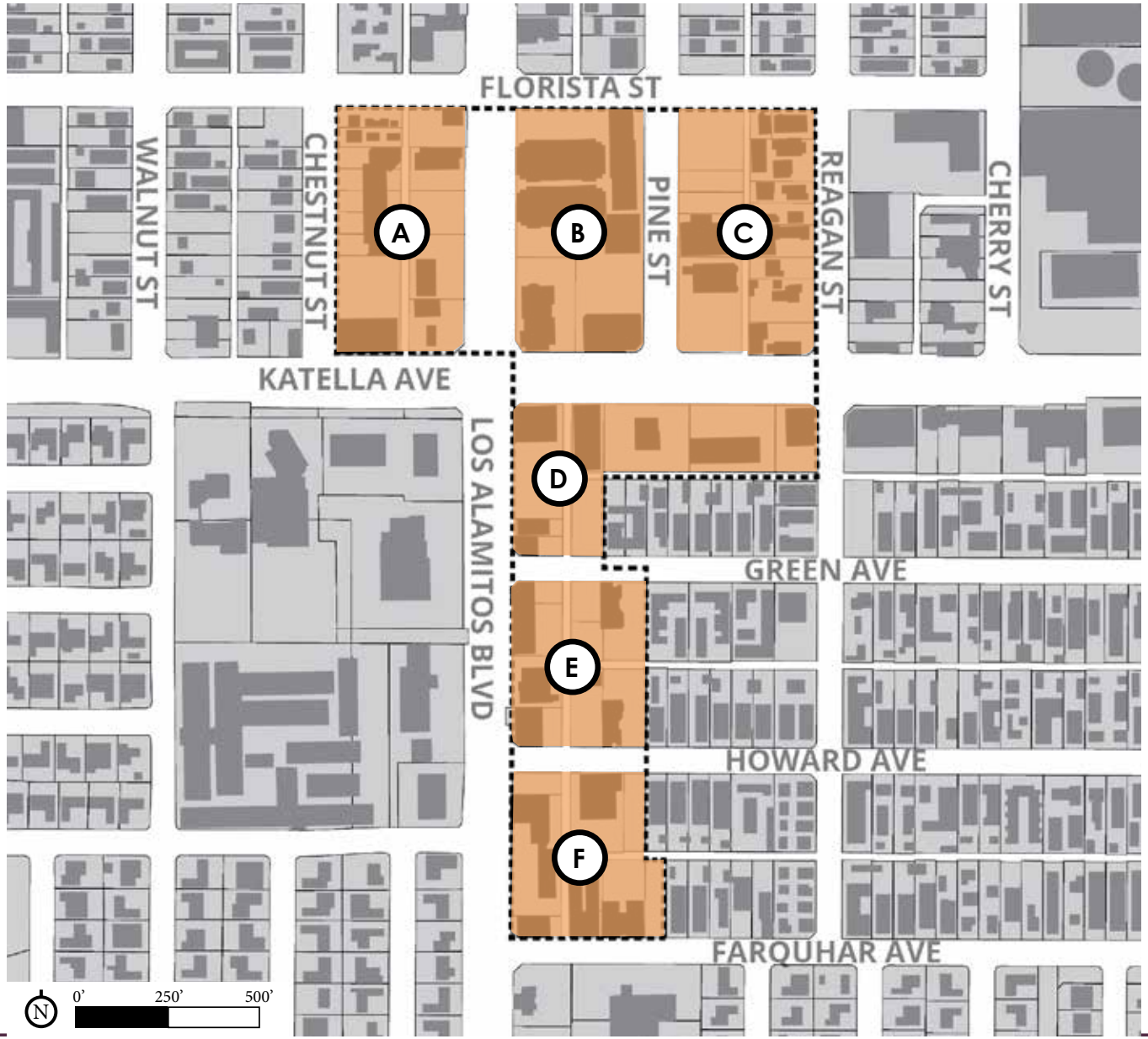
6.2 - Development Scenario A

6.3 - Development Scenario B

6.4 - Pine Street Design Scenarios

6.5 - Recommended Municipal Code Amendments

Existing Conditions - Site Inventory



The following pages present an inventory of existing uses and other characteristics for parcels within the Plan Area.

The adjacent diagram illustrates the Plan Area divided into blocks labeled A through F. The following pages assign numbers to parcels (or groups of parcels under single ownership) on each block.

The summary table on the following page presents key statistics for each block.

Data in this section was collected from County Assessor parcel records dated January 2021 and visual analysis of Google aerial imagery.

Existing Conditions - Site Inventory Summary Table

BLOCK	ACRES	NON-RESIDENTIAL SQFT	RESIDENTIAL UNITS	OFF STREET PARKING STALLS
A	3.65	~40,000	3	~200
B	3.78	~95,000	0	~210
C	3.84	~60,000	1	~205
D	3.24	~60,000	0	~225
E	2.45	~69,000	0	~200
F	2.64	~81,000	~8	~190
TOTAL	19.60	~405,000	~12	~1,230

Northwest Block (A)

The Northwest Block is bounded by Los Alamitos Boulevard, Katella Avenue, Florista Street, and Chestnut Street. The block is primarily defined by commercial retail land use and also includes two residential parcels. Prominent tenants near the major intersection include a CVS pharmacy and Shell gas station. The block is bisected by a north-south alley and includes 199 off street parking stalls. The block contains 39,919 square feet of commercial development with a 0.25 floor-to-area ratio. A parcel-based analysis follows on the following page.



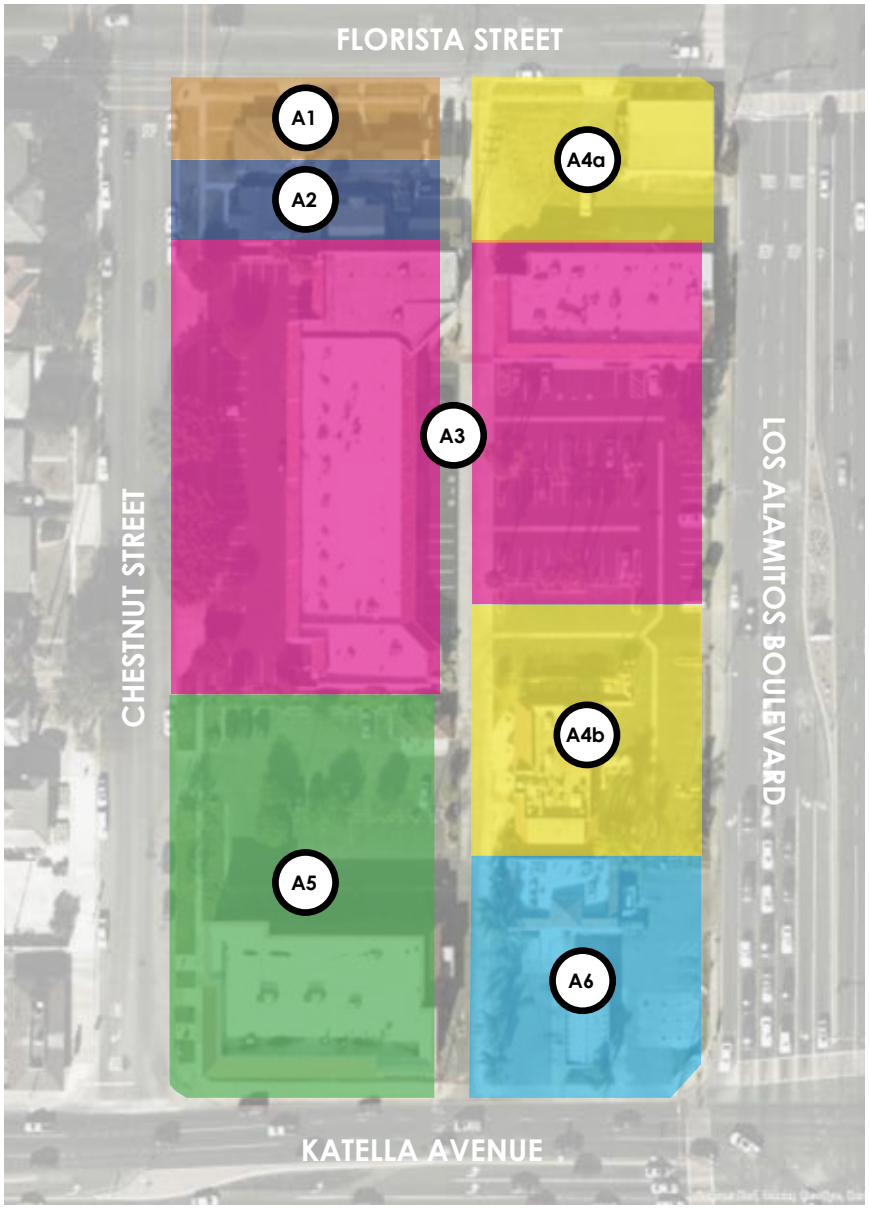








BLOCK SUMMARY
3.65 Acres
39,919 sqft Retail
199 Off Street Parking Stalls
1:200 sqft Parking Ratio
0.25 FAR Commercial



A1 **10862 Chestnut Street**
William Poe Family Trust
1 parcel, 0.16 Acres, Residential, 2 Units
Built 1944, Sale 2012
Density: 12.5 u/a

A2 **10876 Chestnut Street**
Abigail Rodriguez Family Trust
1 parcel, 0.16 Acres, Residential, 1 Unit
Built 1916, Sale 2014
Density: 6.25 u/a

A3 **10909 Los Alamitos Boulevard**
Jack and Patricia Ernandez
7 parcels, 1.43 acres, Commercial Retail
2 single story structures; 20,320 sqft
Built 1986, Sale 2001
~103 off street parking stalls
Parking Ratio: ~1:197 sqft
FAR: ~0.33
Tenants: 5th Ave Bagelry, Ross Health Mart, State Farm, Red Wok Chinese Restaurant, NHC Martial Arts, Western States Cabinets, Perfection Nails, A La Waffle, Chiang Mai Thai Restaurant, Tutoring Club, Mr. Inkwells Tattoo, New Attitude Hair Salon, Coliseum Antiques

A4a **10861 Los Alamitos Boulevard**
Paul Nikolau
1 parcel, .28 acres, Commercial Retail
1 single story structure; 1,969 sqft
Built 1946, Sale 2005
~9 off street parking stalls
Parking Ratio: ~1:219 sqft
FAR: ~0.16
Tenant: Sunrise Glass & Mirror

A4b **10931 Los Alamitos Boulevard**
Paul Nikolau
1 parcel, .44 acres, Commercial Retail
1 story structure; 3,818 sqft
Built 1986, Sale 2008
~30 off street parking stalls
Parking Ratio: 1:127 sqft
FAR: ~0.2
Tenant: Wahoo's Fish Taco

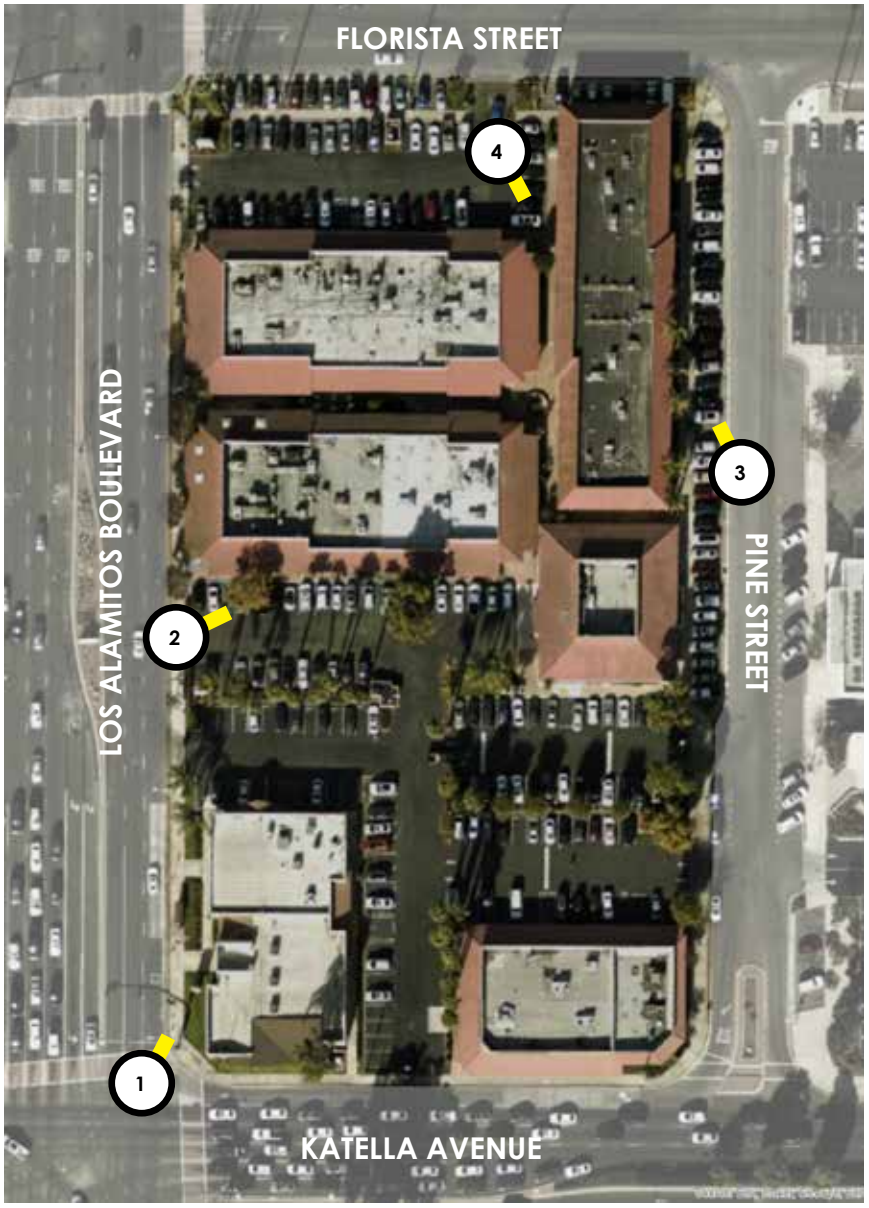
A5 **3401 Katella Avenue**
North West Katella LLC, Garfield Beach CVS LLC
1 parcel, .78 acres, Commercial Retail
1 single story structure; 11,362 sqft
Built 1973, Sale 2011
~45 off street parking stalls
Parking Ratio: ~1:252 sqft
FAR: ~0.33
Tenant: CVS Pharmacy

A6 **10961 Los Alamitos Boulevard**
Tesoro South Coast Company LLC
1 parcel, 0.4 acres, Commercial Retail
1 single story structure: 2,450 sqft
Built 1969, Sale 2007
~12 off street parking stalls
Parking Ratio: ~1:204 sqft
FAR: ~0.14
Tenant: Shell Gas Station



Northeast Block (B)

The Northeast Block is bounded by Los Alamitos Boulevard, Katella Avenue, Florista Street, and Pine Street. The block is primarily defined by commercial retail and office land use and includes the Los Alamitos Plaza retail district. The block consists of only two parcels and contains 95,369 square feet of commercial development with a cumulative 0.58 floor-to-area ratio. The block hosts 213 parking stalls. The primary property holder also owns land on the adjacent block which is used for additional surface parking. A parcel-based analysis follows on the following page.



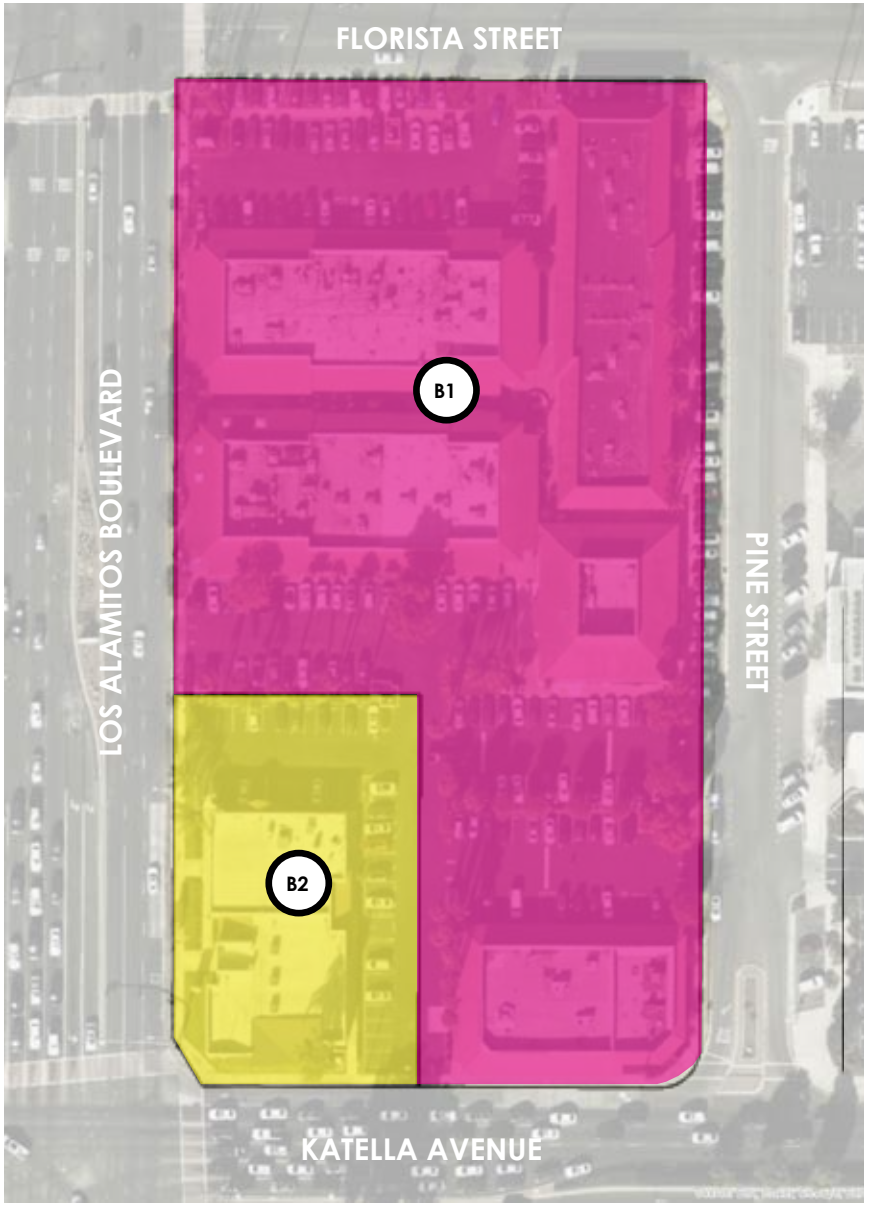








BLOCK SUMMARY
3.78 Acres
95,369 sqft Commercial/Services
213 Off Street Parking Stalls
1:447 sqft Parking Ratio
0.58 FAR

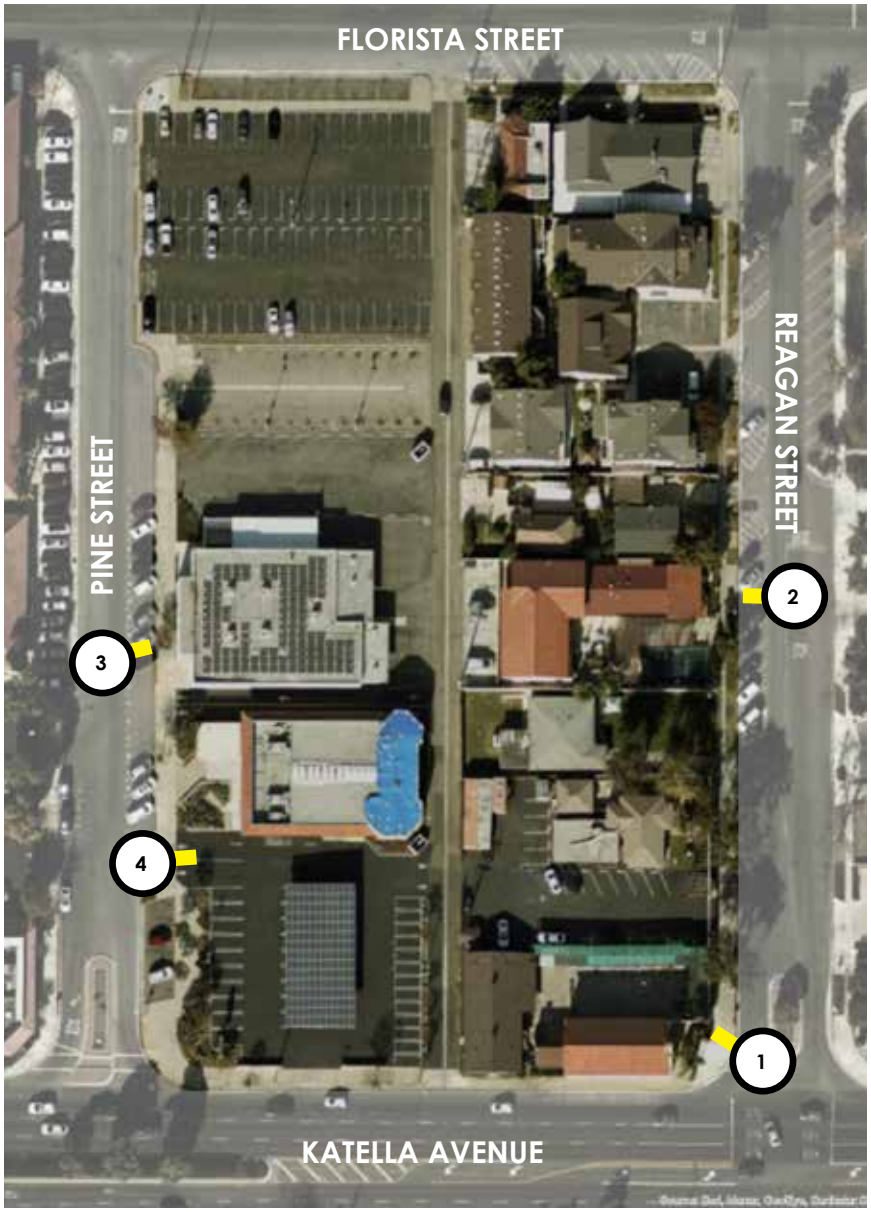


B1 **10900 Los Alamitos Boulevard**
NSPS LTD.
1 parcel, 3.1 acres, Commercial Retail and Office
4 single story structures, 1 two story structure; 84,232 sqft total
Built 1972, Sale 2000
~174 off street parking stalls
Parking Ratio: ~1:484 sqft
FAR: ~0.62
Tenants: Sherwin-Williams Paints, Starbucks,
Onstage Dance Center, Thailusion, Bella Hair Design, Cassidy's Nail & Spa, Hof's Hut Restaurant & Bakery, Fasion Eyewear, California Cocina, Nick's Deli II, Old Traditions Gentlemen's Parlor, Kampai Sushi, Allstate, Farmer's Insurance, Johnston Insurance, Love Affair Salon, Diva Dancewear, Mehta Dental Group, Applied Music Studio, Vitality Wellness, Cutting Edge Landscape Design

B2 **10956 Los Alamitos Boulevard**
10956 Los Alamitos Katella LLC
1 parcel, .68 acres, Commercial Retail
1 single story structure; 11,137 sqft
Built 1970, Sale 2013
~39 off street parking stalls
Parking Ratio: ~1:285 sqft
FAR: ~0.37
Tenants: Shoe City, Shoe Repair, Fantastic Sams, Talyn Cleaners



Pine-Reagan Block (C)





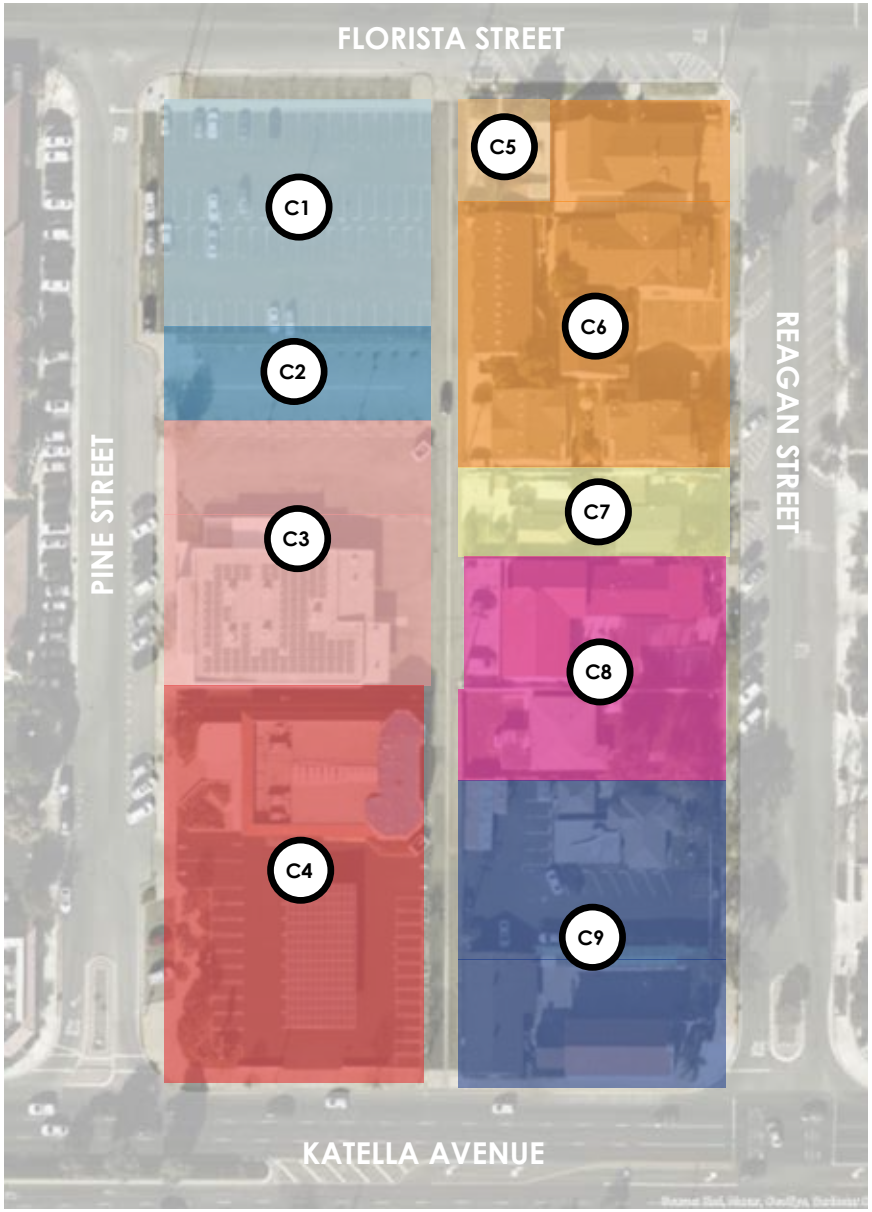






The Pine-Reagan Block is bounded by Katella Avenue, Florista Street, Pine Street, and Reagan Street. The block is primarily defined by small-scale community services along Reagan Street, including the historic Saint Isidore Historical Plaza. The block also contains several surface parking lots along Pine street with a total of 203 parking stalls on the block. Along Pine Street, there is a US Bank branch on the corner of Katella Avenue and the CIF building near the middle of the block. The block is bisected by a north-south access alley. Overall, the block contains 59,894 square feet of commercial and community service structures built out at 0.35 FAR. A parcel-based analysis follows on the following page.

BLOCK SUMMARY
3.84 Acres
59,894 sqft Commercial/Services
203 Off Street Parking Stalls
1:295 sqft Parking Ratio
0.35 FAR



C1 **10900 Pine Street**
NSPS LTD
1 parcel, .48 acres, Surface Parking
~76 off street parking stalls
Sale 1995

C2 **10902 Pine Street**
City Owned Property, City of Los Alamitos
1 parcel, .17 acres, Surface Parking
~26 off street parking stalls
Sale 1976

C3 **10932 Pine Street**
California Interscholastic Federation
2 parcels, .51 acres, Non-Profit
1 single story structure; 9,186 sqft
Built 1963, Sale 2002
~29 off street parking stalls
Parking Ratio: 1:317 sqft
FAR: ~0.41

C4 **10942 Pine Street**
US Bank National Assoc
1 parcel, .74 acres, Commerical Office
1 single story structure; 9,055 sqft
Built 1973, Sale 2001
~41 off street parking stalls
Parking Ratio: ~1:220 sqft
FAR: ~0.27

C5 **3612 Florista Street**
Karl Kaiser Family Trust
1 parcel, 0.08 acres, Commercial Office
1 single story structure, 1292 sqft
Built 1901, Sale 2014
~5 off street parking stalls
Parking Ratio: ~1:258 sqft
FAR: ~0.38
Tenant: Montage Dentistry

C6 **3622 Florista Street, 10881-10895 Reagan Street**
Precious Life Center LLC
3 parcels, .66 acres, Mixed-Use, Community Services
5 two story structures, 1 single story structure;
24,629 sqft total
Built 1906,1939,1950 ; Sale 1991,2000
~11 off street parking stalls
Parking Ratio: 1:2,239 sqft
FAR: ~0.86

C7 **10901 Reagan Street**
Rose Urbina
1 parcel, 0.17 acres, Residential, 1 unit
Built 1947, Sale 1993
Density: ~6.25 u/a

C8 **10911-10935 Reagan Street**
Casa Youth Shelter
2 parcels, 0.43 acres, Mixed-Use, Community Services
1 single story structure, 1 two story structure;
including 1 SFR; and 8,011 sqft non-residential
Built 1901,1962; Sale 1982, 2018
~0 off street parking stalls
Density: ~2.3 u/a
FAR: ~0.43

C9 **10941-10961 Reagan Street**
Comite Del Amor
2 parcels, 0.6 acres, Community Services
Historic Structure; St. Isidore
3 single story structures; 7,721 sqft
Built 1926,1946; Sale 2014
~15 off street parking stalls
Parking Ratio: ~1:514 sqft
FAR: ~0.30

Southeast Block (D)



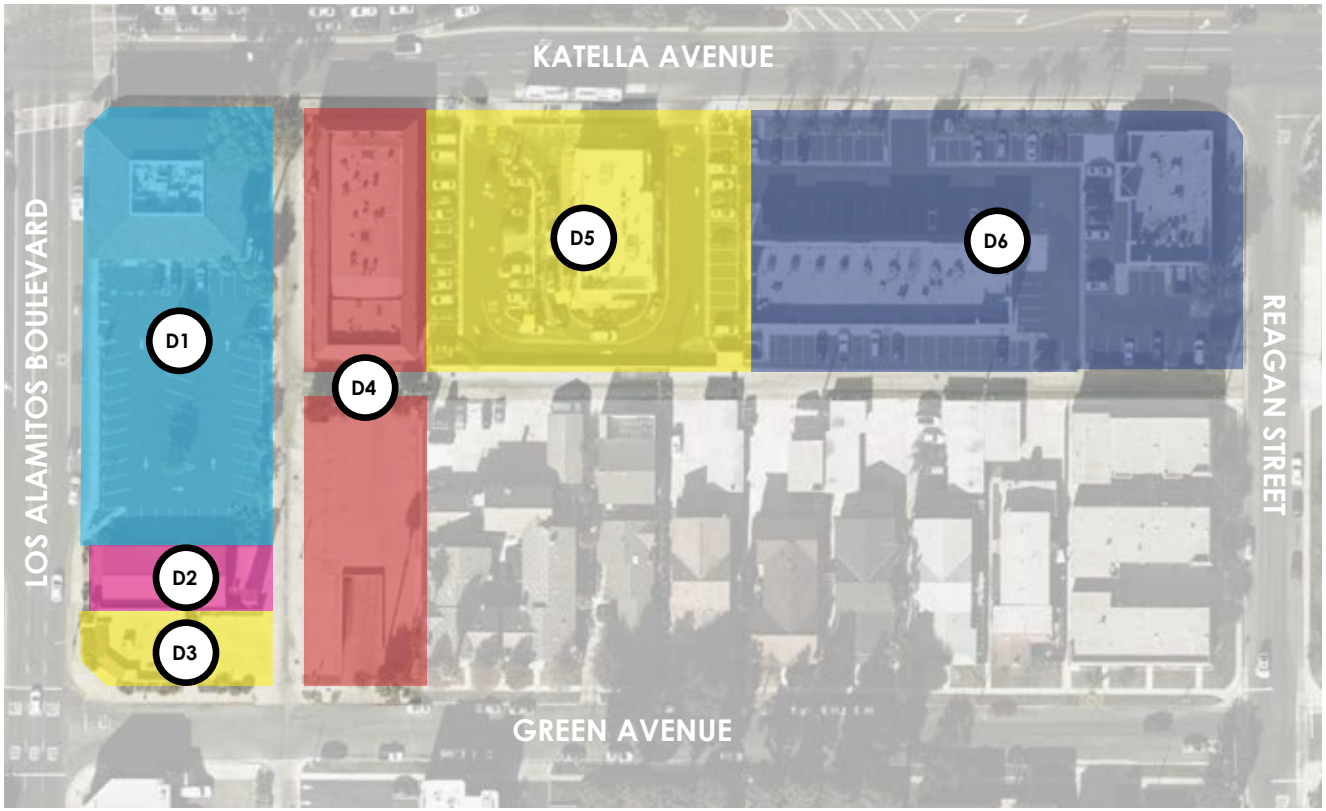






The Southeast Block is bounded by Katella Avenue, Los Alamitos Boulevard, Green Avenue, and Reagan Street. The block is primarily defined by commercial retail and office uses including Chase Bank, McDonald's, and a small strip mall. The Los Alamitos Museum is located along Los Alamitos Boulevard. There have been some recent efforts to improve the north-south alley that runs through the interior of the block, including pedestrian-scaled street lighting. The block contains 222 off street parking stalls including a below grade structured parking facility along Green Avenue. Overall, the block contains 59,851 square feet of commercial space at 0.42 FAR. The block also includes several multifamily parcels on the southeastern part of the block, which are not included in the Plan Area. A parcel-based analysis follows on the following page.

BLOCK SUMMARY
3.24 Acres
59,851 sqft Commercial/Services
222 Off Street Parking Stalls
1:270 sqft Parking Ratio
0.42 FAR



D1 **3502 Katella Avenue**
JP Morgan Chase
1 parcel, .70 acres, Commercial Office
1 two story structure; 16,482 sqft
Built NODATA, Sale 1994
~46 off street parking stalls
Parking Ratio: ~1:358 sqft
FAR: ~0.54

D2 **11062 Los Alamitos Boulevard**
City Owned Property, City of Los Alamitos
1 parcel, .10 acres, Civic/Public Resource
Los Alamitos Museum
1 single story structure; 2,755 sqft
Built NODATA, Sale 1976
~0 off street parking stalls
FAR: ~0.63

D3 **11072 Los Alamitos Boulevard**
Imperial Jewelry Manufacturing Co. Inc.
1 parcel, .11 acres, Commercial Retail
1 single story structure; 2287 sqft
Built 1986, Sale 1984
~7 off street parking stalls
Parking Ratio: ~1:327 sqft
FAR: ~0.48

D4 **3532 Katella Avenue, 3531 Green Avenue**
R. Robert Family Trust
2 parcels, .58 acres, Commercial Office
1 two story structure; 18,573 sqft
Built 1954, Sale 2014
~50 off street parking stalls (21 assumed below grade)
Parking Ratio: ~1:371 sqft
FAR: ~0.74

D5 **3562 Katella Avenue**
McDonalds Corp
1 parcel, 0.7 acres, Commercial Retail, Fast Food
1 single story structure; 4,214 sqft
Built 1973, Sale NODATA
~36 off street parking stalls
Parking Ratio: ~1:117 sqft
FAR: ~0.13

D6 **3636 Katella Avenue, 11021 Reagan Street**
Steven J Gerschultz
2 parcels, 1.05 acres, Commercial Retail
2 single story structures; 15,540 sqft
Built 1987; Sale 2003
~83 off street parking stalls
Parking Ratio: 1:187 sqft
FAR: ~0.34
Tenants: Rustic Eats, Kid's Resale, Fyt Gym, Katella Hair, Mustard's Hot Dogs, Los Alamitos Liquor & Market, Top it! Pizzas & Salads, Madera's Steak House



Green-Howard Block (E)









The Green-Howard Block is bounded by Green Avenue, Los Alamitos Boulevard, Howard Avenue, and Reagan Street. The block is primarily defined by commercial retail and office uses including a well-defined edge of commercial facades along Los Alamitos Boulevard, and a pair of three-story office structures near the middle of the block. There have been some recent efforts to improve the north-south alley that runs through the interior of the block, including pedestrian-scaled street lighting and the alley-facing entry of Mighty Kitchen. The block also contains a substantial number of multi-family residential parcels on the eastern two thirds of the block, which are not included in the Plan Area. The block contains 196 off street parking stalls and 68,843 square feet of commercial structures at 0.65 FAR. A parcel-based analysis follows on the following page.

BLOCK SUMMARY
2.45 Acres
68,843 sqft Commercial/Services
196 Off Street Parking Stalls
1:351 sqft Parking Ratio
0.65 FAR



E1 **11102 Los Alamitos Boulevard**
Two Brothers LLC
1 parcel, 0.13 acres, Commercial Retail
1 two story structure; ~3,600 sqft
Built 1981, Sale 2018
~5 off street parking stalls
Parking Ratio: 1:720 sqft
FAR: ~0.64
Tenant: Enchanted Florist

E2 **11110 Los Alamitos Blvd, 3532 Green Ave**
11110 Los Alamitos LLC
2 parcels, 0.47 acres, Commercial Retail
1 two story structure; 17,527 sqft
Built 1956, Sale 2015
~53 off street parking stalls
Parking Ratio: ~1:331 sqft
FAR: ~0.86
Tenants: Le Paperie & Company, Antica Oil & Vinegars, Simply O Juice Bar, Pop Ice

E3 **11122 Los Alamitos Boulevard**
Olde Las Building LLC
2 parcels, 0.47 acres, Commercial Retail
1 single story structure; 6,026 sqft
Built 1965, Sale 2010
~38 off street parking stalls
Parking Ratio: ~1:159 sqft
FAR: ~0.29
Tenant: Mighty Kitchen

E4 **11130-11142 Los Alamitos Boulevard**
Helen Perez Family Trust
2 parcels, 0.56 acres, Commercial Retail
1 two story structures, 1 single story structure;
12,321 sqft total
Built 1975, Sale 2016
~47 off street parking stalls
Parking Ratio: ~1:262 sqft
FAR: ~0.51
Tenants: Boon Docks Cocktails, Sundara Yoga, Katella Beaut Supply, iTrain Fitness, Label Me Lindsay

E5 **3552 Green Avenue**
3611 Farquhar Investments LLC
1 parcel, 0.41 acres, Commercial Office
1 three story structure; 15,344 sqft
Built 1979, Sale 2012
~33 off street parking stalls
Parking Ratio: ~1:465 sqft
FAR: ~0.86

E6 3561 Howard Avenue
JGB Properties LLC
1 parcel, 0.41 acres, Commercial Office
1 three story structure; 14,025 sqft
Built 1978, Sale 2020
~20 off street parking stalls
Parking Ratio: ~1:700 sqft
FAR: ~0.78

Howard-Farquhar Block (F)



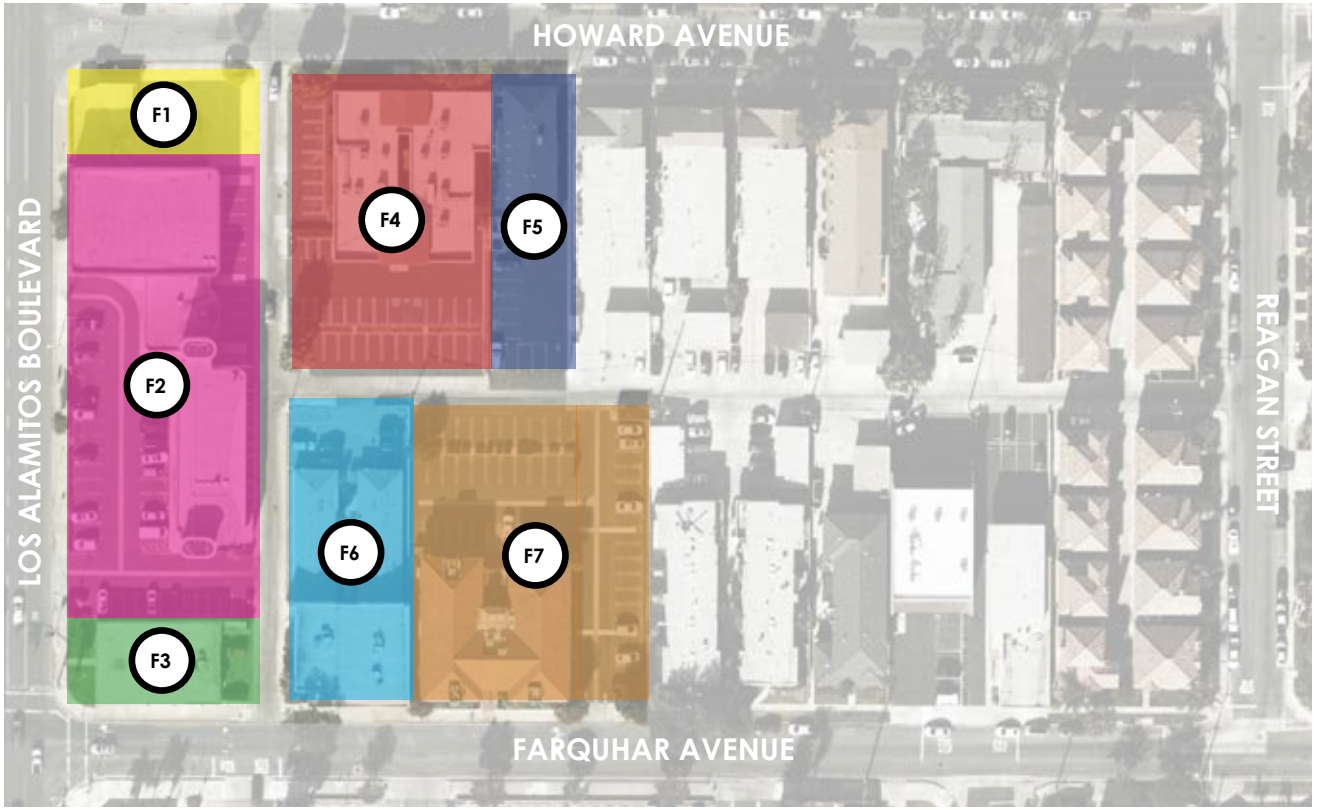






The Howard-Farquhar Block is bounded by Howard Avenue, Farquhar Avenue, Los Alamitos Boulevard, and Reagan Street. The block is primarily defined by commercial retail and office uses including a substantial number of dental offices. There have been some recent efforts to improve the north-south alley that runs through the interior of the block, including pedestrian-scaled street lighting. Multifamily structures on the eastern part of the block are not included in the Plan Area. Overall, the block contains 189 off street parking stalls, 81,100 square feet of commercial space at 0.71 FAR. A parcel-based analysis follows on the following page.

BLOCK SUMMARY
2.64 Acres
81,100 sqft Commercial/Services
189 Off Street Parking Stalls
1:429 sqft Parking Ratio
0.71 FAR



F1 **11162 Los Alamitos Boulevard**
Richard Ahn
1 parcel, 0.13 acres, Commercial Office
1 single story parcel; 2,443 sqft
Built 1950, Sale 2007
~11 off street parking stalls
Parking Ratio: ~1:222 sqft
FAR: ~0.43
Tenant: Los Al Dental Implants

F2 **11182 Los Alamitos Boulevard**
Spot Investments
1 parcel, 0.74 acres, Commercial Retail
1 two story structure; 17,082 sqft
Built 1981, Sale 2012
~44 off street parking stalls
Parking Ratio: ~1:388 sqft
FAR: ~0.53
Tentants: Best Cleaners, Flame Broiler, Nevin's Donuts, Threading Salon, Great Dane Baking Company, Big Picture Home Loans, Meyer Appraisal, Cowan Insurance

F3 **11232 Los Alamitos Boulevard**
Shabtai Itzhak Ins Trust
1 parcel, 0.13 acres, Commercial Retail
1 single story structure; 3,680 sqft
Built 1958, Sale 2008
~17 off street parking stalls
Parking Ratio: ~1:216 sqft
FAR: ~0.64
Tenants: Elegance Nail & Spa, Computer Repair Orange County

F4 **3532 Howard Avenue**
Howard Street Partners
1 parcel, .52 Acres, Commercial Office
1 two story structure; 28,172 sqft
Built NODATA, Sale 1990
~37 off street parking stalls
Parking Ratio: 1:761 sqft
FAR: ~1.24

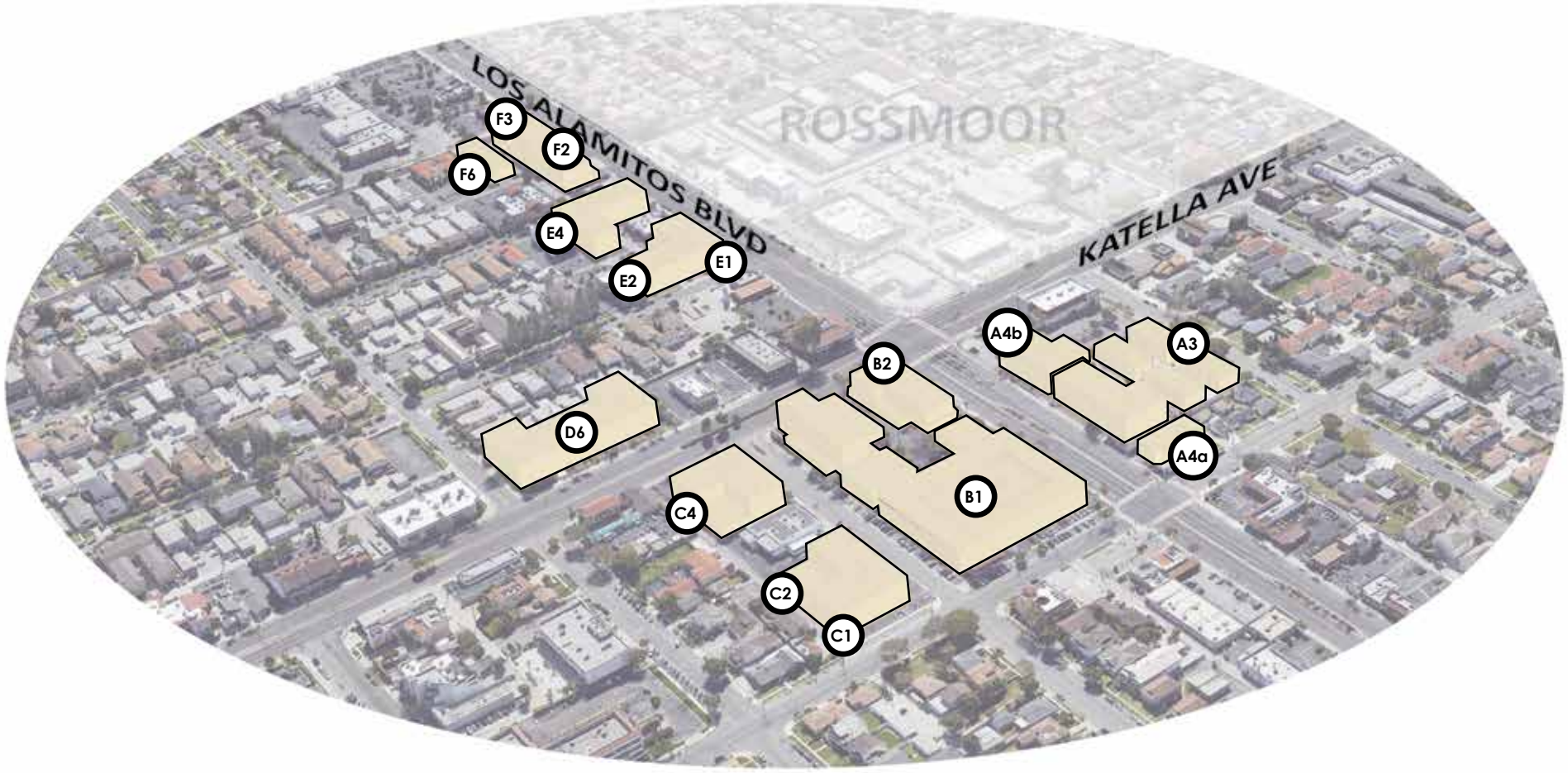
F5 **3562 Howard Avenue**
Robert Gough
1 parcel, .21 acres, Commercial Office, Residential, ~8 units
1 two-story office structure; 5,486 sqft
Built 1980, Sale 2012
~10 off street parking stalls
Parking Ratio: 1:549 sqft
FAR: ~0.6

F6 **3535 Farquhar Avenue**
Allegro Holdings LLC
2 parcels, .31 acres, Commercial Office/Residential
2 single story structures, 1 two story structure; 8,961 sqft total
Built 1965, Sale 2019
~20 off street parking stalls, including covered
Parking Ratio: ~1:448 sqft
FAR: ~0.66

F7 **3551 Farquhar Avenue**
Farquar Investment Group
2 parcels, .6 acres, Commercial Office
1 two story structure; 15,276 sqft
Built NODATA, Sale NODATA
~50 off street parking stalls
Parking Ratio: 1:306 sqft
FAR: ~0.58
Tenant: Los Alamitos Dental Care

6.2 Development Scenario A

The development scenario presented here is not intended as a master plan, but to present one possible way in which property owners may choose to develop in a way that is consistent with this Plan. Scenario A is presented throughout chapter 4.



6.2 Development Scenario A

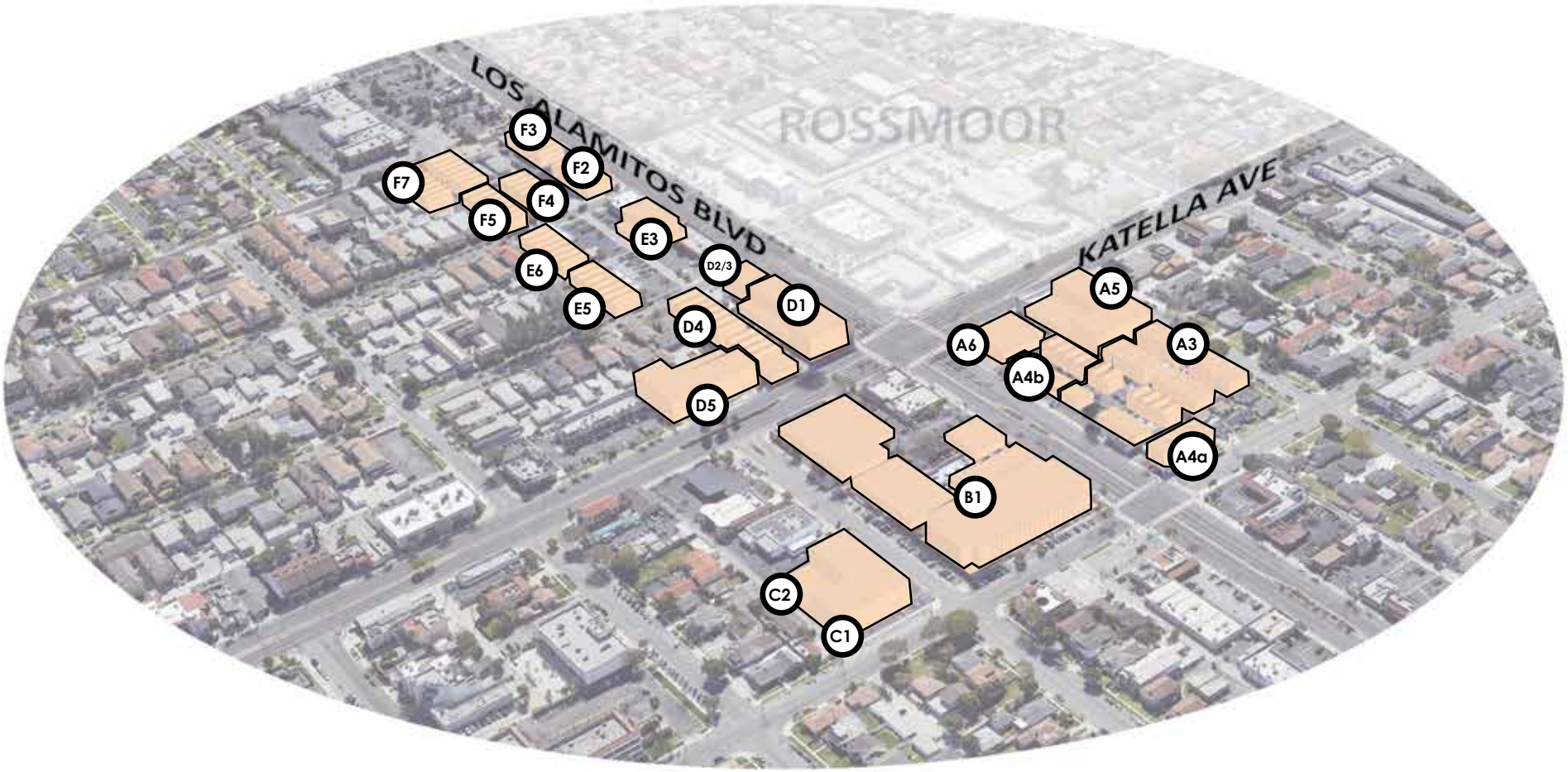
The figures and totals presented in this table represent a major transformation of the city. In reality, development will be incremental over a long time frame and the data presented here should be understood as a "kit of parts".

SITE ID	ACRES	NON-RESIDENTIAL SQFT	RESIDENTIAL UNITS
A3	1.43	~6,000	~45
A4a	0.28	0	~5
A4b	0.44	~3,500	~25
B1	3.10	~70,000	~70*
B2	0.68	~7,000	~35
C1/2	0.65	~6,000	~35
C4	0.74	~7,000	~30
D6	1.05	~12,500	~60
E1/2	0.60	~5,000	~40
E4	0.56	~3,500	~40
F2/3	0.87	~7,000	~50
F6	0.31	0	5
TOTAL	**10.71**	**~127,500**	**~440***

* +100 hotel rooms

Development Scenario B

The development scenario presented here is not intended as a master plan, but to present one possible way in which property owners may choose to develop in a way that is consistent with this Plan. Scenario B was developed to demonstrate that all property owners have the potential to be involved in realizing the vision and benefiting from this Plan.



6.3

Development Scenario B

The figures and totals presented in this table represent a major transformation of the City. In reality, development will be incremental over a long time frame and the data presented here should be understood as a "kit of parts".

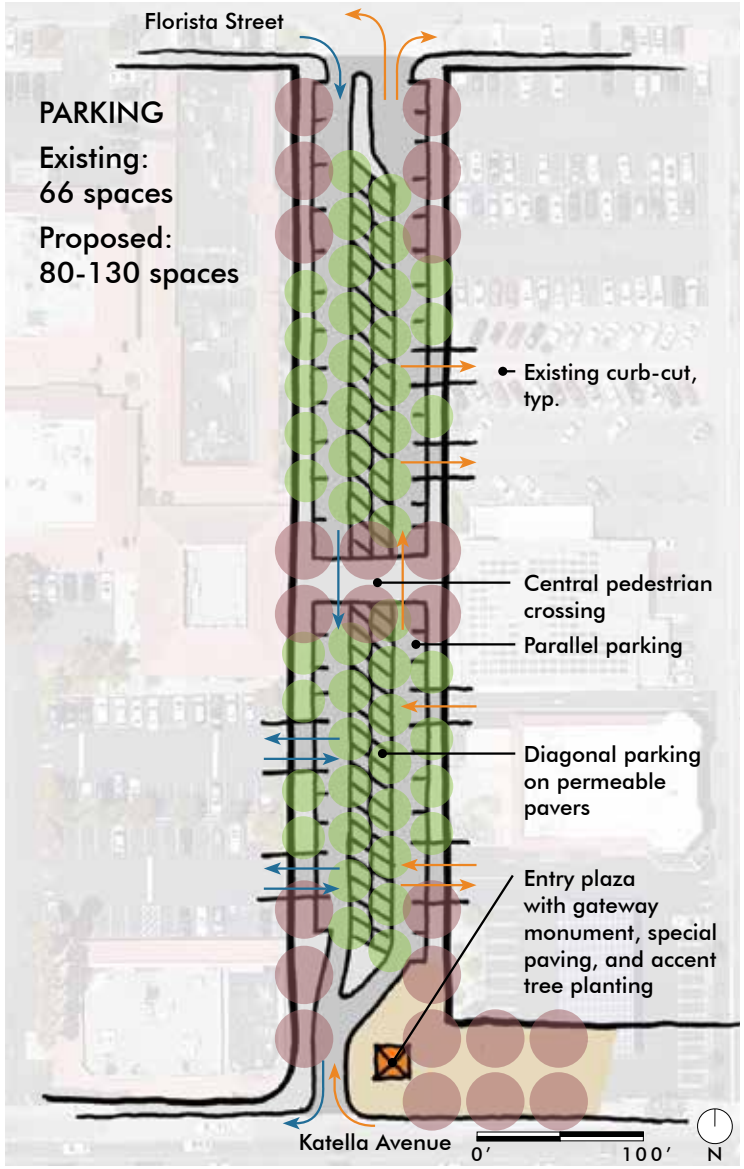
SITE ID	ACRES	NON-RESIDENTIAL SQFT	RESIDENTIAL UNITS
A3	1.43	~4,000	~20
A4a	0.28	0	~5
A4b	0.44	~3,000	~5
A5	0.78	~7,000	~45
A6	0.40	~15,000	0
B1	3.1	~55,000	0
C1/2	0.65	~6,000	~35
D1	0.70	~9,000	~40
D2/3	0.21	~4,000	~5
D4	0.58	~3,000	~10
D5	0.70	~8,000	~40
E3	0.47	~4,000	~25
E5/E6	0.82	0	~15
F2/3	0.87	0	~15
F4/F5	0.73	0	~15
F7	0.60	0	~10
TOTAL	**12.76**	**~118,000**	**~285**

6.4 Alternative Pine Street Design Schemes

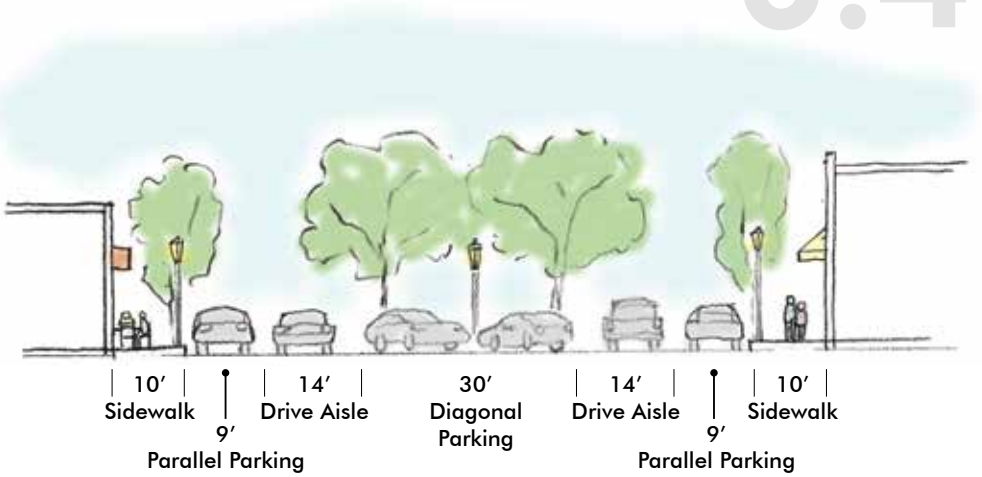
This section presents three design schemes for reimaging Pine Street as described in Chapter 4.

The prefered scheme is presented first, followed by two alternatives. Each of the schemes has the potential to increase on-street parking capacity and improve the public realm.

1. **Entry Plaza with Diagonal and Parallel Parking**
2. **Central Plaza with Diagonal Parking**
3. **Central Plaza with Perpendicular Parking**



PLAN VIEW



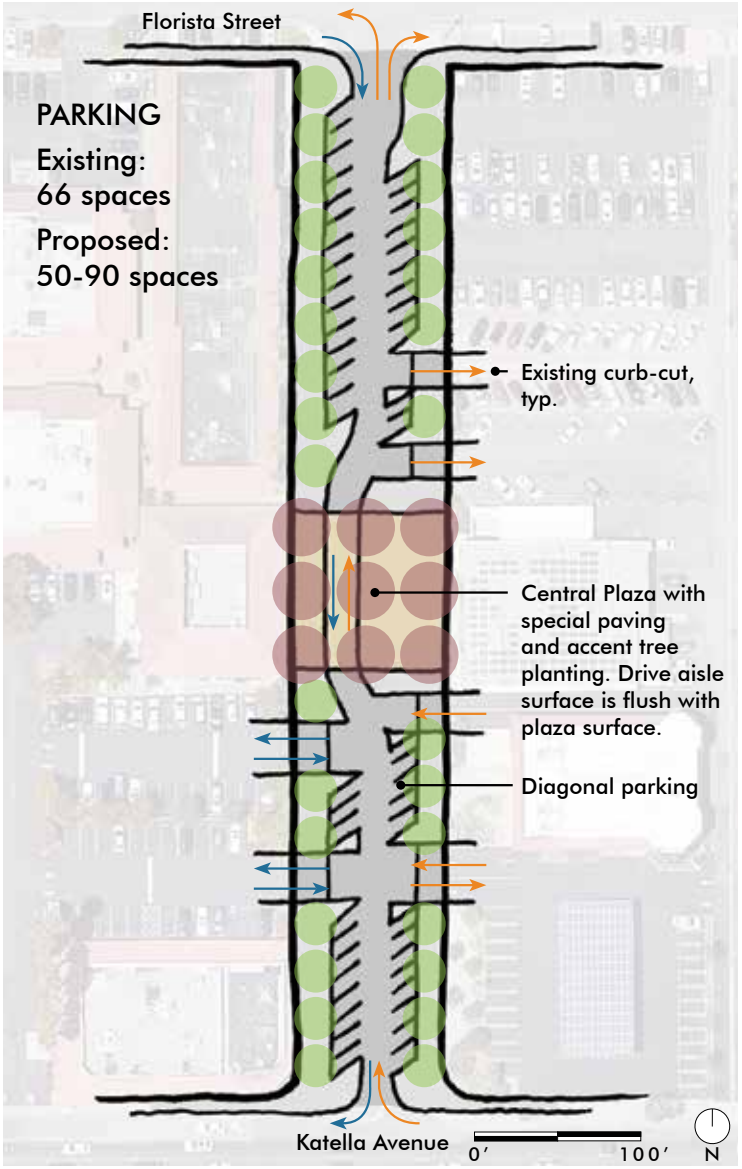
SECTION VIEW



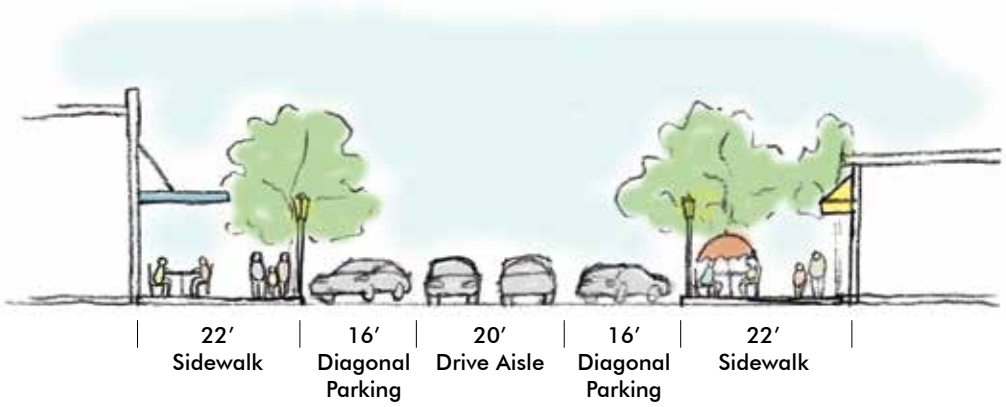
Precedent example: Lancaster, CA

PINE STREET - ENTRY PLAZA WITH DIAGONAL AND PARALLEL PARKING

PlaceWorks 4/14/2021



PLAN VIEW



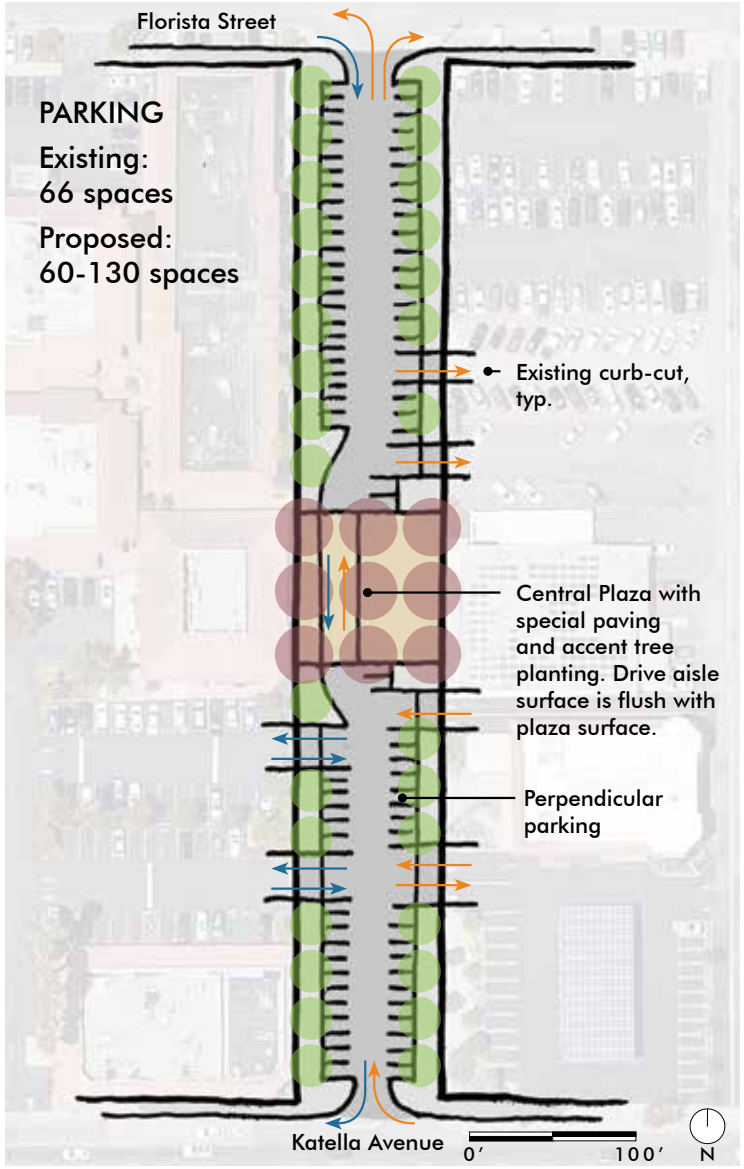
SECTION VIEW



Precedent example: Newhall, CA

PINE STREET - CENTRAL PLAZA WITH DIAGONAL PARKING

PlaceWorks 4/14/2021



PLAN VIEW



SECTION VIEW



Precedent example: Glendale, CA

PINE STREET - CENTRAL PLAZA WITH PERPENDICULAR PARKING

PlaceWorks 4/14/2021

6.5 Recommended Municipal Code Amendments

The following pages present the zoning and development standards for the TCMU zone (Chapter 17.12 of the Municipal Code), including proposed amendments, represented with redline strikethrough/underlines, recommended to implement the Strategic Plan.

17.12.010 Purpose of Zone

17.12.020 Land Uses and Permit Reguations

17.12.030 Commercial Uses Required along Streetfrontages

17.12.040 Development Standards for TCMU Zone

17.12.050 Design Standards

17.12.060 Live/Work Standards

17.12.070 Open Space Requirements for Residential Uses

17.12.080 Mixed-Use Lot Consolidation Incentive Program

17.12.090 Other Application Regulations

17.12.010 Purpose of Zone

The Town Center Mixed-Use (TCMU) zone is established to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to commerce, and that encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. The Town Center Mixed-Use zone requires the inclusion of a ground-floor, street-frontage commercial or live/work components for all projects. Exclusive residential structures are ~~not allowed~~ permitted as part of horizontal mixed-use developments. This zone implements the General Plan Mixed-Use land use designation and the Town Center Strategic Plan. (Ord. 19-03 § 3, 2019)

17.12.020 Land Uses and Permit Requirements

A. Use Regulations. This section, and Table 2-06 (Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone) in particular, identifies the uses of land that may be allowed within the TCMU zone and indicates whether any special permit is required for each allowable use.

B. Permitted Uses, Use Permits, and Uses Not Allowed.

1. Permitted Use ("P"). A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including Site Development Permit—Major and Minor (Chapter 17.44) and a building permit or other permit required by the Municipal Code.

2. Permitted as an Accessory Use ("A"). Accessory uses that are clearly incidental to a primary permitted or conditionally permitted use are permitted as a matter of right, subject to the requirements of this Zoning Code, including Section 17.28.035 (Accessory Structures—Nonresidenti=al Zones).

3. Administrative Use Permit ("AUP"). Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17.32).

4. Conditional Use Permit ("CUP"). Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17.32).

5. Temporary Use Permit ("TUP"). Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17.46).

6. Uses Not Allowed ("—"). Uses with an "—" indication in Table 2-06 are not allowed in the specified zone.

C. Specific Use Regulations. All uses, regardless of the type of permit that may be required, shall comply with applicable provision of this Zoning Code. In addition, if there is a section number in the last column of the Table 2-06 labeled Specific Use Regulations, the use is also subject to the referenced provisions.

D. Zoning Permit Required. For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17.50 (Zoning Consistency Review).

E. Multiple Uses on a Single Site. When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.

F. Director Determination. Land uses are defined in Division 7 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in Table 2-06 or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.

G. Prohibited Uses. The following uses are specifically prohibited in the TCMU zone:

1. All Cannabis Activities, including Cannabis Deliveries, Commercial Cannabis Activities, and Commercial Cultivation, even by Qualified Patients and Caregivers

2. Donation Boxes

3. Freight and/or Truck Terminals

4. Gun and Ammunition Stores

5. Manufacturing—Heavy

6. Recycling, Large Collection

7. Recycling, Processing Facility

8. Salvage Yard
9. Secondhand Stores
10. Swap Meets—Indoor or Outdoor
11. Tobacco and Vape Stores. (Ord. 19-03 § 3, 2019)

17.12.030 Commercial Uses Required along Street Frontages

To maintain an active pedestrian environment in the TCMU zone, commercial uses shall be the predominant along street frontages. At least 75 percent of the ground floor frontage along Katella Avenue and Los Alamitos Boulevard shall be occupied by commercial uses and/or live/work units. At least 75 percent of the ground floor frontage along Pine Street shall be occupied by commercial and/or cultural uses.

Table 2-06: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

P: Permitted Use	**CUP:** Conditional Use Permit
A: Permitted as an Accessory Use	**—:** Use not allowed
AUP: Administrative Use Permit	**TUP:** Temporary Use Permit
	UF: Permitted Only on Upper Floor

Land Use	TCMU	Special Use Regulations
Business, Financial, and Professional		
Automated Teller Machines (ATMs)—Drive Up	—	
Business Support Services	P	
Land Use	**TCMU**	**Special Use Regulations**
Check Cashing and/or Payday Loans	—	

Financial Institutions and Related Services (without drive-through facilities)	**P**	
Offices—Business, and Professional (but not including Medical and Dental Office)	**P**	1) In multi-story structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to 15 percent of the ground floor upon verification of the square footage by the Director. In no case shall any single office space on the ground floor exceed 3,000 square feet total 2) In single-story structures located in shopvping centers, up to 15 percent of the gross floor area of the center is allowed for office uses upon verification of the square footage by the Director. In no case shall any single office space exceed 3,000 square feet total
Cannabis Uses		
Cannabis Deliveries	**—**	See Section 17.28.090 (Cannabis Uses)
Commercial Cannabis Activities	**—**	See Section 17.28.090 (Cannabis Uses)
Cannabis Cultivation, even by Qualified Patients and Caregivers	**—**	See Section 17.28.090 (Cannabis Uses)
Eating and Drinking Establishments		
Restaurant—No Alcohol Sales	**P**	
Restaurant—Accessory Outside Seating Areas	**AUP**	See Section 17.28.200 (Outdoor Dining) and Chapter 17.32 (Administrative Use Permits and Conditional Use Permits)
Land Use	**TCMU**	**Special Use Regulations**

Restaurant—Full or Limited Service with Late Hours (open between midnight and 6:00 a.m.)	**CUP**	
Restaurant—Full or Limited Service, Serving Alcohol	**CUP**	See Section 17.28.060 (Alcoholic Beverage Retail Sales)
Restaurant with Drive-Through Facilities	**—**	
Education		
Schools, Private	**CUP**	
Trade and Vocational Schools	**CUP**	
Turoting and Education Centers	**CUP**	
Lodging		
Hotel and Motel	**CUP**	
Homeless Shelters - up to 20 beds	**—**	
Homeless Shelters - more than 20 beds	**—**	
Medical-Related and Care Uses		
Ambulance Services	**—**	
Clinic and Urgent Care	**—**	
Day Care Center	**CUP**	17.28.130 (Day Care, General)
Health Facilities, Therapy, and Rehabilitation	**CUP**	Prohibited on ground floor. No larger than 3,000 sq. ft.
Hospital	**—**	

Land Use	TCMU	Special Use Regulations
Medical and Dental Office	**P/CUP**	1) CUP required on ground-floor tenant spaces on properties with arterial street frontage 2) In **multi-story** structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to 15 percent of the ground floor upon verification of the square footage by the Director. In no case shall any single office space on the ground floor exceed 3,000 square feet total. These standards shall apply to all office uses, including Professional. Such determination/verification shall occur through the Zoning Permit process 3) In **single-story** structures located in shopping centers, up to 15 percent of the gross floor area of the center is allowed for office uses upon verification of the square footage by the Director. In no case shall any single office space exceed 3,000 square feet total. These standards shall apply to all office uses, including Professional. Such determination/verification shall occur through the Zoning Permit process
Residential Care Facilities	**—**	
Recreation and Entertainment		
Arcade (Electronic Game Center)	**CUP**	See Section 17.28.070 (Arcades)
Commercial Recreation—Indoors	**CUP**	
Commercial Recreation—Outdoors	**—**	
Entertainment, Indoor	**CUP**	Excludes uses that are regulated under Section 17.28.040 (Adult Businesses)
Health/Fitness Facilities, Small	**AUP**	
Health/Fitness Facilities, Large	**CUP**	
Residential		
Live/Work Unit	**AUP**	
Multi-Family Dwelling	**AUP**	
Senior Residential Housing Projects	**P**	
Single-Family Dwelling	**—**	
Supportive Housing—Housing Type	**AUP**	

Land Use	TCMU	Special Use Regulations
Transitional Housing—Housing Type	**AUP**	
Retail Sales		
Alcohol Beverage Sales		
Alcohol Sales, for Off-Site Consumption	**CUP**	See Section 17.28.060 (Alcoholic Beverage Retail Sales)
Alcoholic Beverage Sales (for on-site or off-site consumption, in conjunction with an allowed use)	**CUP**	See Section 17.28.060 (Alcoholic Beverage Retail Sales)
Animal Retail Sales	**—**	
Building Materials and Services, Indoor	**—**	
Building Materials and Services, Outdoor	**—**	
Convenience Store	**CUP**	
Farmers' Market	**TUP**	
Outdoor Temporary and/or Seasonal Sales	**TUP**	
Recreational Equipment Rentals—Indoor Only	**P**	
Retail—General	**P**	
Retail—Restricted	**CUP**	
Vehicle Sales and Rental	**P**	Office only; no storage of cars on property.
Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental	**—**	
Service Uses		
Animal Boarding/Kennels, Grooming	**—**	
Cultural Institutions	**CUP**	

Land Use	TCMU	Special Use Regulations
Funeral Parlors and Interment Services	—	
Instructional Services	P	
Maintenance and Repair Services—Indoor	—	
Personal Services, General	P	
Personal Services, Restricted	CUP	
Moving Companies, Storage Allowed	—	
Social Service Facilities	—	
Vehicle Repair and Services	—	
Service/Fueling Station	—	
Vehicle Washing/Detailing	—	
Vehicle Service, Major	—	
Veterinary Services, Large Animal	—	
Veterinary Services, Small Animal	CUP	All operations must be conducted completely within a masonry structure. No overnight boarding permitted
Transportation, Communications, and Infrastructure Uses		
Car Sharing—Parking	AUP	Car sharing parking spaces may not occupy any space required for another use
Freight/Truck Terminals	—	
Vehicle Charging Stations	A	
Utility Facilities	CUP	
Vehicle Storage	—	
Wireless Telecommunication Facilities—Minor	AUP	
Wireless Telecommunication Facilities—Major	CUP	
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	

Land Use	TCMU	Special Use Regulations
Other Uses		
Caretaker Quarters	—	
Drive-Through or Drive-Up Facilities	—	
Public Assembly Facilities	**CUP**	
Religious Assembly Facilities	**CUP**	
Vending Machine	**A**	

17.12.040 Development Standards for Town Center Mixed-use Zone

A. General. The general property development standards for the TCMU zone shall be as set forth in Table 2-07: General Development Standards for Town Center Mixed-Use Zone.

B. Calculation of Density and Intensity.

1. Horizontal Mixed-Use. For residential and nonresidential uses on the same development site but separate legal lots, the residential density shall be calculated for the lot or lots dedicated solely to residential use. The FAR for the nonresidential use shall be calculated for the lot or lots dedicated solely to the nonresidential use.

2. Vertical Mixed-Use. For a development project consisting of residential and nonresidential uses in the same building or group of buildings, the residential density and FAR shall be additive, meaning that the development in total shall not exceed the allowed the residential density ~~shall be~~ as calculated for the residential component ~~and~~ plus the maximum ~~the~~ FAR as calculated for nonresidential component.

Table 2-07: General Development Standards for Town Center Mixed-Use Zone

Development Features	Requirement by Zone TCMU	Additional Requirements
Minimum Lot Area (for new mixed-use development)	~~10,000~~ 5,000 sq. ft.	For new mixed-use development. Single-purpose uses can be constructed on lots smaller than ~~10,000~~ 5,000 sq. ft.

Structure Form and Location Standards		
Development Features	**Requirement by Zone TCMU**	**Additional Requirements**
Residential Density—Maximum	~~30~~ 60 units/acre	The cumulative residential development in the TCMU district shall not exceed 588 total units.
FAR Maximum—Nonresidential Components	2.00	
Storefront Width—Minimum	50% of street frontage lot width	
Minimum Setback		
Fronting Los Alamitos Boulevard and/or Katella Avenue	12 ft. minimum	The setback shall be developed as passable walkway, contiguous with the public sidewalk. Shade trees (species to be required by the City) shall be planted in the first 4 ft. of the setback; the rear 5 ft. of the setback may be used for outdoor dining or other outdoor commercial uses.
Fronting Pine Street	6 ft. minimum	
Front or Adjacent to a Street	0 ft. minimum; 10 ft. maximum	
Side—Interior		
Abutting Nonresidential or Mixed-Use Zone	0 ft. minimum	
Abutting Residential Zone	10 ft. minimum	
Side—Street Side	10 ft. minimum	
Rear		
Abutting Nonresidential Zone	0 ft. minimum	
Abutting Residential Zone	15 ft. minimum	
Height—Maximum	60 ft.	

Open Space for Residential Uses	200 sq. ft. per unit combined common and private	

C. Parking Restricted within Front and/or Street Side Setbacks. Parking shall only be allowed within required front and/or street side setbacks where the responsible review authority finds that no feasible alternative exists to design a project and further, where such parking can be well integrated into overall project design and can adequately screened.

D. Minimum Ground Floor Height. The minimum ground-floor height for structures with commercial uses on the ground floor shall be not less than 12 feet, six inches. (Ord. 19-03 § 3, 2019)

17.12.050 Design Standards

A. Generally.

1. Site and building design shall provide for internal compatibility among the different uses in terms of noise, hours of operation, vehicle and pedestrian circulation, access, use of open space, and similar operating characteristics.

2. Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site. The design of any live/work or mixed-use project shall take into consideration potential impacts, including, but not limited to, noise, odors, and hours of operation, on adjacent properties. The design shall include specific design features to minimize potential impacts.

3. The design of the mixed-use project shall ensure that the residential units are of a residential character and that privacy between residential units and between other uses on the site is maximized.

4. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, paseos, courtyards, and walkways, as well as pedestrian scale amenities and street furniture.

5. Site planning and building design shall be compatible with and enhance the adjacent and surrounding built

environment in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

6. Any mixed-use development in which two-thirds or more of the gross floor area is developed with residential uses, in addition to complying with the design standards set forth in this section, shall comply with the provisions of Section 17.08.045 (Design Standards for Multi-Family Housing).

B. Building Orientation, Entrances, and Articulation

1. Orientation. The main building of a development shall be oriented to face a public street. Building frontages shall be generally parallel to streets. For all residential, retail, and office uses, at least one primary entrance to a ground-floor use shall face the adjacent street right-of-way. Ground-related entrances include entrances to ground-floor uses.

2. Ground Floor Transparency. At least 65 percent of the exterior walls on the ground floor facing the street shall include windows, doors, or other openings.

3. Nonresidential Entrances. Entries shall include clearly defined features of front façades and be of a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings shall have a more prominent building entrance while maintaining a pedestrian scale.

4. Transitional Space at Residential Entries. New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas fronting the primary street(s) and entrances. This type of element or equivalent shall be required for each unit or group of units, but no less than one of this type of element shall be provided.

5. Building Articulation. No street frontage wall may run in a continuous plane for more than 25 feet without building openings or offsets, or as approved by the Review Authority if the project is constrained by unusual parcel size, shape, use, or other features that the responsible Review Authority accepts as rendering this requirement infeasible. Offsets shall vary in depth and/or direction of at least 18 inches, or a repeated pattern of offsets, recesses, or projections of similar depth.

6. **Structured Parking.** Structured parking facing public streets shall be fronted or wrapped with actively occupied spaces such as storefronts, live/work units, residential community amenities, and lobbies. Access to parking shall be designed so that it is not prominent and ties into the adjacent architectural style. (Ord. 19-03 § 3, 2019)

C. Stoops are a unique opportunity to engage residential entries with the public realm, creating activation, opportunities for engagement, and safety. Additionally, stoops create a design aesthetic that supports a residential character on appropriate urban streets. All stoops shall conform to the following design standards:

1. Stoops shall be required for ground level residential units on all streets, regardless of typology.

2. Stoops shall be designed to address the street to provide the most direct access path and allow for the greatest amount of landscaping.

3.. Stoop or storefront access shall be required for all ground level live-work units, where the street frontage of the building exceeds 100 feet, unless otherwise explicitly approved by the design review authority, provided an alternative accessible path is included.

4. Stoops shall be elevated a maximum of 36 inches above grade or sidewalk.

5. Stoop porches, not including stairs, shall be a minimum of 20 square feet.

6. Stoops shall correspond directly to the building entry and be at least 4 feet wide.

7. Stoops and/or adjacent entry porches shall not be enclosed with solid walls or railings, or vegetation that creates a visual obstruction between the stoop/porch and the public sidewalk in order to maintain a sense of openness.

8. Stoops may have an over-hanging roof or awning no wider than the stoop.

9. Planter or porch walls parallel to the sidewalk and taller than 18 inches shall have an irrigated 18 inch planting bed at its base.

D. Courtyards and Plazas are outdoor rooms designed for public use and are defined by surrounding buildings and/or streets. Primary functions are to encourage a diversity of opportunities for social interaction and activities, to provide relief and relaxation, to expand and reinforce the public realm, and to contribute to the livability and general amenity of the Town Center and adjacent parts of the city. Proposed uses and design should be determined as part of the overall project design process and

shall comply with the established design standards:

1. Dimensions

a. Shall have a minimum area of 1,200 square feet and minimum dimensions of 30 feet by 40 feet.

2. Accessibility

a. Courtyards and plazas shall be open to a public street and sidewalk, on one or two-sides with an unobstructed opening dimension of 30 feet on any open side. An alley shall not be considered a public street

b. Security fences, walls, and entry gates shall not obstruct access from the sidewalk.

c. Raised planters shall not be located along the perimeter and used to privatize publicly accessible open space.

d. Shall be open and accessible to the public at a minimum from 7am to 10pm.

e. Signage shall identify the open space as a public amenity and the hours of accessibility.

f. Vehicular access, loading and parking uses shall be prohibited.

3. Materials.

a.Courtyards and plazas shall be of high-quality materials. Careful detailing shall include consideration of materials, their durability and appearance. No more than 25% of the area may be paved in standard concrete.

4. Landscaping

a. At least 25% of the courtyard surface shall be landscaped with live vegetation. Shade trees and gardens are strongly encouraged. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.

b. A minimum of one 36-inch box shade tree shall be provided per 600 square feet of publicly accessible open space in a planting area of at least 6 ft x 6 ft x 3 ft deep. At the time of planting, trees shall be at least 12-feet tall with a 2-inch caliper, 6-inch above the topmost root.

c. The property owner or agent shall maintain open space and landscaping within the publicly accessible open space.

5. Amenities

a. Seating at the ratio of one seat per 200 square feet of courtyard/plaza area shall be provided, in addition to any permitted outdoor dining, in dispersed locations throughout the space. Seating shall be either movable chairs, or fixed seats or benches, where such seats shall be 18 lineal inches each. Movable seating is strongly encouraged.

b. Storefront and unit entries fronting on the open space shall be designed and lighted to address safety and avoid unsafe conditions such as limited visibility, poor illumination, or dark corners.

c. A majority of the open space should have access to sunlight for the duration of daylight hours. A mix of direct sunlight and shade is encouraged. Freestanding shading devices (single installation on the ground, such as trellis, patio covers, etc) shall be permitted within the open space, provided no more than 50% of the open space is covered.

d. Permanent building projections, including cantilevered overhangs or balconies, may not project over the open space.

e. Open space shall be inviting and well-illuminated at night with pedestrian-scaled lighting to address public safety. Fixtures may include low-level lights and overhead lights attached to building walls.

f. A special feature (public art, water feature, specimen tree, or other such focal point) shall be provided for each publicly accessible open space plaza or courtyard.

g. Bike racks, scooter parking areas, waste receptacles, and other street furnishings shall be provided.

h. All publicly accessible open space shall follow the safety standards and considerations as defined by Crime Prevention Through Environmental Design (CPTED).

i. Lighting shall be pedestrian-scaled and may include low-level bollard lights or overhead wall mounted fixture for a well illuminated area.

E. Paseos are narrow pedestrian passages that serve as mid-block crossings or access to interior courtyards. Their intimate scale and safety from vehicular traffic/noise makes them potentially vibrant destinations. Paseos are common to warm climates, where their sense of enclosure and relative shade also makes them an attractive alternative to street retail. Paseos should comply with the following design standards:

1. Dimensions

a. Paseos shall not be more than 30 feet nor less than 20 feet wide. The directly adjacent building walls framing the paseo may not be greater than three times in elevation height than the width of the paseo. The building above this height must be setback a minimum of 20 feet.

2. Accessibility

a. Paseos shall be physically and visually accessible from the public sidewalk, and must connect a public street with a different public street, alley or interior courtyard.

b. Paseos must be at the same elevation as the public sidewalk. No security fences, walls or entry gates shall block passage during established hours.

c. Signage shall identify the paseo as a public amenity.

d. Vehicular access, loading and parking uses shall be prohibited within the paseo during hours of public accessibility.

3. **Materials**

a. Paseos shall feature high quality, durable materials applied in a carefully detailed manner.

b. Decorative paving compatible with the style of the adjacent structures shall be applied with no more than 25% of the paseo being paved in standard concrete.

c. Street-level facade standards shall be applied to facades fronting onto the open space.

4. Landscaping

a. A minimum of 10% of the paseo area shall be landscaped with live landscaping. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.

b. A minimum of one 24-inch box shade tree shall be installed per 750 square feet of paseo area.

c. Planters shall have a minimum soils area of 24 inches by 24 inches by 24 inches (24” x 24” x 24”), except where a tree is required, at which point the area and depth shall be increased to a minimum of 42 inches by 42 inches by 36 inches (42” x 42” x 36”).

e. The property owner or agent shall maintain open space and landscaping within the publicly accessible open space.

5. Amenities

a. Seating at the ratio of one seat per 200 square feet of paseo area shall be provided, in addition to any permitted

outdoor dining, in dispersed locations throughout the space. Seating shall be either movable chairs, or fixed seats or benches, where such seats shall be construed to be 18 lineal inches each. Movable seating is strongly encouraged.

b. Storefronts, unit entries or stoops shall front onto the paseo when possible and shall be designed and lighted to address safety.

c. A majority of the paseo should have access to sunlight for the duration of daylight hours. A mix of direct sunlight and shade should be provided.

d. Overhead structures, including canopies, awnings, cantilevered overhangs, or balconies, cannot cover greater than 25% of the paseo area. The remaining 75% must be open to the sky, although freestanding shade structures (trellises, patio covers, etc) shall be allowed, but a minimum of 50% of the paseo must remain uncovered.

e. Bike racks, scooter parking areas, waste receptacles, and other street furnishings shall be provided in the paseo.

f. Lighting shall be pedestrian-scaled and may include low-level bollard lights or overhead wall mounted fixtures for a well illuminated area.

17.12.060 Live/Work Standards

All live/work units shall comply with the regulations established in Division 4, Section 17.28.180 (Live/Work Units) of this title. (Ord. 19-03 § 3, 2019)

17.12.070 Open Space Requirements for Residential Uses

A. Type. Open space shall be in the form of private or common open space such as balconies, courtyards, at-grade patios (rear and side of the units), rooftop gardens, or terraces. Open standards for the R-3 zone shall apply.

B. Minimum Dimension. Balconies that are 30 inches or less in width or depth shall not be counted as open space.

C. Encroachment. Balconies that project over a public right-of-way shall be subject to approval by the City Engineer. (Ord. 19-03 § 3, 2019)

17.12.080 Mixed-Use Lot Consolidation Incentive Program

To encourage the assemblage of smaller lots into larger lots that can be developed more efficiently into a mixed-use project, the following incentives may be provided to a qualifying development at the Director's discretion:

A. Reduction of planning permit application fees.

B. Priority in permit processing. (Ord. 19-03 § 3, 2019)

17.12.090 Other Application Regulations

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Division 3—Site Planning and General Development Standards and Division 4—Regulations for Specific Land Uses and Activities. (Ord. 19-03 § 3, 2019)

ATTACHMENT 2

December 2021 | General Plan EIR Addendum

Los Alamitos Town Center Project General Plan EIR Addendum

City of Los Alamitos

Prepared for:

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PLACEWORKS

Table of Contents

Section **Page**

1. INTRODUCTION 1
1.1 BACKGROUND, PURPOSE, AND SCOPE 1
1.2 ENVIRONMENTAL PROCEDURES 3
1.3 ENVIRONMENTAL DOCUMENTATION 4
2. ENVIRONMENTAL SETTING 5
2.1 PROJECT LOCATION 5
2.2 ENVIRONMENTAL SETTING 5
3. PROJECT DESCRIPTION 17
3.1 PROJECT BACKGROUND 17
3.2 PROJECT DESCRIPTION 17
3.3 DISCRETIONARY ACTIONS 17
4. ENVIRONMENTAL CHECKLIST 19
4.1 BACKGROUND 19
4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 21
4.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY) 21
4.4 EVALUATION OF ENVIRONMENTAL IMPACTS 22
5. ENVIRONMENTAL ANALYSIS 25
5.1 AESTHETICS 25
5.2 AGRICULTURE AND FORESTRY RESOURCES 28
5.3 AIR QUALITY 30
5.4 BIOLOGICAL RESOURCES 37
5.5 CULTURAL RESOURCES 40
5.6 ENERGY 43
5.7 GEOLOGY AND SOILS 44
5.8 GREENHOUSE GAS EMISSIONS 48
5.9 HAZARDS AND HAZARDOUS MATERIALS 51
5.10 HYDROLOGY AND WATER QUALITY 55
5.11 LAND USE AND PLANNING 58
5.12 MINERAL RESOURCES 60
5.13 NOISE 61
5.14 POPULATION AND HOUSING 65
5.15 PUBLIC SERVICES 66
5.16 RECREATION 69
5.17 TRANSPORTATION/TRAFFIC 70
5.18 TRIBAL CULTURAL RESOURCES 73
5.19 UTILITIES AND SERVICE SYSTEMS 74
5.20 WILDFIRE 77
5.21 MANDATORY FINDINGS OF SIGNIFICANCE 79
6. LIST OF PREPARERS 81
7. REFERENCES 83

APPENDICES

Appendix A. Tribal Consultation

Table of Contents

List of Figures

Figure **Page**

Figure 1 Regional Location 9
Figure 2 Local Vicinity 11
Figure 3 Aerial Photograph 13
Figure 4 Project Site Blocks 15

1. Introduction

This document is an Addendum to the previously certified 2015 Los Alamitos General Plan Environmental Impact Report (Certified EIR), State Clearinghouse No. 2013121055, which was certified in March 2015 (Los Alamitos 2015). This Addendum has been prepared in accordance with Section 21166 of the California Environmental Quality Act (CEQA) and Sections 15162 and 15164 of the CEQA Guidelines. This addendum evaluates whether the proposed Los Alamitos Town Center General Plan Amendment (Proposed Project) would modify the Approved Project in such a way as to result in new environmental impacts or a substantial increase in the severity of previously identified significant effects or would otherwise trigger a need for subsequent environmental review. The City of Los Alamitos is the lead agency responsible for the Certified EIR and this Addendum.

The Project Site is defined by the Town Center Mixed-Use (TCMU) zoning designation and a corresponding Mixed Use General Plan land use designation that was established in the 2015 General Plan update. The Proposed Project includes a General Plan amendment (GPA) to increase allowable residential density of the existing Mixed Use land use designation, applicable in the Project Site, from 30 units per acre to 60 units per acre. The GPA would retain the same overall development limit of 588 net new residential units within the Project Site as the approved General Plan. The Project Site is an approximately 19.6-acre area at the intersection of Los Alamitos Boulevard and Katella Avenue encompassing roughly six blocks of generally developed urban uses.

1.1 BACKGROUND, PURPOSE, AND SCOPE

1.1.1 CEQA Requirements

Where a previous program EIR has been prepared, subsequent activities within the program must be examined in light of that EIR to determine whether an additional environmental document must be prepared. (CEQA Guidelines Section 15168(c)). Where the subsequent activities involve site specific operations, the agency should use a written checklist to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR. (CEQA Guidelines Section 15168(c)(4)).

Pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

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

1. Introduction

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

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

    a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.

    b) Significant effects previously examined will be substantially more severe than identified in the previous EIR.

    c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.

    d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

A supplement to an EIR (supplemental EIR), which is narrower in scope than a subsequent EIR, may be prepared if any of the above criteria apply, but "[o]nly minor changes or additions would be necessary to make the previous EIR adequately apply to the project in the changed situation" (CEQA Guidelines Section 15163(a)).

An Addendum can be prepared to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 and Section 15163(a) (above) calling for preparation of a subsequent or supplement EIR have occurred (CEQA Guidelines Section 15164).

Modifications to the Los Alamitos General Plan (Approved Project) and regulatory conditions, described in Chapter 3, *Project Description*, would fulfill none of the conditions outlined in CEQA Guidelines Sections 15162(a)(1) to (3) because these changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the Certified EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent and supplement EIR are not required and an addendum to the Certified EIR is the appropriate environmental document to address changes to the project.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration):

a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

After careful consideration of the potential environmental impacts of the Proposed Project, the City of Los Alamitos has determined that 1) none of the conditions requiring preparation of a subsequent or supplement to an EIR have occurred, and 2) the circumstances described in Section 15164 of the CEQA Guidelines exist. Therefore, an Addendum to the Los Alamitos General Plan EIR has been deemed appropriate.

1.1.2 Scope of Analysis in This Addendum

Changes to the Certified EIR and regulatory conditions would fulfill none of the conditions outlined in CEQA Guidelines Sections 15162(a)(1) to (3) because these changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the Certified EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the Certified EIR is the appropriate environmental document to address changes to the project.

As lead agency under CEQA, the City of Los Alamitos is required to evaluate the environmental impacts associated with discretionary approvals. The scope of the review for project-related impacts for this Addendum is limited to differences between impacts analyzed by the Certified EIR for implementation of the General Plan Update (Approved Project) and the Proposed Project. The Approved Project will serve as the "baseline" for the environmental impact analysis. The baseline includes all applicable mitigation measures from the adopted Mitigation Monitoring and Reporting Program (MMRP), approved in conjunction with the Certified EIR. As required by CEQA, this Addendum also addresses changes in circumstances or new information that would potentially involve new environmental impacts.

1.2 ENVIRONMENTAL PROCEDURES

This Addendum relies on the Appendix G CEQA checklist, which addresses environmental issues section by section. The completed checklist is included in Section 5.0, *Environmental Analysis*. Each environmental topic has the following subheadings:

- Summary of Previous Environmental Analysis (see also Section 3.1, *Project Background*)
- Impacts Associated with the Proposed Project (including environmental checklist)

- Adopted Mitigation Measures Applicable to the Proposed Project

1.3 ENVIRONMENTAL DOCUMENTATION

For a detailed description of adopted land use planning documents that apply to the Certified EIR and associated environmental documentation, see Section 3.1, *Project Background*, of this Addendum.

2. Environmental Setting

2.1 PROJECT LOCATION

The City of Los Alamitos is in northwest Orange County and well connected to the region by Interstate (I-) 605 and I-405. The Proposed Project encompasses the parcels zoned Town Center Mixed Use with the corresponding Mixed-Use General Plan land use designation (Project Site) near the intersection of Los Alamitos Boulevard and Katella Avenue near the northwest side of Los Alamitos. (See Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*). The Project Site is generally bounded by Florista Street to the north, Reagan Street and multifamily residential to the east, Farquhar Avenue to the south, and Los Alamitos Boulevard and Chestnut Street to the west (see Figure 3, *Aerial Photograph*).

The Project Site includes 53 parcels with a total land area of 19.6 acres near the intersection of Katella Avenue and Los Alamitos Boulevard (Intersection). As shown in Figure 4, *Project Site Blocks*, the Project Site consists of six blocks. Three blocks are to the north of Katella Avenue and three blocks are south of Katella Avenue along Los Alamitos Boulevard.

2.2 ENVIRONMENTAL SETTING

2.2.1 Existing Land Use

The City of Los Alamitos and the Project Site are urbanized. Commercial, retail, and office facilities are the dominant land use type within the Project Site. Community and public facilities are also present in the Project Site, with a notable concentration in the northeastern most block bounded by Pine Street and Reagan Street. The Project Site is defined by the Town Center Mixed Use (TCMU) zoning designation with a General Plan Land Use designation of Mixed-Use. Existing conditions for each of the blocks are provided in sections 2.2.1.1 through 2.2.1.6.

2.2.1.1 NORTHWEST BLOCK

The Northwest Block is bounded by Los Alamitos Boulevard, Katella Avenue, Florista Street, and Chestnut Street. The block is primarily defined by commercial retail land use and includes two residential parcels. Prominent tenants near the major intersection include a CVS pharmacy and Shell gas station. The block is bisected by a north-south alley and includes 199 off-street parking stalls. The block contains 39,919 square feet of commercial development with a 0.25 floor-to-area ratio (FAR).

2.2.1.2 NORTHEAST BLOCK

The Northeast Block is bounded by Los Alamitos Boulevard, Katella Avenue, Florista Street, and Pine Street. The block is primarily defined by commercial retail and office land use and includes the Los Alamitos Plaza retail district. The block consists of two parcels and contains 95,369 square feet of commercial development

with a cumulative 0.58 FAR. The block has 213 parking stalls; the primary property holder also owns land on the adjacent block, which is used for additional surface parking. There is no residential in this block.

2.2.1.3 PINE-REAGAN BLOCK

The Pine-Reagan Block is bounded by Katella Avenue, Florista Street, Pine Street, and Reagan Street. The block is primarily defined by small-scale community services along Reagan Street, including the Saint Isidore Historical Plaza. The block also contains several surface parking lots along Pine Street, with a total of 203 parking stalls on the block. Along Pine Street, there is a US Bank branch on the corner of Katella Avenue and the CIF building near the middle of the block. The block is bisected by a north-south access alley. Overall, the block contains 59,894 square feet of commercial and community service structures built out at 0.35 FAR. The block contains three parcels with an existing single family residential land use.

2.2.1.4 SOUTHEAST BLOCK

The Southeast Block is bounded by Katella Avenue, Los Alamitos Boulevard, Green Avenue, and Reagan Street. The block is primarily defined by commercial retail and office uses, including Chase Bank, McDonald's, and a small strip mall. The Los Alamitos Museum is located along Los Alamitos Boulevard. The block contains 222 off-street parking stalls, including a below-grade parking facility along Green Avenue. Overall, the block contains 59,851 square feet of commercial space at 0.42 FAR. The block also includes several multifamily parcels on the southeastern part of the block that are not included on the Project Site and are not a part of the Proposed Project.

2.2.1.5 GREEN-HOWARD BLOCK

The Green-Howard Block is bounded by Green Avenue, Los Alamitos Boulevard, Howard Avenue, and Reagan Street. The block is primarily defined by commercial retail and office uses, including a well-defined edge of commercial facades along Los Alamitos Boulevard and a pair of three-story office structures near the middle of the block. The block also contains multifamily residential parcels on the eastern two thirds of the block, which are not included on the Project Site and are not a part of the Proposed Project. The block contains 196 off-street parking stalls and 68,843 square feet of commercial structures at 0.65 FAR.

2.2.1.6 HOWARD-FARQUHAR BLOCK

The Howard-Farquhar Block is bounded by Howard Avenue, Farquhar Avenue, Los Alamitos Boulevard, and Reagan Street. The block is primarily defined by commercial retail and office uses, including a substantial number of dental offices. Multifamily structures on the eastern part of the block are not included on the Project Site and are not a part of the Proposed Project. One multifamily parcel is located within the Project Site. Overall, the block contains 189 off-street parking stalls and 81,100 square feet of commercial space at 0.71 FAR.

2.2.2 Surrounding Land Use

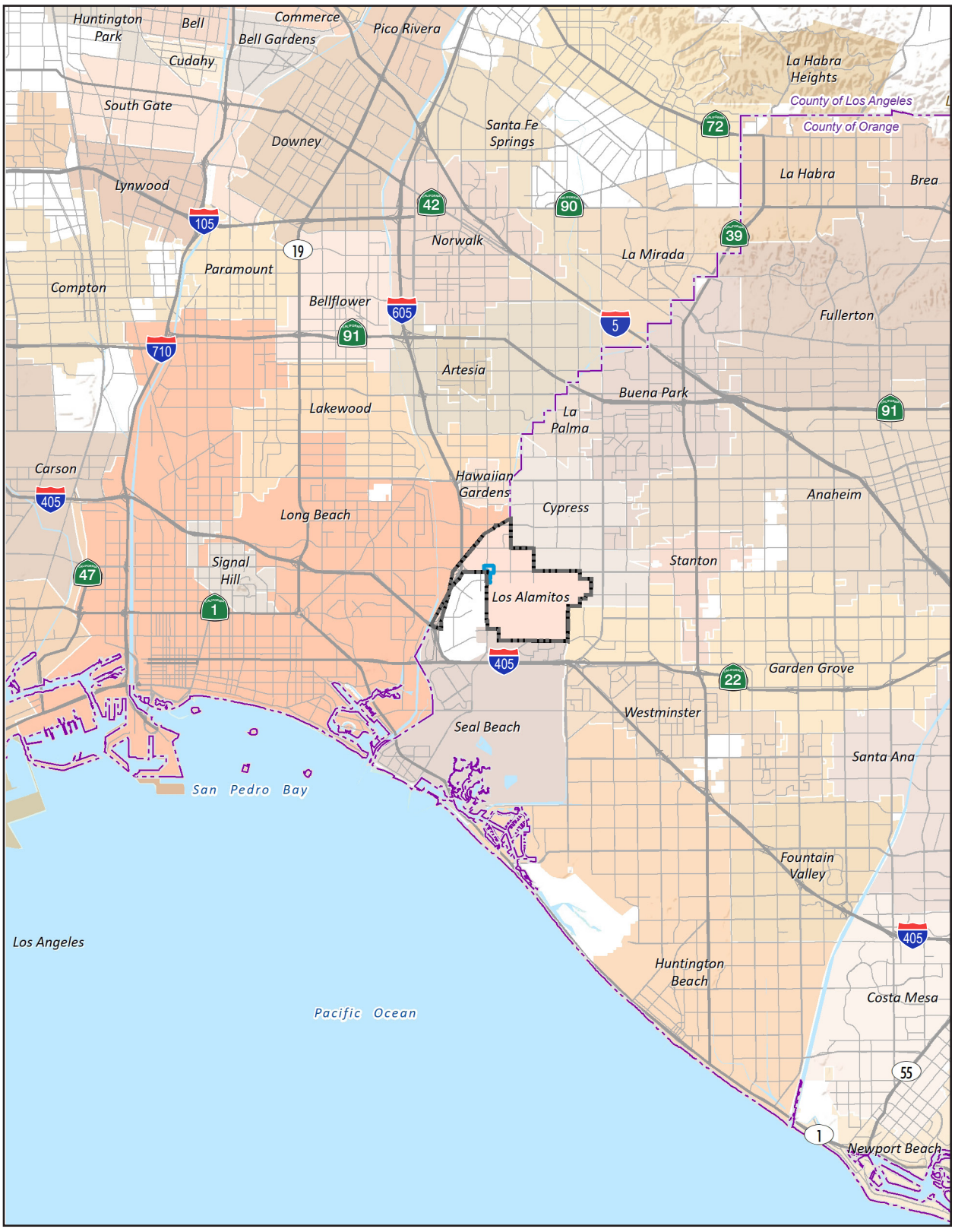
The Project Site is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor community in unincorporated Orange County. The surrounding land uses include multifamily and single-family residential to the southeast, northeast, and

northwest; commercial/retail to the south, southwest, and north; community/public to the east and north; and office to the east. Adjacent zoning designations include General Commercial (C-G) to the south and north, Commercial-Professional Office (C-O) to the east, Multiple-Family Residential (R-3) to the southeast and northwest, and Live/Work Overlay Zone (LWOZ)to the north.

2. Environmental Setting

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Figure 1 - Regional Location

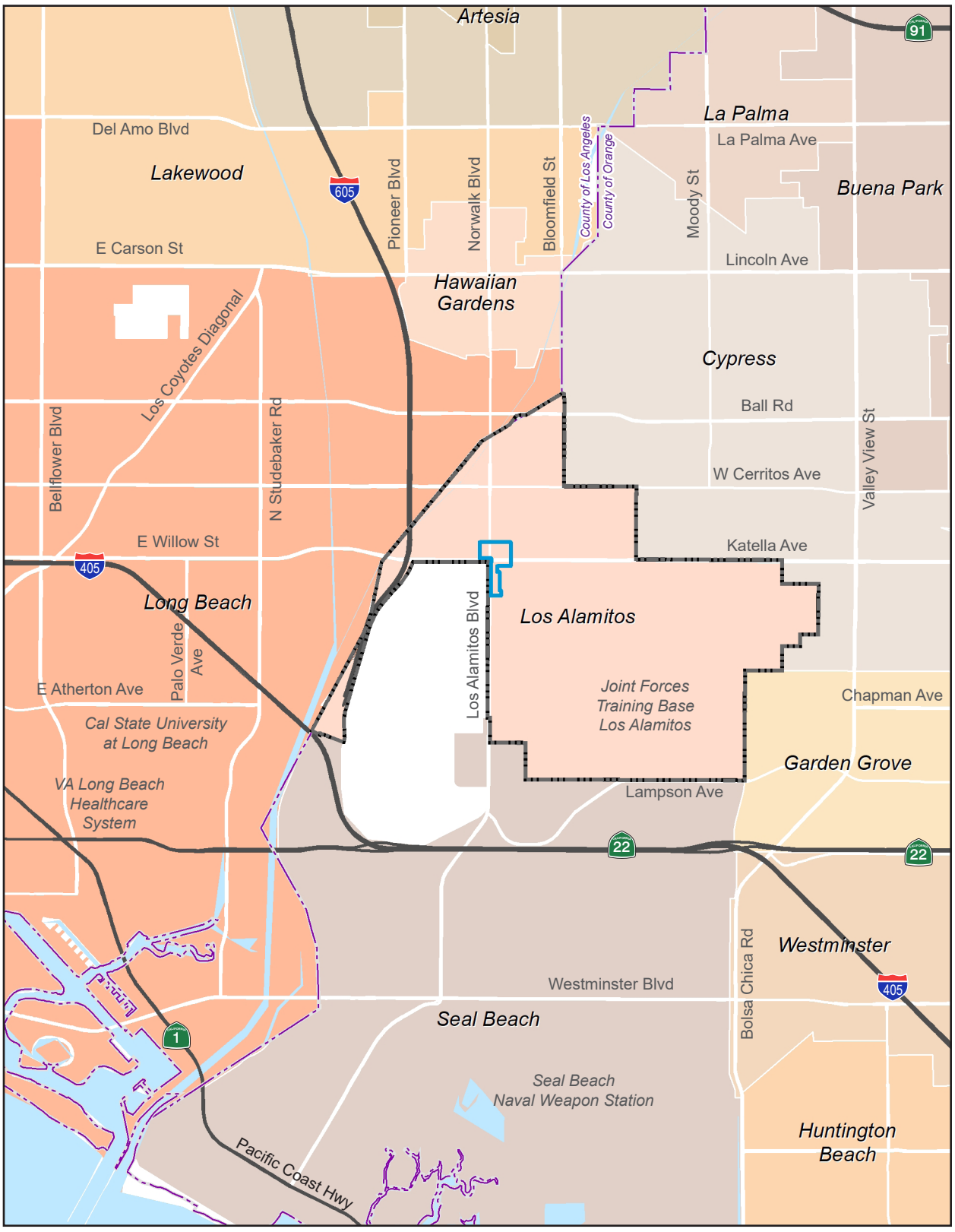


Source: ESRI, 2021

2. Environmental Setting

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Figure 2 - Local Vicinity



City of Los Alamitos
Project Site
County Boundary

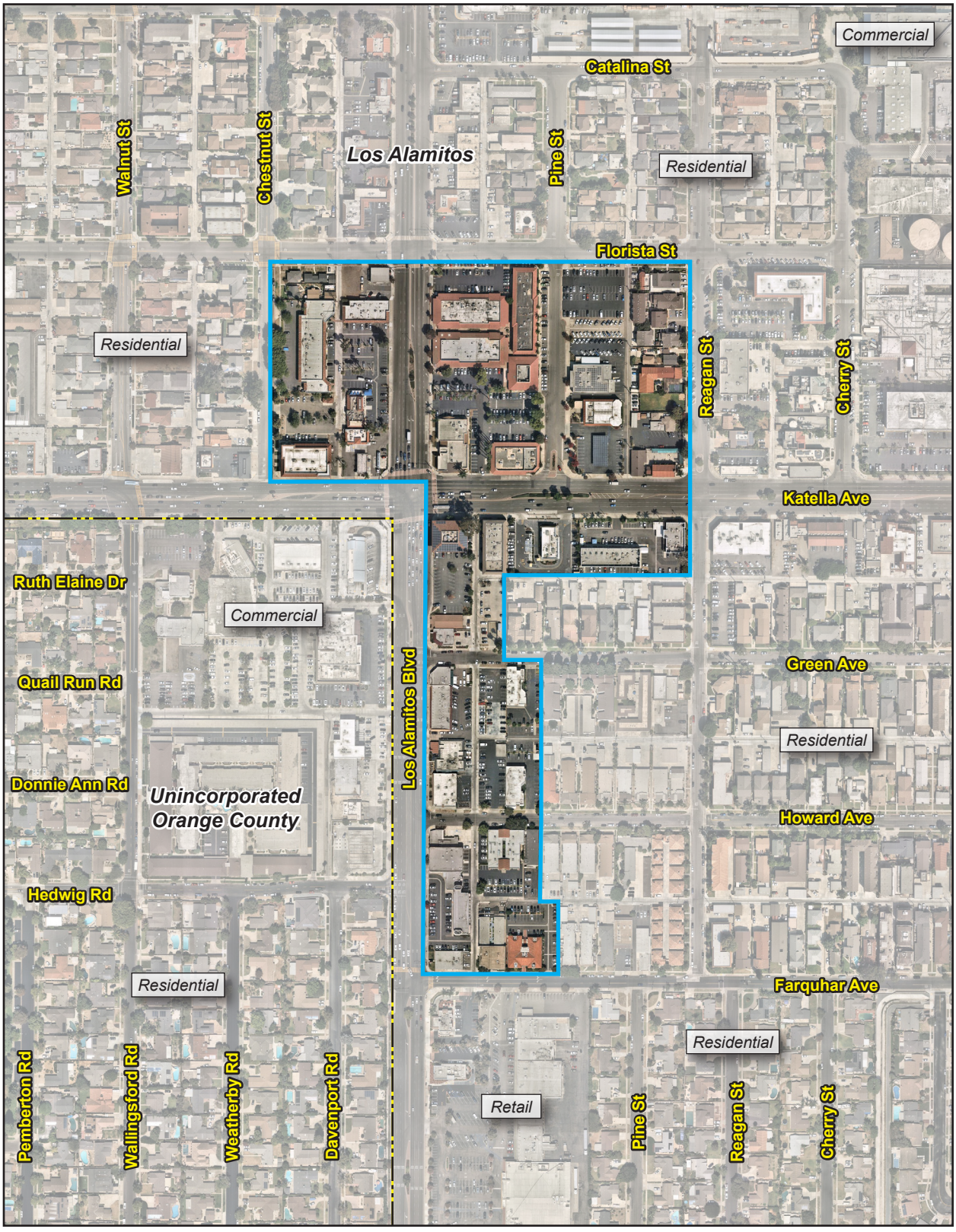
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Scale (Miles)

Source: ESRI, 2021

2. Environmental Setting

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Figure 3 - Aerial Photograph



Project Site

City Boundary

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Scale (Feet)

Source: Nearmap, 2021

2. Environmental Setting

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Figure 4 - Project Site Blocks



Project Site
A Northwest Block
B Northeast Block
C Pine-Reagan Block
D Southeast Block
E Green-Howard Block
F Howard-Farquhar Block

0 500
Scale (Feet)

Source: PlaceWorks, 2021

2. Environmental Setting

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3. Project Description

3.1 PROJECT BACKGROUND

In 2015, the City of Los Alamitos certified the EIR for the Los Alamitos General Plan Update (State Clearinghouse No. 2013121055). The Certified EIR determined that most potential impacts could be mitigated to a less than significant level. However, it concluded that the following topic areas would result in significant unavoidable adverse impacts even after mitigation:

- **Air Quality** (Air Quality Management Plan [AQMP] consistency, construction and operation air pollutant emissions, and localized air quality)
- **Greenhouse Gas (GHG) Emissions** (Consistency with GHG reduction plans)
- **Noise** (Construction-related noise and vibration)
- **Transportation** (Local segments and intersections)

3.2 PROJECT DESCRIPTION

The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Project Site, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan recommends a multiyear list of actions needed to implement the desired vision for the Project Site. The Town Center Strategic Plan provides recommendations for future actions, but it is an informational document that in and of itself does not constitute a project under CEQA (see CEQA Guidelines Section 15262, Feasibility and Planning Studies). One of its recommendations is a general plan amendment to increase the allowable residential density on the Project Site. The general plan amendment is considered a project under CEQA and is the focus of this Addendum.

The Proposed Project amends the General Plan Land Use Element to increase allowed residential density on the existing Project Site from the existing 30 units per acre to 60 units per acre, with an overall development cap for the Project Site of 588 net new residential units. The development cap of 588 units is within the overall adopted General Plan limits for the Project Site and within the scope of what is evaluated in the Certified EIR. Therefore, the Proposed Project would not increase residential development beyond what is allowed under the General Plan and Certified EIR (Approved Project).

3.3 DISCRETIONARY ACTIONS

This Addendum to the Certified EIR is intended to serve as the primary environmental document for the City's discretionary approvals to implement the Proposed Project. No individual development projects are proposed under this Addendum; it only addresses the proposed general plan amendment. Any future development would require separate environmental review to determine its consistency with the Certified EIR and this Addendum. All the approved, applicable measures from the Certified EIR have been incorporated into this document. This

3. Project Description

document is intended to provide sufficient information to allow the City of Los Alamitos to evaluate the potential impacts from implementation of the Proposed Project. The following discretionary actions have been requested:

- **General Plan Amendment** to increase allowable residential density from 30 dwelling units per acre to 60 dwelling units per acre within the Mixed-Use Land Use designation, with the maximum cumulative total dwelling units within the Project Site remaining at 588.

4. Environmental Checklist

4.1 BACKGROUND

1. **Project Title:** Los Alamitos Town Center Project

2. **Lead Agency Name and Address:**
   City of Los Alamitos
   3191 Katella Avenue
   Los Alamitos, CA 90720

3. **Contact Person and Phone Number:**
   Tom Oliver, Associate Planner
   (562) 431-3538 x303

4. **Project Location:** The City of Los Alamitos is in northwest Orange County and well connected to the region by I-605 and I-405. The Proposed Project encompasses the parcels zoned Town Center Mixed Use with the corresponding General Plan land use designation of Mixed-Use (Project Site) near the intersection of Los Alamitos Boulevard and Katella Avenue on the northwest side of the City of Los Alamitos. The Project Site is generally bounded by Florista Street to the north, Reagan Street and multifamily residential to the east, Farquhar Avenue to the south, and Los Alamitos Boulevard and Chestnut Street to the west.

5. **Project Sponsor's Name and Address:**
   City of Los Alamitos
   3191 Katella Avenue
   Los Alamitos, CA 90720

6. **General Plan Designation:** Mixed Use

7. **Zoning:** Town Center Mixed Use

8. **Description of Project**: The general plan amendment would increase the allowable residential density within the Project Site from the existing 30 units per acre to 60 units per acre while maintaining the existing overall development cap for the Project Site of 588 net new residential units. The development cap of 588 units is within the overall adopted General Plan limits for the Project Site and within the scope of what is evaluated in the Certified EIR. Therefore, the Proposed Project would not increase residential development beyond what is already allowed under the General Plan and Certified EIR (Approved Project).

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

4. Environmental Checklist

The Project Site is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor community in unincorporated Orange County. The surrounding land uses include multifamily and single family residential to the southeast, northeast, and northwest; commercial/retail to the south, southwest, and north; community/public to the east and north; and office to the east. Adjacent zoning designations include General Commercial (C-G) to the south and north, Commercial-Professional Office (C-O) to the east, Multiple-Family Residential (R-3)3) to the southeast and northwest, and Live/Work Overlay Zone (LWOZ)to the north.

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participation agreement):

None.

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

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Assembly Bill (AB) 52 tribal notification is not required for an addendum; however, the Proposed Project includes a general plan amendment and is therefore subject to Senate Bill (SB) 18. The City of Los Alamitos sent tribal consultation invitations to 18 tribes provided from the Native American Heritage Commission's list. The City received one response from the Gabrieleno Band of Mission Indians – Kizh Nation. The response indicates that no consultation is requested for the Proposed Project. The Gabrieleno Band of Mission Indians – Kizh Nation would request consultation for any future ground-disturbing activities. Therefore, no further action is needed at this time (see Appendix A, *Tribal Consultation*).

4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

4.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

☒ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a EIR ADDENDUM will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

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

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

Signature	*Date*
Printed Name	*For*

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analyses Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

    a) the significance criteria or threshold, if any, used to evaluate each question; and

    b) the mitigation measure identified, if any, to reduce the impact to less than significance

4. Environmental Checklist

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5. Environmental Analysis

This section provides evidence to substantiate the conclusions in the environmental checklist. The section briefly summarizes the conclusions of the Certified EIR and then discusses whether the Proposed Project is consistent with the findings in the Certified EIR. Mitigation measures referenced are from the Certified EIR. This section discusses the following three conditions pursuant to CEQA Guidelines Section 15162:

> **Condition 1.** Whether or not the proposed project represents a substantial change that will require major revisions to the Certified EIR due to new significant environmental effects, or a substantial increase in the severity of previously identified significant effects;
>
> **Condition 2.** Whether or not substantial changes in the circumstances under which the proposed project is being undertaken will require major revisions to the EIR due to new significant environmental effects, or a substantial increase in the severity of previously identified significant effects; or
>
> **Condition 3.** If new information shows that the proposed project would have one or more new significant effects; that significant effects would be substantially more severe than previously described; that mitigation measures or alternatives previously found not to be feasible would be feasible and substantially reduce impacts, but project proponents decline to adopt them; or that new or previously rejected mitigation measures or alternatives would be feasible and would substantially reduce one or more project impacts, but project proponents decline to adopt them.

If none of these conditions is met, the analysis identifies where impacts of the proposed project would result in a less-than-significant impact or no impact.

5.1 AESTHETICS

5.1.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR determined that the land use and circulation changes could alter the visual appearance and character of Los Alamitos, but the Approved Project's goals and policies would result in a beneficial aesthetic impact. Additionally, compliance with polices related to design would ensure new development would not degrade the existing visual characteristics.

The Certified EIR determined that the city is primarily built out, and infill and redevelopment would not impact any major scenic vistas in the region. Additionally, Los Alamitos does not have any officially designated state scenic highways and there would be no impact to any scenic highways.

As concluded in the Certified EIR, the areas proposed for land use intensification were within existing, developed areas of the city and not adjacent to open space or natural areas. Any future development as a result

of the Approved Project would be required to comply with applicable municipal code sections, which ensured that lighting impacts were less than significant.

5.1.2 Impacts Associated with the Proposed Project

Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Have a substantial adverse effect on a scenic vista?				X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X	

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would amend the City's General Plan Land Use Element to allow density within the Project Site to increase from 30 units per acre to 60 units per acre. The Proposed Project includes a development cap at 588 units and would therefore would not result in the development of additional units beyond what is allowed by the Approved Project (the General Plan). All other applicable General Plan and Los Alamitos Municipal Code development requirements would still apply, such as building height restrictions (60 feet above grade within the Project Site) and setbacks (Los Alamitos Municipal Code Title 17, Division 2, Chapter 17.12.040). Therefore, any changes to the aesthetic or visual character of the Project Site or its surroundings has already been accounted for in the Certified EIR. No new or substantially greater impacts related to scenic vistas would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. As concluded in the Certified EIR, the City of Los Alamitos does not contain any officially designated state scenic highways (Caltrans 2021). Additionally, the city is primarily built out, and the Proposed Project would not impact and scenic resources. Therefore, the Proposed Project would result in similar impacts as the Approved Project. Any changes to the aesthetic or visual character of the Project Site or its surroundings has already been accounted for in the Certified EIR. No new or substantially greater impacts related to aesthetics would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR analyzed the Approved Project's impact on character and views. The Proposed Project would amend the existing General Plan land use element to allow an increase in residential density from 30 units per acre to 60 units per acre, with a maximum of 588 total dwelling units within the Project Site, consistent with the existing General Plan limit. Additionally, the Proposed Project would still be required to comply with all other applicable building height restrictions and massing as identified in the General Plan and the Los Alamitos Municipal Code within the Town Center Mixed Use Zoning. Therefore, the Proposed Project would not result in new aesthetic impacts or impact regulations affecting scenic quality. No new or substantially greater impacts related to scenic quality would occur. No changes or new information would require preparation of a subsequent EIR.

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/No Changes or New Information Requiring Preparation of an EIR. Overall development within the Project Site would remain capped at 588 units and therefore would not result in the development of additional units beyond what is allowed under the Approved Project. Without additional dwelling units, the Proposed Project would not add light and glare to the area. Additionally, the Proposed Project would still be required to comply with all applicable building requirements mandated by the Los Alamitos Municipal Code, including lighting. Therefore, any changes to the aesthetic or visual character of the Project Site or its surroundings has already been accounted for in the Certified EIR. No new or substantially greater impacts related to aesthetics would occur. No changes or new information would require preparation of a subsequent EIR.

5.1.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to aesthetics are applicable to the Proposed Project.

5.2 AGRICULTURE AND FORESTRY RESOURCES

5.2.1 Summary of Impacts Identified in the Certified EIR

With respect to agricultural resources, the Certified EIR concluded that the city is in an urbanized area, is developed with residential and commercial uses, and no land in the city is designated for agricultural uses. Prime farmlands are located on the southern and northeastern corners of the Los Alamitos Joint Forces Training Base (JFTB) property. In addition, no areas in the Project Site are under a Williamson Act contract. Therefore, a less than significant impact would occur with respect to agricultural uses. With respect to forestry resources, the Certified EIR concluded that the Project Site does not have any designated areas for forestland or timberland. Therefore, no impacts would occur with respect to forestry resources.

5.2.2 Impacts Associated with the Proposed Project

Would the Proposed Project:

	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					X
d) Result in the loss of forest land or conversion of forest land to non-forest use?					X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					X

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

No Impact. The Project Site is not zoned for agricultural uses, and no farmland or agricultural activity exist on-site. Prime farmlands are on the southern and northeastern corners of the Los Alamitos JFTB property, approximately two miles away from the Project Site (DOC 2021a). Similar to the Approved Project, the Proposed Project would not convert important farmland to a nonagricultural use. No new or substantially greater impacts related to mapped farmland would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. The Project Site is not designated for agricultural use, and no active Williamson Act contracts exist on site. As with the Approved Project, implementation of the Proposed Project would not conflict with agricultural zones or a Williamson Act contract No new or substantially greater impacts related to existing zoning for agricultural uses or Williamson Act contracts would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. The Project Site is not designated for forestland or timberland. As with the Approved Project, implementation of the Proposed Project would not conflict with forestland or timberland zoning. No new or substantially greater impacts related to forestland and timberland would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. The Project Site is not designated for forest land. As with the Approved Project, implementation of the Proposed Project would not conflict with forest land zoning or convert forest land to nonforest use. No new or substantially greater impacts related to converting forest land to nonforest use would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. The Project Site and surroundings contain no designated farmland or forest land (DOC 2021a). The implementation of the Proposed Project would not result in the loss of forest land or the conversion of forest land to nonforest uses. No new or substantially greater impacts related to converting farmland to nonagricultural use or converting forest land to nonforest use would occur. No changes or new information would require preparation of a subsequent EIR.

5.2.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to agricultural resources were outlined in the Certified EIR.

5.3 AIR QUALITY

5.3.1 Summary of Impacts Identified in the Program EIR

The Certified EIR determined that buildout of the Approved Project (the General Plan Update) would generate less population but more employment and slightly more vehicle miles traveled (VMT) than the previous General Plan. The Certified EIR identified Mitigation Measure 2-1 and Mitigation Measure 2-2 to reduce criteria air pollutant emissions associated with buildout of the Approved Project. However, no mitigation measures were available that would reduce impacts associated with inconsistency with the air quality management plan due to the magnitude of growth and associated emissions that would be generated by the buildout of the Approved Project. Therefore, the Certified EIR determined that the Approved Project would be inconsistent with the South Coast Air Quality Management Plan (AQMP), and impacts were significant and unavoidable.

The Certified EIR determined that construction activities associated with the buildout of the Approved Project would generate a substantial increase in short-term criteria air pollutant emissions. Construction activities associated with the buildout of the Approved Project would generate criteria air pollutant emissions that would exceed South Coast Air Quality Management District's (South Coast AQMD) regional significance thresholds, contributing to the nonattainment designations of the South Coast Air Basin (SoCAB) and to known health effects from poor air quality. The Certified EIR identified goals and policies that would reduce air pollutant emissions. However, due to the magnitude of emissions generated by future construction activities associated with the buildout of the Approved Project, impacts remained significant and unavoidable.

The Certified EIR determined that the long-term operation of the Approved Project would generate a substantial increase in criteria air pollutant emissions. Buildout of the proposed land use plan would generate additional vehicle trips and area sources of criteria air pollutant emissions that exceeded South Coast AQMD's regional significance thresholds and contributed to the nonattainment designations of the SoCAB and to known health effects from poor air quality—e.g., worsening of bronchitis, asthma, and emphysema; a decrease in lung function; premature death of people with heart or lung disease; nonfatal heart attacks; and irregular heartbeat. The Certified EIR identified goals and policies that would reduce air pollutant emissions. However, due to the magnitude of emissions generated by the buildout of Approved Project, no mitigation measures were available that would reduce impacts below South Coast AQMD's thresholds, and impacts remained significant and unavoidable.

The Certified EIR determined that buildout of the Approved Project could result in new sources of criteria air pollutant emissions and/or toxic air contaminants (TAC) near existing or planned sensitive receptors. The Certified EIR identified Mitigation Measure 2-2 to ensure mobile sources of TACs not covered under South Coast AQMD permits were considered during subsequent project-level environmental review. The Certified EIR found that development of individual projects would be required to achieve the incremental risk thresholds established by South Coast AQMD, and TACs would be less than significant. However, localized emissions of

criteria air pollutants could exceed the South Coast AQMD significance thresholds because of the scale of development activity associated with buildout of the Approved Project. For the broad-based Approved Project, it was not possible to determine whether the scale and phasing of individual projects would result in the exceedance of the localized emissions thresholds and contribute to known health effects. Therefore, in accordance with the South Coast AQMD methodology, impacts remained significant and unavoidable.

The Certified EIR determined that placement of new sensitive receptors near major sources of TACs in Los Alamitos and Rossmoor could expose people to substantial pollutant concentrations. The Certified EIR identified goals and policies that would reduce concentrations of criteria air pollutant emissions and air toxics generated by new development. Mitigation Measure 2-3 ensured that placement of sensitive receptors near major sources of air pollution would achieve the incremental risk thresholds established by South Coast AQMD, and impacts were less than significant.

The Certified EIR determined that industrial land uses associated with the Approved Project could create objectionable odors. Mitigation Measure 2-4 ensured that odor impacts would be minimized and facilities would comply with South Coast AQMD Rule 402. Consequently, impacts were less than significant.

5.3.2 Impacts Associated with the Proposed Project

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

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				X	
c) Expose sensitive receptors to substantial pollutant concentrations?				X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X	

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Air quality in Orange County is regulated by South Coast AQMD, which is the agency principally responsible

for comprehensive air pollution control in the SoCAB. The South Coast AQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary, over a 10,743 square-mile area. The South Coast AQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. The Proposed Project supports AQMP objectives to reduce trips, promote infill development, and balance jobs and housing and would not conflict with implementation of the AQMP.

In March of 2017, the South Coast AQMD Governing Board released the Final 2016 AQMP, which continues to evaluate current integrated strategies and control measures to meet the National Ambient Air Quality Standards (AAQS) and to explore new and innovative methods to reach its goals. Some of these approaches use incentive programs, recognize existing co-benefit programs from other sectors, and develop a strategy with fair-share reductions at the federal, state, and local levels.

The two principal criteria for conformance with the AQMP are:

1. Whether the project would result in an increase in the frequency or severity of existing air quality violations or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

2. Whether the project would exceed the assumptions in the AQMP based on the years of project buildout phase.

With respect to the first criterion, implementation of the Proposed Project would not exceed the regional significance thresholds for construction or operational activity after implementation. The Proposed Project would be capped at 588 units, and therefore would not result in the development of additional units beyond what is allowed by the Approved Project. Thus, the Proposed Project's construction-related air quality emissions would be within the scope of the Approved Project. Therefore, the Proposed Project would not conflict with the AQMP according to this criterion. The Proposed Project would not generate short-term or long-term emissions of criteria pollutants that could potentially cause an increase in the frequency or severity of existing air quality violations; cause or contribute to new violations; or delay timely attainment of air quality standards beyond the impacts considered in the Certified EIR. It would be consistent with the AQMP because no change in short-term or long-term emissions would occur.

With respect to the second criterion, implementation of the Proposed Project would not exceed regional or local thresholds for construction or operational impacts and would therefore have less than significant impacts. The Proposed Project would maintain the existing General Plan limit of 588 units for consistency with the overall development limits allowed by the Approved Project. The Proposed Project would not exceed SCAG's population, housing, or employment projections. It would not result in or cause National or California AAQS violations, nor would it result in any regional daily construction-source or operational-source emissions exceedances. The Proposed Project would support AQMP objectives to reduce trips, promote infill development, and balance jobs and housing; it would not conflict with implementation of the AQMP. The Proposed Project is therefore considered consistent with the AQMP. There would be no new significant impact or a substantial increase in the severity of previously identified effects.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Construction of the Proposed Project would occur within the building envelope of the Approved Project and would not expand the building footprint nor require additional grading or excavation. The Proposed Project amends the City's General Plan Land Use Element to increase residential density within the Project Site, but total dwelling units would be within the limits of the Approved Project. Thus, the Proposed Project's construction-related air quality emissions would be within the scope of the Approved Project. Further, the Proposed Project would incorporate Mitigation Measure 2-1. As with the Approved Project, implementation of Mitigation Measure 2-1 would ensure that the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects. No changes or new information would require preparation of a subsequent EIR.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR determined that the Approved Project would result in a less than significant impact relating to substantial pollution concentrations. The Certified EIR found that the Approved Project would ensure that review of air quality compatibility would be conducted when siting receptors near major sources. As discussed above, buildout of the Proposed Project would be within the limits of the Approved Project. The Proposed Project amends the City's General Plan Land Use Element to allow density within the Project Site to increase from 30 units per acre to 60 units per acre, with a residential unit development cap of 588 units. It would not develop more units than is allowed by the Approved Project. Therefore, the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR determined that the Approved Project would result in a less than significant impact relating to objectionable odors. According to Mitigation Measure 2-4 of the Certified EIR, land uses associated with odor complaints typically include wastewater treatment plants; composting, greenwaste, or recycling facilities; fiberglass manufacturing facilities; painting/coating operations; large-capacity coffee roasters; and food processing plants. South Coast AQMD further identifies other odor sources, including agricultural uses, chemical plants, composting, refineries, landfills, and dairies. The Proposed Project would allow for residential uses within the Project Site and would not include any uses identified by the South Coast AQMD as being associated with odors. Therefore, the Proposed Project would have no impact related to objectionable odors. Further, the Proposed Project would incorporate Mitigation Measures 2-2 and 2-3, which would ensure that the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects. No new or substantially greater impacts related to objectionable odors would occur. No changes or new information would require preparation of a subsequent EIR.

5.3.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the Certified EIR. These mitigation measures have been incorporated into the MMRP for this Addendum.

2-1 If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the South Coast Air Quality Management District (SCAQMD) adopted thresholds of significance, the City of Los Alamitos shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to:

- Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
- Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
- Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust.
- Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the Project Site, or as often as needed, to keep streets free of visible soil material.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

- Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

2-2 New industrial or warehousing land uses that: 1) have the potential to generate 40 or more diesel trucks per day and 2) are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Los Alamitos prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the applicable air quality management district. If the HRA shows that the incremental cancer risk exceeds ten in one million (I0E-06), particulate matter concentrations would exceed 2.5 $\mu g/m^3$, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the project.

2-3 Applicants for sensitive land uses within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, from these facilities:

- Industrial facilities within 1000 feet
- Distribution centers (40 or more trucks per day) within 1,000 feet
- High volume roadways (100,000 or more vehicles per day) within 1,000 feet
- Dry cleaners using perchloroethylene within 500 feet
- Gasoline dispensing facilities within 300 feet

Applicants shall submit a health risk assessment (HRA) to the City of Los Alamitos prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the applicable air quality management district. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:

- Air intakes located away from high volume roadways and/or truck loading zones, unless it can be demonstrated to the City of Los Alamitos that there are operational limitations.
- Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.
- Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City of Los Alamitos.

2-4 If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan may be required, subject to City's regulations. Facilities that have the potential to generate nuisance odors include but are not limited to:

- Wastewater treatment plants
- Composting, greenwaste, or recycling facilities
- Fiberglass manufacturing facilities
- Painting/coating operations
- Large-capacity coffee roasters
- Food-processing facilities

If an odor management plan is determined to be required through CEQA review, the City of Los Alamitos shall require the project applicant to submit the plan prior to approval to ensure compliance with the applicable Air Quality Management District's Rule 402, for nuisance odors. If applicable, the Odor Management Plan shall identify the Best Available Control Technologies for Toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers (e.g., air pollution control devices) at the industrial facility. T-BACTs identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.

5.4 BIOLOGICAL RESOURCES

5.4.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR determined that Approved Project would not have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive, or special status; on any riparian habitat or other sensitive natural community; or on federally protected wetlands. Los Alamitos had potential habitat for sensitive species and wetlands on the Los Alamitos JFTB land, but the Approved Project did not include any changes on the base and therefore, no impact would occur. The Approved Project did not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildfire corridor or impede native wildlife nursery sites.

The Approved Project did not conflict with any local policies or ordinances protecting biological resources, since there were no significant biological resources in the city.

The California Coastal Conservancy (CCC) identified nearby cities on the San Gabriel River, including Los Alamitos, as sensitive habitat. The San Gabriel River flows to the west and outside of Los Alamitos, with the mouth of the San Gabriel River in the Los Alamitos JFTB Since the city did not contain any wetlands and any potentially sensitive habitat is located within the Los Alamitos JFTB land, there was no conflict with the CCC plan. No other adopted Habitat Conservation Plan, Natural Community Conservation, or other habitat conservation plan exist in the city.

5.4.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?					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 Wildlife or U.S. Fish and Wildlife Service?					X

5. Environmental Analysis

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X

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

No Impact. The city is urbanized, surrounded by urban cities, and lacks natural habitat. Los Alamitos JFTB land may contain sensitive species, but the Approved Project did not include any changes on the base. The Project Site is outside of the Los Alamitos JFTB and does not contain habitat for candidate, sensitive, or special status species. The Proposed Project is in an urbanized area and would have no impact on candidate, sensitive, or special status species directly or indirectly. No new or substantially greater impacts related to candidate, sensitive, or special status species would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. The city is urbanized, surrounded by urban cities, and lacks natural habitat. The Project Site is urbanized and does not contain riparian habitat or other sensitive natural community (FWS 2021a). The Proposed Project would be within the building limits of the Approved Project and would not impact riparian habitat or sensitive natural communities. No new or substantially greater impacts related to riparian habitat or

sensitive natural communities would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. The City is urbanized and surrounded by urban cities. The Certified EIR determined that the Los Alamitos JFTB land may contain wetlands, but the city does not have authority over the land, and the Approved Project did not include any changes to the base. The Project Site is outside of Los Alamitos JFTB and does not contain any wetlands (FWS 2021a). The Proposed Project would be limited to the Project Site and would have no impact on state or federally protected wetlands. No new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur. No changes or new information would require preparation of a subsequent EIR.

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. The Certified EIR determined that the Approved Project would have no impact on native or migratory wildlife. The Project Site does not include wildlife habitat or native wildlife nursery sites, and it is not within a movement corridor for native fish or wildlife. As with the Approved Project, implementation of the Proposed Project would not affect these types of biological resources. No new or substantially greater impacts related to native resident or migratory fish or wildlife species would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. As with the Approved Project, the Proposed Project is in an urbanized area that lacks natural habitat. The Certified EIR determined that vegetation and wildlife were limited to those typical for urban areas. Los Alamitos JFTB land may contain wildlife and vegetation, but the Approved Project did not include any changes to the base. The Proposed Project does not conflict with any policies or ordinances protecting biological resources. The Proposed Project would be capped at 588 units and therefore would not develop more units than allowed under the Approved Project. No new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur related to conflicts with any local policies or ordinances. No changes or new information would require preparation of a subsequent EIR.

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 Proposed Project is not within any adopted Habitat Conservation Plan, Natural Community Conservation Plan (NCPP), or other approved local, regional, or state habitat conservation plan (FWS 2021b). The Certified EIR determined that since the city does not contain any wetlands, there would be no conflict with the CCC plan. Development under the Proposed Project would be within the building limits of the

Approved Project. No new significant impacts or impacts of greater severity than those previously identified in the Certified EIR would occur related to an adopted habitat conservation plan, NCPP, or other local, regional, or state habitat conservation plan. No changes or new information would require preparation of a subsequent EIR.

5.4.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to biological resources were outlined in the Certified EIR.

5.5 CULTURAL RESOURCES

5.5.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR determined that any future development associated with buildout of the General Plan (implementation of the Approved Project) could impact historic resources. Mitigation Measure 3-1 ensured that impacts to historic resources were reduced to less than significant. Long-term implementation of the Approved Project could allow development—e.g., grading and construction in undeveloped areas or redevelopment that requires more intensive soil excavation—that could potentially cause the disturbance of archeological or paleontological resources. The Certified EIR identified Mitigation Measures 3-2 and 3-3 to address the Approved Project's impact on archeological and paleontological resources. With incorporation of the identified mitigation measures, the Approved Project resulted in less than significant impact.

The Certified EIR determined that impacts to human remains would be less than significant.

5.5.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X	

Comments:

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would not change the overall development in the city beyond what is allowed under the Approved Project. As with the Approved Project, development under the Proposed Project would comply with Mitigation Measure 3-1, and impacts would be less than significant. No impacts of greater severity than those previously identified in the Certified EIR would occur, and no changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. As with the Approved Project, individual projects within the Project Site have the potential to unearth unknown archaeological resources. The Proposed Project would be capped at 588 units and would not develop more units than is allowed under the Approved Project. Therefore, the Proposed Project would not result in greater impacts than what was previously identified in the Certified EIR. The Proposed Project would also incorporate Mitigation Measures 3-2 and 3-3 to ensure that impacts related to archaeological resources would be less than significant. No impacts of greater severity than those previously identified in the Certified EIR would occur, and no changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would be capped at 588 units and would not develop more units than allowed under the Approved Project. The Certified EIR determined that impacts to human remains were less than significant. As with the Approved Project, the Proposed Project comply with the California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 in the event that human remains are discovered. Therefore, no impacts of greater severity than those previously identified in the Certified EIR would occur, and no changes or new information would require preparation of a subsequent EIR.

5.5.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the Certified EIR. These mitigation measures have been incorporated into the MMRP for this Addendum. One modification to mitigation measure 3-3 from the Certified EIR is shown as ~~strikethrough~~ for deleted text and <u>underline</u> for new, inserted text, clarifying the appropriate department name.

3-1 Applicants for future development projects with intact extant building(s) more than 45 years old shall provide a historic resource technical study to the City of Los Alamitos. The historic resources technical study shall be prepared by a qualified architectural historian meeting Secretary of the Interior Standards. The study shall evaluate the significance and data potential

of the resource in accordance with these standards. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.

3-2 Applicants for future development projects that require grading of undisturbed soil in areas of known or inferred archaeological resources, prehistoric or historic, shall provide a technical cultural resources assessment to the City of Los Alamitos prior to the issuance of grading permits. The cultural resources assessment shall be prepared by a qualified archaeologist to assess the cultural and historical significance of any known archaeological resources on or next to each respective development site, and to assess the sensitivity of sites for buried archaeological resources. On properties where resources are identified, or that are determined to be moderately to highly sensitive for buried archaeological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements:

a) An archaeologist shall be retained for the development project and shall be on call during grading and other significant ground-disturbing activities.

b) Should any cultural/scientific resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director concurs in writing that adequate provisions are in place to protect these resources.

c) Unanticipated discoveries shall be evaluated for significance by an Orange County Certified Professional Archaeologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University, Fullerton; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

3-3 Applicants for future development projects that require excavation greater than five feet below the current ground surface in undisturbed sediments with a moderate or higher fossil yield potential shall provide a technical paleontological assessment prepared by a qualified paleontologist assessing the sensitivity of sites for buried paleontological resources to the City of Los Alamitos prior to issuance of grading permits. If resources are known or reasonably anticipated, the assessment shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist. The mitigation plan shall include the following requirements:

a) A paleontologist shall be retained for the project and shall be on call during grading and other significant ground-disturbing activities.

b) Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the ~~Community Development Director~~

Development Services Director concurs in writing that adequate provisions are in place to protect these resources.

c) Unanticipated discoveries shall be evaluated for significance by an Orange County Certified Professional Paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University, Fullerton; and provide a comprehensive final report, including catalog with museum numbers.

5.6 ENERGY

5.6.1 Summary of Impacts Identified in the Certified EIR

Energy was not analyzed as a separate topic in the Certified EIR but was addressed in the Utilities and Service Systems section of the Certified EIR. The Certified EIR found that the Approved Project would increase demand for electricity and natural gas. The Certified EIR found that Southern California Edison (SCE) had sufficient capacity to accommodate the demand for electricity. The Approved Project did not require electricity services beyond those planned or readily available, or a substantial expansion of existing facilities. The Certified EIR found that Southern California Gas Company (SoCal Gas) had sufficient capacity to accommodate the demand for natural gas. The Approved Project did not require natural gas facilities beyond those planned or readily available, or a substantial expansion of existing facilities. The Certified EIR determined that the Approved Project's impact on energy was less than significant.

5.6.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR determined that the Approved Project would be adequately served by the existing electricity and natural gas infrastructure and facilities. The Proposed Project would increase allowable residential density within the Project Site from 30 units per acre to 60 units per acre but maintained the same allowed total dwelling units as the Approved Project. Also, the Proposed Project would allow for increased density within a mixed-use area, which often reduces VMT. The Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. No new or substantially greater impacts related to energy consumption would occur. No change or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Energy consumption by new buildings in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR), which establishes "energy budgets" and efficiency standards to regulate heating, cooling, ventilation, water heating, and lighting. As with the Approved Project, electricity and natural gas consumption and transportation fuel use generated by development would be in accordance with State and City regulations and practices, such as the California Building Code, as amended by the Los Alamitos Municipal Code Section 15.04.020. Additionally, the state's electricity grid is transitioning to renewable energy under California's Renewable Energy Program. Although the statewide renewable energy goal is not directly applicable to individual developments, but to the utilities and energy providers, the Proposed Project is within the existing utilities and energy service area and would be consistent with the state renewable energy goals.

Goals and policies of the Open Space, Recreation, and Conservation Element of the General Plan would still be applicable to future development. Compliance with local, state, and federal laws would ensure that the Proposed Project would not conflict with state or local energy plans. No new or substantially greater impacts related to state or local plans for renewable energy or energy efficiency would occur. No change or new information would require preparation of a subsequent EIR.

5.6.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to energy are applicable to the Proposed Project.

5.7 GEOLOGY AND SOILS

5.7.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR concluded that the Approved Project would have no impact related to fault surface rupture because there were no Alquist-Priolo fault zones in the vicinity of the city. The city was still in a high seismic risk zone, so there was potential for seismic ground shaking, but new development would be required to follow all applicable California Building Code (CBC) regulations and would result in a less than significant impact. The

city was zoned for historical liquification, but liquefaction potential is site specific, and any new development would require geotechnical studies and hazards assessment to determine the site-specific properties. Additionally, any future development was required to comply with the CBC requirements and therefore the impact was less than significant. The city was largely built out and had a flat topography, so impacts from landslides, soil erosion, and unstable soils were less than significant. As with liquefaction and seismic ground shaking, expansive soils could be present in the City but are site specific and would be identified with each new potential development; therefore, the impact from expansive soils was less than significant. The city does not use any septic tanks, and there was no impact from septic tanks or alternative wastewater disposal systems.

The Certified EIR analyzed paleontological resources as part of Cultural Resources. Within incorporation of the identified Mitigation Measure 3-3, the Approved Project resulted in less than significant impacts.

5.7.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.					X
ii) Strong seismic ground shaking?				X	
iii) Seismic-related ground failure, including liquefaction?					X
iv) Landslides?					X
b) Result in substantial soil erosion or the loss of topsoil?				X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X	

5. Environmental Analysis

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
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
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	

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

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

No Impact. As concluded in the Certified EIR, no Alquist-Priolo fault zones are in the city. Fault rupture is not expected to impact the Project Site. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

ii) Strong seismic ground shaking?

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. As concluded in the Certified EIR, impacts related to strong seismic shaking would be site specific with future developments. As with any development under the General Plan, any future development as a result of the Proposed Project would be required to comply with applicable CBC regulations. No new or substantially greater impacts would occur. No changes or new information require preparation of a subsequent EIR.

iii) Seismic-related ground failure, including liquefaction?

No Impact. As concluded in the Certified EIR, there may be areas with the potential for liquefaction in the city, but impacts would be site specific, and any future development as a result of the Proposed Project would be required to comply with CBC requirements (CGS 1999). Future development within the Project Site would not result in any new impacts or increase the severity of impacts with respect to liquefaction compared to the Approved Project, and impacts would remain less than significant. No changes or new information would require the preparation of a subsequent EIR.

iv) Landslides?

No Impact. The city, including the Project Site, has low vulnerability for landslides, mudslides, or rock fall due to its flat topography—i.e., less than 2 percent slopes. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. Consistent with the Approved Project, any new developments within the Project Site would be required to comply with the National Pollution Discharge Elimination System (NPDES), which would include a Storm Water Pollution Prevention Plan (SWPPP). Therefore, the Proposed Project would not result in the soil erosion or loss of topsoil. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. As concluded in the Certified EIR, the city is near the Los Alamitos Fault and within a zone of potential liquefaction, but all new development impacts would be site specific. The Project Site is 1.5 miles from the Los Alamitos Fault and not in an Alquist Priolo Zone (DOC 2021b). Consistent with the Approved Project, any new development within the Project Site would be required to comply with CBC requirements. As such, the Proposed Project would not result in impacts related to unstable soils. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. As concluded in the Certified EIR, all new development in the city is required to include preliminary soil reports based on test borings, pursuant to Los Alamitos Municipal Code Section 16.08.070, Soils Report. Therefore, all impacts from expansive soils would be project specific, and all new developments in the city would be required to comply with the CBC and City requirements regarding development standards, including expansive soils. As with the Approved Project, the Proposed Project would result in a less than significant impact related to expansive soils. No changes or new information would require the preparation of a subsequent EIR.

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 does not use any septic tanks, and there would be no impact from septic tanks or alternative wastewater disposal systems with implementation of the Proposed Project. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. As with any development under the General Plan, any future development for the Proposed Project would be required to investigate potential paleontological resources for that specific project site, consistent with Mitigation Measure 3-3. Implementation of Mitigation Measure 3-3 would ensure that impacts related to paleontological resources are less than significant. No changes or new information would require the preparation of a subsequent EIR.

5.7.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Proposed Project would incorporate Mitigation Measure 3-3 related to paleontological resources, which is included in Section 5.5, *Cultural Resources.*

5.8 GREENHOUSE GAS EMISSIONS

5.8.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR found that the Approved Project would not experience an increase in GHG emissions at project buildout, and even with additional growth the impact would be less than significant.

The Certified EIR found that the Approved Project's impact from GHG emissions would be significant in the absence of federal, state, and local plans to achieve long-term GHG reduction targets for the State. The Certified EIR identifies mitigation measures to address the Approved Project's impact on GHG emissions and conflicting with applicable policies. With the implementation of the mitigation measures, the impact to conflicting with applicable plan, policy, or regulations would remain significant and unavoidable.

5.8.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	

Comments:

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project amends the General Plan Land Use Element to allow density within the Project Site to increase from 30 units per acre to 60 units per acre. The Proposed Project would be capped at 588 units and would therefore would not develop more units than are allowed under the Approved Project. The potential GHG emissions generated by the Proposed Project would be the same as those analyzed in the Approved Project. As with the Approved Project, a less than significant impact would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project amends the Certified EIR Land Use Element to allow density within the Project Site to increase from 30 units per acre to 60 units per acre. The Proposed Project would be capped at 588 units and would not develop more units than are allowed under the Approved Project. The potential GHG emissions generated by the Proposed Project would be the same as those analyzed in the Approved Project. The Proposed Project would incorporate Mitigation Measure 4-1 from the Certified EIR. No impacts of greater severity than those previously identified in the Certified EIR would occur, and no changes or new information would require preparation of a subsequent EIR.

5.8.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the Certified EIR. These mitigation measures have been incorporated into the MMRP for this Addendum.

5. Environmental Analysis

4-1 The City of Los Alamitos shall include the following actions in the City's Implementation Plan to ensure that the City continues on a trajectory that aligns with the long-term state GHG reduction goals of Executive Order S-03-05.

- Work with local and regional agencies to install appropriate recharging stations to support the use of electric vehicles. Work with developers to install recharging stations at appropriate activity and employment centers to support electric vehicle use.
- Conduct energy audits on all City facilities and incorporate cost-effective measures to increase energy efficiency.
- Public education on energy conservation. Coordinate with local utilities to provide energy conservation information to the public.
- Promote energy-efficient design features such as appropriate site orientation, renewable energy systems, use of lighter color roofing and building materials, and passive ventilation and cooling techniques.
- Seek grants and other outside funding for energy efficiency improvements to public or private facilities and structures.
- Work with the Los Alamitos Unified School District, the City of Seal Beach, and Rossmoor to obtain grant funding, conduct planning, and construct new and improved existing bicycle and pedestrian facilities to provide safe routes to schools.
- Remove barriers that discourage active pedestrian and bicycle routes. Expand facilities and amenities that encourage active routes, such as increasing the number of Class II bike lanes along potential school routes, particularly those that parallel Los Alamitos Boulevard and Katella Avenue.
- Create and implement a pedestrian and bicycle master plan to identify improvements, timing, and funding mechanisms.
- Identify funding and design options for bicycle and pedestrian signage along bicycle routes, in the downtown, and at key trailheads or connection points, with an emphasis on connections to schools and the downtown. Bicycle signage should be consistent with signs of neighboring jurisdictions, yet distinct for Los Alamitos.
- Coordinate with neighboring jurisdictions on improving connections to existing and planning future bicycle and pedestrian trails.
- Work with OCTA and local businesses to enhance bus stops in Los Alamitos and Rossmoor.

- Coordinate with OCTA on its Long Range Transportation Plan to design bus rapid transit service and stop locations along Katella Avenue.
- Explore the use of parking meters along public streets and on City-owned lots, especially in the downtown.
- Identify opportunities for bicycle parking in the downtown, including the conversion of single parallel parking spaces along smaller side streets into on-street or curb-adjacent bicycle parking. Bike racks should serve as functional public art and can reflect the types of businesses or uses.

5.9 HAZARDS AND HAZARDOUS MATERIALS

5.9.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR determined that buildout associated with the General Plan Update (the Approved Project) would involve the transport, use, and/or disposal of hazardous materials. Additionally, the increase in the number of residences and businesses would increase the number of hazardous materials in the city. The Certified EIR determined that the demolition of buildings within the Project Site could release asbestos materials and lead-based paint. However, existing regulations with respect to hazardous material transportation, management, and disposal would minimize the potential impact from hazardous materials.

The Certified EIR determined that the Approved Project has numerous hazardous sites undergoing investigation and remediation within and adjacent to the city. However, the hazardous sites are subject to stringent laws and regulations, and compliance would result in a less than significant impact.

The Certified EIR determined that the Project Site is not within a two-mile radius of a public airport, and no private airstrips are in the vicinity of the Project Site. The JFTB owns two private runways and associated taxiways, hangars, and clear zones. A Clear Zone is designated surrounding each end of the pair of runways. But the Certified EIR determined that the Clear Zones are limited to within the Los Alamitos JFTB boundaries. The Approved Project does not include any changes within the base and did not have any airport land use plans within the city, and no impact occurred.

The Certified EIR for the Approved Project determined that the Approved Project would not result in substantial changes to circulation patterns and emergency access routes, and therefore the impact was less than significant.

The Certified EIR for the Approved Project determined that the Project Site is in an urbanized area and would not be subject to wildland fires. Therefore, there was no impact to risks involving wildland fires.

5.9.2 Impacts Associated with the Proposed Project

Would the project:

5. Environmental Analysis

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	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 § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?					X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?					X

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Consistent with the Proposed Project, future residential land uses would use and store hazardous materials typical of residential uses, such as cleaners, pesticides, batteries, paints, oils, and other household items. The Proposed Project would not introduce more residences than what is allowed under the Approved Project and would therefore lead to a similar amount of hazardous materials on the Project Site. As with the Approved Project, the Proposed Project would follow existing regulations for the proper handling, transport, use, storage,

and disposal of hazardous materials. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR determined that the demolition of existing structures on site could result in the accidental release of asbestos-containing materials and lead-based paint, but all development would be required to comply with California Health and Safety Codes, OSHA, and SCAQMD Rule 1403, which results in a less than significant impact. As with the Approved Project, development under the Proposed Project may require removal of lead-based paint and asbestos-containing material. As with the Approved Project, this would be project specific, and all future projects would be required to comply with regulations for the proper removal, handling, and disposal of lead-based paint and asbestos-containing material. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. There are 10 public schools, an adult school, and numerous private schools in Los Alamitos. The Certified EIR determined that the Approved Project may involve development of land uses that involve the use of hazardous materials or generate hazardous emissions within one-quarter mile of a school. This would be project specific, and as determined by the Approved Project, all future projects would be required to comply with applicable policies and regulations such as state regulations, provisions of the Los Alamitos Municipal Code, and policies in the General Plan Update, which would result in a less than significant impact. The Proposed Project does not have any schools within the Project Site, and Oaks Middle School is located 0.2 mile west of the west boundary (LAUSD 2021). The Proposed Project would not increase the maximum number of residences within the Project Site compared to the Approved Project. The use of hazardous materials during construction and operation follows existing regulations for the proper handling, use, storage, and disposal of such materials. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR identified numerous hazardous material sites within the city. There are four Leaking Underground Storage Tank (LUST) cleanup sites within the Project Site, but they are Completed–Case Closed (SWRCB 2021). There were no other hazardous material sites located on hazardous material databases (DTSC 2021; USEPA 2021a; USEPA 2021b; CalRecycle 2021b). However, the hazardous sites are subject to compliance with stringent laws and regulations, and future potential developments would be required to address the potential impact. The Proposed Project would not increase the number of residences within the Project

Site compared to the Approved Project, and impacts would be similar as the Approved Project. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. As concluded in the Certified EIR for the Approved Project, there are no public airports located within 2 miles of the City and the Project Site is not located within an airport land use plan. The Los Alamitos JFTB encompasses nearly the entire southern half of the city. The JFTB owns two private runways and associated taxiways, hangars, and clear zones. A Clear Zone is designated surrounding each end of the pair of runways. But the Certified EIR determined that the Clear Zones are limited to within the Los Alamitos JFTB boundaries, and the Proposed Project does not include any changes within the base. As with the Approved Project, implementation of the Proposed Project would not conflict with an airport land use plan. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR for the Approved Project concluded there would be alteration, intensification, and redistribution of land uses in the city, but these would not result in substantial changes to circulations patterns and emergency access routes. The Proposed Project would not increase the maximum number of residences within the Project Site compared to the Approved Project, and impacts would be similar to the Approved Project. As with the Approved Project, implementation of the Proposed Project would not substantially change circulation patterns and emergency access routes. Any future development as a result of the Proposed Project would be reviewed and approved by the City and Fire Department prior to approval and/or construction, which would ensure adequate emergency access to development sites and emergency access on public rights-of-way. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. As determined in the Certified EIR, the city is not proximate to wildland area and is designated as a moderate fire threat; there would be no impact. As with the Approved Project, implementation of the Proposed Project would not be proximate to wildland areas and therefore would not expose people or structures to wildland fire risks. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

5.9.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to hazards and hazardous materials were identified in the Certified EIR.

5.10 HYDROLOGY AND WATER QUALITY

5.10.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR found that construction and operation of planned development per the Approved Project has the potential to discharge sediment and pollutants to storm drains and receiving waters. However, by complying with federal and local regulations, development in accordance with the Approved Project would result in a less than significant impact on the City's water quality standards and waste discharge requirements.

The Certified EIR found that the development in accordance with the Approved Project would increase demand for water. However, the increased water demand would be reflected in the Municipal Water District of Orange County's yearly basin evaluations and would not lead to an exceedance in groundwater pumping. Thus, impacts to groundwater supply and recharge would be adequately addressed by Section 16.08.060 of the Los Alamitos Municipal Code and CEQA guidelines, and impacts were less than significant. Similarly, the Approved Project would not substantially degrade water quality and impacts were less than significant. Projects that resulted in 5,000 square feet or more of impervious surfaces were required to submit a priority project–specific water quality management plan (WQMP) to the City for approval prior to the City issuing any building or grading permits; the project-specific WQMP was required to include appropriate best management practices (BMPs).

The Certified EIR found that the stormwater drainage around the city and its sphere of influence (SOI) could change due to site-specific grading and construction of impervious surfaces. However, given that soil erosion is not an issue based on the City's topography and the NPDES requirements for construction permitting and operation, impacts on existing drainage patterns and potential soil erosion were less than significant. Similarly, impacts on existing drainage patterns and potential flooding were less than significant.

The Certified EIR found that the Approved Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. Projects that result in 5,000 square feet or more of impervious surfaces were required to submit a priority project–specific WQMP to the City for approval prior to the City issuing any building or grading permits; the project-specific WQMP is required to include appropriate BMPs. Impacts were less than significant.

The Certified EIR found that the Approved Project would not place housing within a 100-year flood hazard area and would result in a less than significant impact. Furthermore, the Certified EIR found that the area around the Carbon Creek Channel and San Gabriel River are designated for open space, and the Approved Project would not place structures within the hazard area that would impede or redirect flood flows. These hazard areas would remain in existing conditions, and impacts were less than significant. Similarly, impacts from inundation by seiche, tsunami, or mudflow were less than significant.

The Certified EIR found that potential damage to the city and the SOI from a failure of the Prado Dam was not an issue due to dam upgrades and that dam failure was considered unlikely. Therefore, impacts were less than significant given the time it would take for the flood waters to reach the city. Furthermore, the City addresses flood risks in the Los Alamitos Emergency Operations Plan, and a California Office of Emergency

Services (Cal OES) office in Los Alamitos provides local-level Cal OES information and resources in all phases of emergency management. Thus, impacts from potential dam failure would be less than significant.

5.10.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?				X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (i) result in a substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows?				X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR found that construction and operation of planned development per the Approved Project had the potential to discharge sediment and pollutants to storm drains and receiving waters. Such development would be required to prepare a SWPPP, WQMP, and NPDES permit. Any future development associated within the Proposed Project would also comply with the SWPPP, WQMP, and NPDES permit for the Approved Project. The Proposed Project would not increase development floor area nor impervious surfaces. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR found that the Approved Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. As with the Approved Project, any future development as a result of the Proposed Project would be subject to all development requirements, such as setbacks and landscaping. The Proposed Project would not expand the building footprint or increase impervious surfaces. Implementation of the Proposed Project would not decrease groundwater supplies or interfere with groundwater recharge. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (i) result in a substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would not develop new floor area nor increase impervious surfaces. The Proposed Project amends the Land Use Element to allow density within the Project Site to increase from 30 units per acre to 60 units per acre with a development cap of 588 dwelling units, which would keep the Proposed Project within the envelop of the Approved Project. As such implementation of the Proposed Project would not generate more development and would not alter existing drainage pattern of the site nor the project area beyond what is allowed under the Approved Project. The Proposed Project would not alter the course of a stream or river. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR determined that the Approved Project is not near any large bodies of water that could generate tsunamis or seiches. Although there are no large water tanks in the area that could impact the Project Site, there are dams in the region that could create flooding impacts. The Certified EIR found that potential damage to the city and the SOI from a failure of the Prado Dam was not an issue due to dam upgrades and that dam failure was considered unlikely. Therefore, impacts were less than significant given the time it would take for the flood waters to reach the city. Furthermore, the City addressed flood risks in the Los Alamitos Emergency Operations Plan, and a Cal OES office in Los Alamitos provides local level Cal OES information and resources in all phases of emergency management.

The Proposed Project would amend the General Plan Land Use Element to allow density within the Project Site to increase from 30 units per acre to 60 units per acre. The Proposed Project would remain capped at 588 units and would not increase the number of dwelling units on the Project Site compared to the Approved Project. Therefore, the Proposed Project would result in a less than significant impact to flood hazard and inundation. The Proposed Project would comply with the SWPPP, WQMP, and NPDES permit. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would not construct more dwelling units and new floor area nor increase impervious surfaces beyond what is allowed under the Approved Project. Construction and operation of the Proposed Project would comply with the SWPPP, WQMP, and NPDES permit. Therefore, the Proposed Project would not conflict with or obstruct the implementation of a water quality control plan and would not impact groundwater. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

5.10.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to hydrology and water quality were identified in the Certified EIR.

5.11 LAND USE AND PLANNING

5.11.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR determined that the Approved Project was consistent with applicable land use plan, policy, and regulations including SCAG RTP/SCS, State Planning Law and California Complete Streets Act, and Airport Environs Land Use Plan.

The Certified EIR for the Approved Project determined that the city currently featured urban uses, and the Approved Project involved alteration, intensification, and redistribution of land uses that would be largely infill development. Since the Approved Project preserves the character of single-family and multifamily residential neighborhoods, it did not divide an established neighborhood or community.

5.11.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Physically divide an established community?					X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?					X

a) Physically divide an established community?

No Impact. The Approved Project involved alteration, intensification, and redistribution of land uses in the city, and the changes were largely limited to already-urban uses. The Proposed Project would allow for increased residential density within the Project Site and would not include roadway closures, which could physically divide an established community. As with the Approved Project, the Proposed Project would not result in impacts relating to division of an established community. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. As determined in the Certified EIR, the Approved Project was consistent with applicable land use plan, policies, and regulations. The Proposed Project amends the General Plan Land Use Element to allow density within the Project Site to increase from 30 units per acre to 60 units per acre. The Proposed Project would be capped at 588 units and would therefore not develop units beyond what is allowed as part of the Approved Project. As with the Approved Project, implementation of the Proposed Project would not cause a significant environmental impact due to conflict with any land use plan, policy, or regulation. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

5.11.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to land use were identified in the Certified EIR.

5.12 MINERAL RESOURCES

5.12.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR determined that the City contains MRZ-1 and MRZ-4 designations, and there are no areas designated MRZ-2. The Approved Project would not result in the loss of availability of known mineral resources that would be of state, regional, or local value. There was no impact.

5.12.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?					X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?					X

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

No Impact. The Project Site is within an urbanized area that is largely developed with commercial, retail, and office uses. No mineral extraction activities exist on the Project Site. The Proposed Project amends the General Plan Land Use Element to allow density within the Project Site to increase from 30 units per acre to 60 units per acre. The Proposed Project would be capped at 588 units and would therefore not develop more units than are allowed under the Approved Project. Therefore, the Proposed Project would not result in any new impacts to mineral resources. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. The Project Site is within an urbanized area that is largely developed with commercial, retail, and office uses. No mineral extraction activities exist on the Project Site. The Certified EIR for the Approved Project determined that there are no locally important mineral recovery sites in the city. The Proposed Project is in the city and would not result in more development than is allowed under the Approved Project. Therefore, the Proposed Project would not result in any new impacts to mineral resources. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

5.12.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to mineral resources were identified in the Certified EIR.

5.13 NOISE

5.13.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR determined that the Approved Project would not result in a substantial long-term increase in ambient noise levels generated by vehicle traffic. The Certified EIR found that buildout of the Approved Project would result in noise level increases up to 1.1 decibels (dB) from existing conditions. These incremental increases would be below the level that is considered barely perceptible and would be below the thresholds. Therefore, traffic-related noise impacts to off-site uses from implementation of the Approved Project were less than significant.

The Certified EIR determined that the Approved Project would not expose sensitive receptors to elevated noise levels from traffic and stationary noise. Although noise-sensitive land uses would be exposed to transportation noise sources, including vehicular traffic and aircraft overflights, Public Facilities and Safety Element Policies 4.1 to 4.6 would reduce noise impacts to sensitive uses from transportation and stationary noise sources by requiring an assessment to analyze potential noise impacts and the implementation of mitigation measures to meet applicable standards. With the noise standards in the Los Alamitos Municipal Code and implementation of the General Plan Public Facilities and Safety Element policies related to noise, impacts from transportation and stationary noise sources were less than significant.

The Certified EIR determined that the Approved Project could create a substantial short-term increase in groundborne vibration. The Certified EIR identified Mitigation Measure 7-1 to reduce vibration impacts associated with construction of projects to the extent feasible. However, because of distance and other site conditions that may render its implementation infeasible or ineffective for future projects, Mitigation Measure 7-1 would not guarantee that vibration impacts of construction would be reduced to less than significant levels. Consequently, impacts were significant and unavoidable.

The Certified EIR determined that the Approved Project could create a substantial short-term increase in noise levels in the vicinity of noise-sensitive land uses. The Certified EIR found that construction activities would result in temporary noise increases in the vicinity of sensitive land uses. The Certified EIR identified Mitigation

Measure 7-2 to reduce noise impacts associated with construction activities to the extent feasible. However, because of distance, source to receiver geometry, and other site conditions that could render its implementation infeasible or ineffective for future projects, Mitigation Measure 7-2 did not guarantee that construction noise impacts would be reduced to less than significant levels. Consequently, impacts were significant and unavoidable.

The Certified EIR determined that the Approved Project would not result in increased noise exposure from operation of the Los Alamitos JFTB. The Certified EIR found that operations at the Los Alamitos JFTB would continue to contribute to the ambient noise environment due to major sources of noise such as vehicular traffic on city roadways, major events at the base, and aircraft operations. Events such as major military training exercises, which occur once a month, would result in an increase in vehicular activity due to military truck conveys accessing the base. However, these events would continue to be sporadic, causing noise increases due to truck passbys that occur for short periods of time. Moreover, the Approved Project would not modify the land use plan for the areas in the vicinity of the base south of Katella Avenue and east of Los Alamitos Boulevard. For these reasons, noise impacts would be less than significant.

The Certified EIR for the Approved Project determined that the closest public airports to Los Alamitos are the Long Beach Airport, approximately three miles west of the city, and the Fullerton Municipal Airport, approximately six miles northeast of the city. However, the airport land use plans for these airports do not extend into the city or its SOI. There were no public or public use airports in Los Alamitos, and no impact would occur from airport facilities.

5.13.2 Impacts Associated with the Proposed Project

Would the project result in:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X	
b) Generation of excessive groundborne vibration or groundborne noise levels?				X	

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would not result in a substantial increase in construction noise since the Proposed Project would involve the same Project Site and the same types of construction equipment and construction techniques as the Approved Project. Consistent with the analysis of the Approved Project, the Proposed Project would result in potentially significant construction noise impacts unless mitigated through Certified EIR Mitigation Measure 7-2. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

The Proposed Project amends the General Plan Land Use Element to allow density within the Project Site to increase from 30 units per acre to 60 units per acre. Since the Proposed Project would be capped at 588 units, the operation of the Proposed Project would result in less than significant impact and would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR determined that the Approved Project could result in development that creates elevated levels of groundborne vibration and groundborne noise during construction activities. The Proposed Project amends the General Plan Land Use Element to allow density within the Project Site to increase from 30 units per acre to 60 units per acre. Any future construction resulting from the Proposed Project would be similar to that of the Approved Project and within the same Project Site. In addition, vibration impacts are highly localized, so any future construction under the Proposed Project would not result in greater vibration impacts compared to the Approved Project. Consistent with the analysis of the Approved Project, the Proposed Project would result in potentially significant construction vibration impacts unless mitigated through Certified EIR

Mitigation Measure 7-1. The Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects that would require the preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR for the Approved Project determined that the closest public airports to Los Alamitos are the Long Beach Airport, approximately three miles west of the city, and the Fullerton Municipal Airport, approximately six miles northeast of the city. However, the airport land use plans for these airports do not extend into the city or its SOI. The Los Alamitos JFTB encompasses nearly the entire southern half of the city. The JFTB owns two private runways and associated taxiways, hangars, and clear zones. Since the Approved Project does did not include any changes within the base, the base is not designated as a public or public use airport, and there were no public or public use airports in Los Alamitos, there would be no impact from these facilities.

The Certified EIR found that the Approved Project is within JFTB's Airport Environs Land Use Plan (AELUP) area, and future development in accordance with the General Plan Update would increase or intensify development near the Los Alamitos Army Airfield. However, the Proposed Project is in the northern half of the city and not within JFTB's AELUP area, which consists only of the JFTB land. Additionally, the Proposed Project would not add additional residential units beyond the maximum 588 that are allowed under the Approved Project. Therefore, the Proposed Project would not expose people residing or working in the area to excessive levels of aircraft- or airport-related noise. A less than significant impact would occur, and no changes nor new information would require the preparation of a subsequent EIR.

5.13.1 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures have been carried through from the Certified EIR. These mitigation measures have been incorporated into the MMRP for this Addendum.

7-1 Individual projects that involve vibration-intensive construction activities—such as blasting, pile drivers, jack hammers, and vibratory rollers—within 200 feet of sensitive receptors shall be evaluated for potential vibration impacts. A study shall be conducted for individual projects where vibration-intensive impacts may occur. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).

7-2 Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels:

- Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers.

- Restrict haul routes and construction-related traffic
- Place stock piling and/or vehicle-staging areas as far as practical from residential uses.
- Replace audible backup warning devices with strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.
- Reduce nonessential idling of construction equipment to no more than five minutes
- Consider the installation of temporary sound barriers for construction activities that are adjacent to occupied noise-sensitive structures, depending on length of construction, type of equipment used, and proximity to noise-sensitive uses.

5.14 POPULATION AND HOUSING

5.14.1 Summary of Impacts Identified in the Certified EIR

According to the Certified EIR, the Approved Project would directly induce population and employment growth. However, the General Plan Update accommodates future growth in the city by providing infrastructure and public services to accommodate this growth. Therefore, implementation of the Approved Project would result in a less than significant impact related to population and employment growth.

As concluded in the Certified EIR for the Approved Project, the Approved Project would alter existing land use designations, but was not expected to displace a substantial amount of people and resulted in a less than significant impact.

5.14.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As determined in the Certified EIR, the purpose of the General Plan Update was to accommodate future growth in the city. The Proposed Project would amend the existing General Plan Land Use Element to allow for an increase in allowable residential density from 30 units per acre to 60 units per acre on the Project Site, with a maximum of 588 total dwelling units. The development cap is consistent with what is allowed under the Approved Project, and therefore the Proposed Project would not result in the development of additional units beyond what is allowed under the Approved Project. The Proposed Project would be consistent with the Approved Project's population growth and would not generate substantial, unplanned, population growth. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Approved Project would not displace a substantial amount of people. Since the Proposed Project would be limited to a maximum of 588 units, which is consistent with development allowed under the Approved Project, the Proposed Project would not result in the development of additional units. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

5.14.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to population and housing were identified in the Certified EIR.

5.15 PUBLIC SERVICES

5.15.1 Summary of Impacts Identified in the Certified EIR

According to the Certified EIR, the Approved Project would create additional demand for police services and fire and/or emergency rescue services, but existing regulations ensure that funding is proportional to the increase in population. Any potential future developments would be required to follow existing regulations and, if necessary, apply project-specific mitigation measures. Therefore, the impact was less than significant, and no mitigation measures were required.

Additionally, the Approved Project was expected to lead to new school-aged students, but the students generated from the Approved Project were within the capacity of Los Alamitos Unified School District, and therefore the impacts were less than significant.

The Certified EIR determined that the population growth generated by the Approved Project would be proportional to funding for library services and would therefore result in a less than significant impact to library services.

The Approved Project's impact to parks was discussed in the Certified EIR under the Recreation topic. The Certified EIR determined that implementation of the Approved Project would not significantly increase the use of parks or lead to substantial physical deterioration of these recreation resources. The Approved Project's demand for parks and recreational facilities would be adequately served by the existing parkland and was determined to have no impact.

5.15.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:					
Fire protection?				X	
Police protection?				X	
Schools?				X	
Parks?				X	
Other public facilities?				X	

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

Fire protection?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Though the Proposed Project may increase the overall residential density, the total number of residential units within the Project Site would be consistent with the development allowed under the Approved Project. Any future development projects would be reviewed and approved by the Orange County Fire Authority and City Public Works to ensure adequate emergency access and compliance with the Fire Code. The Proposed Project

would be consistent with the growth analyzed for the Approved Project and would remain within acceptable limits for fire protection services. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

Police protection?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Though the Proposed Project may increase the number of residences within a building, the total number of residences on the Project Site would be consistent with the development allowed under the Approved Project. Therefore, the Proposed Project would be consistent with the growth analyzed in the Approved Project and would remain within acceptable parameters for police protection services. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

Schools?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would remain capped at 588 units, which is consistent with the number of dwelling units allowed under the Approved Project. Therefore, the Proposed Project would be consistent with the projected students generated by the Approved Project and would not generate additional students. As with the Approved Project, the Proposed Project would be adequately served by the Los Alamitos Unified School District. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

Parks?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would be capped at 588 units, which is consistent with the number of dwelling units allowed under the Approved Project and would therefore not result in the development of additional units beyond the Approved Project. Therefore, the Proposed Project would be consistent with the projected population generated by the Approved Project and would not generate additional demand on parks. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

Other public facilities?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would be capped at 588 units, which is consistent with the number of dwelling units allowed under the Approved Project. Therefore, the Proposed Project would be consistent with the growth allowed under the Approved Project and would not generate additional demand for libraries services. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

5.15.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to public services were identified in the Certified EIR.

5.16 RECREATION

5.16.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR determined that implementation of the Approved Project would not significantly increase the use of parks or lead to substantial physical deterioration of these recreation resources. The Approved Project would generate demand for additional parkland, but the existing parkland would be able to accommodate the identified growth. The Approved Project's demand for parks and recreational facilities would be adequality served by the existing parkland and recreational facilities, and the Certified EIR determined that the Approved Project would result in no impact.

5.16.2 Impacts Associated with the Proposed Project

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					X

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would be capped at 588 units, which is consistent with development allowed under the Approved Project. Therefore, the Proposed Project would be consistent with the projected population generated by the Approved Project and would not generate new or additional demand for parkland and recreation facilities beyond what was analyzed in the Certified EIR. Since the Certified EIR determined that the expected growth from the Approved Project would be adequately served by the existing parkland and recreational facilities, no new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. As discussed in the Certified EIR, the Proposed Project would be capped at 588 units, which is consistent with the development envelop of the Approved Project. The Proposed Project would not generate new or additional population beyond the Approved Project and would therefore not require the construction or expansion of recreational facilities. As with the Approved Project, the Proposed Project would not result in significant impacts relating to new or expanded recreational facilities. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

5.16.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to parks and recreation were identified in the Certified EIR.

5.17 TRANSPORTATION/TRAFFIC

5.17.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR determined that buildout of the Approved Project plus cumulative growth in the region would generate an increase in traffic volumes that would impact levels of service at local area intersections and roadway segments. The Certified EIR concluded that mitigation measures for the three intersections (i.e., Los Alamitos Boulevard and Katella Avenue, Bloomfield Street and Cerritos Avenue, Wallingsford Road/Walnut Street and Katella Avenue) and two roadways (i.e., Katella Avenue and Cerritos Avenue) were infeasible due to right-of-way constraints. Based on the General Plan and the City's standards for these intersections and roadways, the Certified EIR determined that impacts were significant and unavoidable.

The Certified EIR determined that trip generation related to the Approved Project, in combination with existing and proposed cumulative development, would not result in designated road and/or highways exceeding the congestion management agency service standards. Impacts were less than significant.

The General Plan Update includes policies, plans, and programs for alternative transportation. The Mobility and Circulation Element policies support public transit, bicycle improvements, and improvements to the pedestrian facilities by closing gaps in the network, expanding the network, and coordinating with regional agencies. They are also consistent with regional plans, such as the OCTA Commuter Bikeways Strategic Plan. Additionally, these policies support implementation of complete streets through a layered network approach, consistent with the state's Complete Streets Act. Therefore, they are consistent with the existing adopted policies, plans, and programs regarding public transit, bicycle, or pedestrian facilities. Impacts were less than significant.

The Certified EIR found that any future development in accordance with the Approved Project could place additional residential, commercial, and industrial uses near the Los Alamitos Army Airfield. However, the city and the SOI are largely built out, and the land use changes would not change air traffic patterns at JFTB. Consequently, the Approved Project would not change air traffic patterns, and no impacts would occur.

The Certified EIR found that Approved Project did not propose substantial changes to the city and SOI circulation patterns, such as the redesign or closure of streets. The Approved Project also did not propose to introduce new incompatible uses (e.g., farm equipment) into the city's circulation system. Therefore, impacts relating to hazards due to a design feature or incompatible uses were less than significant.

The Certified EIR found that the Approved Project would involve the alteration, intensification, and redistribution of land uses in Los Alamitos. However, the city and SOI were generally built out, and the proposed land use changes would not result in substantial changes to the city and SOI circulation patterns or emergency access routes. Therefore, impacts to emergency response plans were less than significant.

5.17.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	
d) Result in inadequate emergency access?				X	

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Certified EIR found that the Approved Project included policies, plans, and programs for alternative transportation. The Mobility and Circulation Element policies support public transit, bicycle improvements, and improvements to the pedestrian facilities by closing gaps in the network, expanding the network, and coordinating with regional agencies. They are also consistent with regional plans, such as the OCTA Commuter Bikeways Strategic Plan. Additionally, these policies support implementation of complete streets through a layered network approach, consistent with the state's Complete Streets Act. Therefore, they are consistent with the existing adopted policies, plans, and programs regarding public transit, bicycle, or pedestrian facilities. Approved Project impacts were less than significant. As with the Approved Project, the Proposed Project would not conflict with policies supporting alternative transportation. The Proposed Project would increase the

allowable density of residential units within a mixed-use area, which would encourage the use of active transportation, such as walking and bicycling, due to the proximity of residential units to commercial use and services.

The development cap is consistent with what is allowed under the Approved Project. Thus, implementation of the Proposed Project would not result in an increase in residential capacity, and no additional traffic would be generated as a result of the Proposed Project. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The development cap is consistent with the development allowed under the Approved Project, and the cap ensures that the Proposed Project would not generate additional development beyond the Approved Project. The Proposed Project would increase the allowable density of residential units within a mixed-use area, which would encourage the use of active transportation, such as walking and bicycling, due to the proximity of residential units to commercial use and services. This increased density would reduce overall vehicle miles traveled (VMT). Since the Proposed Project would not result in additional residences beyond what is allowed under the Approved Project, implementation of the Proposed Project would not increase VMT. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Project Site is in an urbanized area. As with the Approved Project, the Proposed Project would not introduce incompatible uses. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

d) Result in inadequate emergency access?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As identified in the Certified EIR for the Proposed Project, there would be no substantial changes to the circulation patterns or emergency access routes. There would be no change in circulation patterns or emergency access routes under the Proposed Project. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

5.17.3 Adopted Mitigation Measures Applicable to the Proposed Project

The Certified EIR determined that mitigation measures related to transportation level of service at three intersections and two roadways would be infeasible due to right-of-way constraints. The Approved Project's transportation impact would be significant and unavoidable. In 2020, the level of service metric was replaced with a VMT metric to determine a project's impact to transportation.

5.18 TRIBAL CULTURAL RESOURCES

5.18.1 Summary of Impacts Identified in the Certified EIR

Tribal Cultural Resources was not analyzed as a topic in the prior Certified EIR but was addressed in the Cultural Resources topic. The Certified EIR found that there were no known Native American cultural resources within the city. However, the possibility exists of unearthing prehistoric remains with deeper excavations. The Certified EIR implemented Mitigation Measure 3-2 to reduce the impact to a less than significant level.

5.18.2 Impacts Associated with the Proposed Project

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X	

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

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

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. With approval of the discretionary action, the Proposed Project would be consistent with the land use designation for the Project Site. The Proposed Project would remain capped at 588 units and would therefore would not result in the development of additional units beyond what was previously analyzed in the Certified EIR. As with the Approved Project, future development may result in new excavations or earthwork activities that have the potential to unearth tribal cultural resources.

Since the Proposed Project is an Addendum to a General Plan EIR, AB 52 is not required. The City of Los Alamitos sent certified tribal consultation letters pursuant to SB 18 to 18 California Native American tribes. One response was received from the Gabrieleno Band of Mission Indians–Kizh Nation, who indicated that no consultation was requested for the Proposed Project (see Appendix A, *Tribal Consultation*). Any future development resulting from the Proposed Project would incorporate all the identified mitigation measures from the Certified EIR. With adherence to Mitigation Measure 3-2, and similar to the Approved Project, the Proposed Project would result in a less than significant impact. No new significant impact or substantial increase in the severity of a previously described impact would occur, and there are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the Certified EIR with respect to Tribal Cultural Resources, and a subsequent EIR is not required.

5.18.3 Adopted Mitigation Measures Applicable to the Proposed Project

Refer to Mitigation Measure 3.2 in the Section 5.5, *Cultural Resources*.

5.19 UTILITIES AND SERVICE SYSTEMS

5.19.1 Summary of Impacts Identified in the Certified EIR

The Certified EIR determined that the Approved Project would increase the demand for electricity, natural gas, water, and telephone services. The Approved Project would increase the generation of wastewater, soil waste, and runoff. However, the existing infrastructure had the capacity to service the Approved Project, and any new development would be required to ensure that sufficient infrastructure was available; the impacts were less than significant.

5.19.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?					X

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.

The Certified EIR determined that the existing infrastructure had the capacity to service the Approved Project, any new development consistent with the Approved Project would be required to ensure that sufficient infrastructure was available, and the impacts were less than significant. The Proposed Project would not lead to additional residential units beyond what is allowed under the Approved Project. Therefore, the Proposed Project would not further increase the demand for water, electricity, natural gas, or telecommunication facilities, and it would not generate additional wastewater or stormwater. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As determined in the Certified EIR, the Approved Project's net increase in water demands would be well within the forecast increase in Golden State Water Company's Water supply, and there would be adequate water supplies to meet demands in single dry years and multiple dry years. Since the Proposed Project would be capped at 588 units, it would not develop units beyond what is allowed under the Approved Project. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As determined in the Certified EIR, the forecast increase in wastewater generation under the Approved Project would be within the capacity of the current wastewater treatment provider. Since the Proposed Project would be capped at 588 units, it would not develop units beyond what is allowed under the Approved Project. Additionally, any new development would be reviewed by Public Works to ensure sufficient sewer capacity. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As determined in the Certified EIR, the Approved Project would increase solid waste, but the landfills had adequate capacity for the solid waste generated by the Approved Project. Since the Proposed Project would be capped at 588 units, it would not result in the development of additional units beyond what is allowed under the Approved Project. No new or substantially greater impacts would occur. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. Any new development within the Approved Project and the Proposed Project would be required to comply with existing codes and regulations related to solid waste. Therefore, no impact would occur, and the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects.

5.19.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to utilities and service systems were identified in the Certified EIR.

5.20 WILDFIRE

5.20.1 Summary of Impacts Identified in the Certified EIR

Wildfire was not analyzed as a separate topic in the prior Certified EIR; however, it was addressed as part of the Hazards and Hazardous Materials section and was scoped out in the Certified EIR. The Certified EIR determined that the City is primarily urban and developed. The Approved Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including wildland fires that occur on land adjacent to urbanized areas or where residences are intermixed with wildlands. The Certified EIR further determined that the Project Site is not subject to mudflows due to the flat topography.

5.20.2 Impacts Associated with the Proposed Project

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?					X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?					X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?					X

The Project Site and the City of Los Alamitos are not located near or within a Very High Fire Hazard Severity Zone according to the California Department of Forestry and Fire Protection (CAL FIRE 2011). The Project Site is also not within or near a State Responsibility Area (SRA).

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As identified in the Certified EIR for the Approved Project, there would be no substantial changes to the circulation patterns or emergency access routes. The Proposed Project would not change the circulation patterns or emergency access routes. The Proposed Project is not near or within a Very High Fire Hazard Severity Zone or SRA. Therefore, the Proposed Project would not create a new significant impact or a substantial increase in the severity of previously identified effects. No changes or new information would require preparation of a subsequent EIR.

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

No Impact. The Proposed Project is in an urban environment and is developed. There are no wildland areas nor wildland interface areas located in the vicinity. Consequently, no wildland fires would affect or be affected by implementation of the Proposed Project. No new or substantially greater impacts would occur, and no changes or new information would require preparation of a subsequent EIR.

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

No Impact. The Proposed Project is in an urban environment and is surrounded by existing development. Installation or maintenance of associated infrastructures would not exacerbate fire risk or result in temporary ongoing impacts to the environment because no wildland nor wildland interface areas exist at or around the Project Site. The Project Site is not near or within a Very High Fire Hazard Severity Zone or an SRA. No new or substantially greater impacts would occur, and no changes or new information would require preparation of a subsequent EIR.

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

No Impact. As discussed in the Certified EIR, the Project Site is primarily flat and located in an urbanized area. The Project Site is not near or within a Very High Fire Hazard Severity Zone or an SRA. Each development project consistent with the Approved Project and Proposed Project would be required to implement low impact development principles and best practices to manage stormwater on-site. The Proposed Project would result in no impact. The Proposed Project would not result in new significant impacts or a substantial increase in the severity of previously identified effects; it is consistent with the Certified EIR and would not require the preparation of a subsequent EIR.

5.20.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to wildfire were identified in the Certified EIR.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum-stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impacts/No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X	
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Project Site does not contain any significant biological resources. As demonstrated in this Addendum, the Proposed Project would not result in new significant impacts to biological or cultural resources, nor would it substantially increase the severity of impacts evaluated and determined in the Certified EIR. Because the Proposed Project would not meet any of the criteria identified in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR, an Addendum to the Certified EIR is the appropriate document type for the Proposed Project.

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/No Changes or New Information Requiring Preparation of an EIR. The Proposed Project would amend the existing General Plan to allow for an increase in residential density from 30 units per acre to 60 units per acre, with a development cap of 588 total dwelling units. This development cap is consistent with what is allowed under the Approved Project. The Proposed Project would therefore not result in the development of additional units beyond what is allowed under the Approved Project. Therefore, the Proposed Project would not result in any new cumulatively considerable impacts or substantially increase the severity of the cumulative effects previously disclosed in the Certified EIR. As demonstrated in this Addendum, the Proposed Project would not result in new significant impacts, nor would it substantially increase the severity of impacts evaluated and determined in the Certified EIR. Because the Proposed Project would not meet any of the criteria identified in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR, an Addendum to the Certified EIR is the appropriate document type for the Proposed Project.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As demonstrated in this Addendum, the Proposed Project would not result in new significant impacts, nor would it substantially increase the severity of impacts evaluated and determined in the Certified EIR. Because the Proposed Project would not meet any of the criteria identified in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR, an Addendum to the Certified EIR is the appropriate document type for the Proposed Project.

6. List of Preparers

PLACEWORKS

Addie Farrell, Principal

Mariana Zimmermann, Associate II

Miles Barker, Project Planner

Emma Haines, Planner

Cary Nakama, Graphic Artist

Cathy Nero, Document Specialist

6. List of Preparers

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7. References

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7. References

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Appendix A. Tribal Consultation

Appendix

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CITY OF
Los Alamitos
California

3191 Katella Avenue
Los Alamitos, CA 90720-5600
Telephone: (562) 431-3538
FAX: (562) 493-1255
www.cityoflosalamitos.org

September 29, 2021

Gabrielino-Tongva Tribe
Charles Alvarez
23454 Vanowen Street
West Hills, California 91307

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Mr. Alvarez:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

SB 18 requires local governments to consult with California Native American Tribes, if requested by the Tribe, about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The project includes adoption of a general plan land use amendment and, therefore, is subject to the requirements of SB 18. The Native American Heritage Commission was contacted to provide a list of tribes that should be consulted, and your Tribe was included on the list.

The intent of consultation is to provide an opportunity for City and interested tribes to work together in project planning in order to protect tribal cultural places that might not be known to the City. If your Tribe requests to participate in the consultation process, any sensitive information shared with the City regarding cultural places or sacred sites will be kept confidential and will not be divulged to the public.

A request for consultation for this project must be made within 90 days of the date of this letter. If your Tribe would like to consult under SB 18 on this project, please contact me in writing at the address in the signature below or by email by [Insert month and day for 90 days from date of letter], 2021.

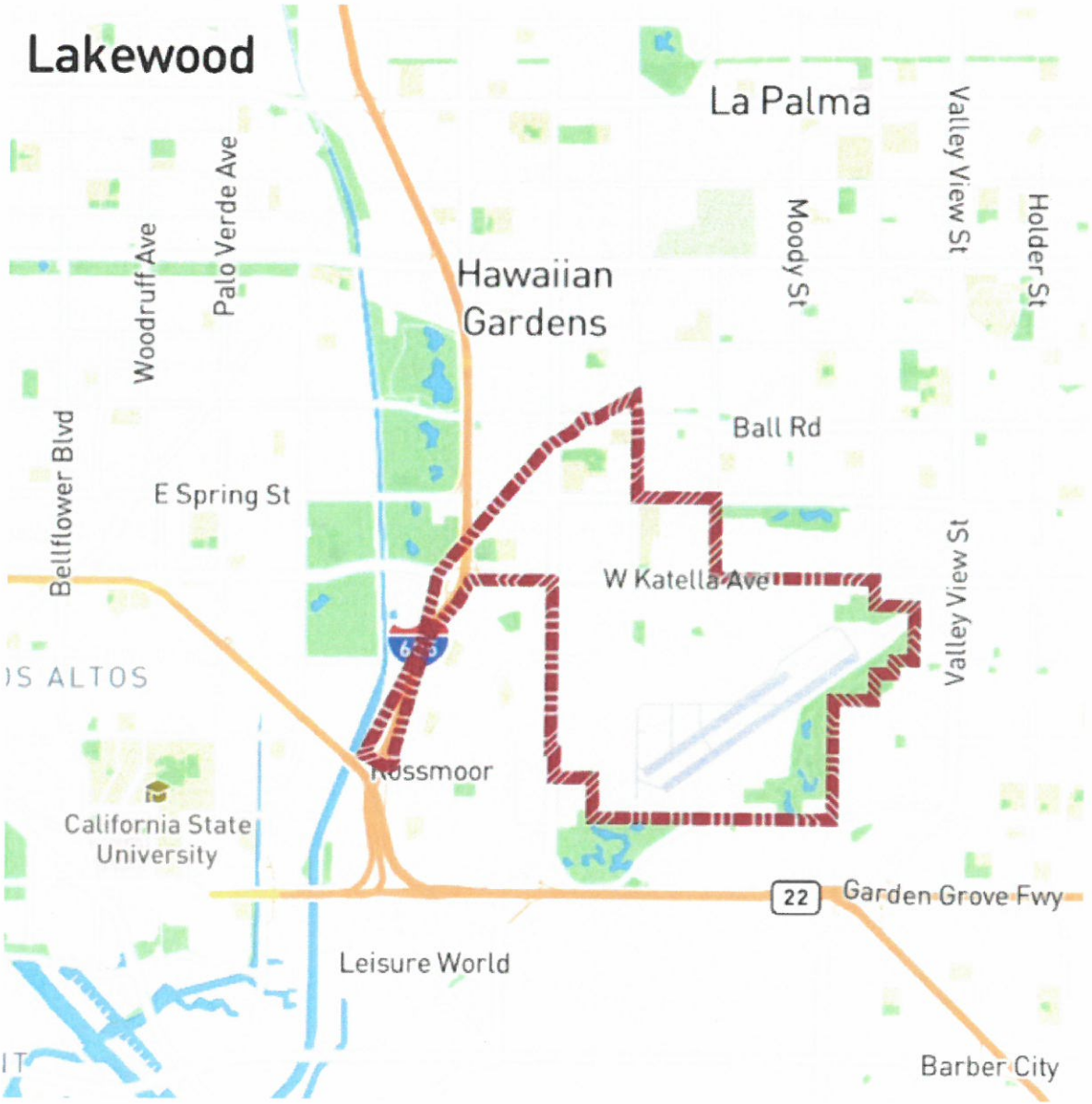
Respectfully,

CITY OF LOS ALAMITOS

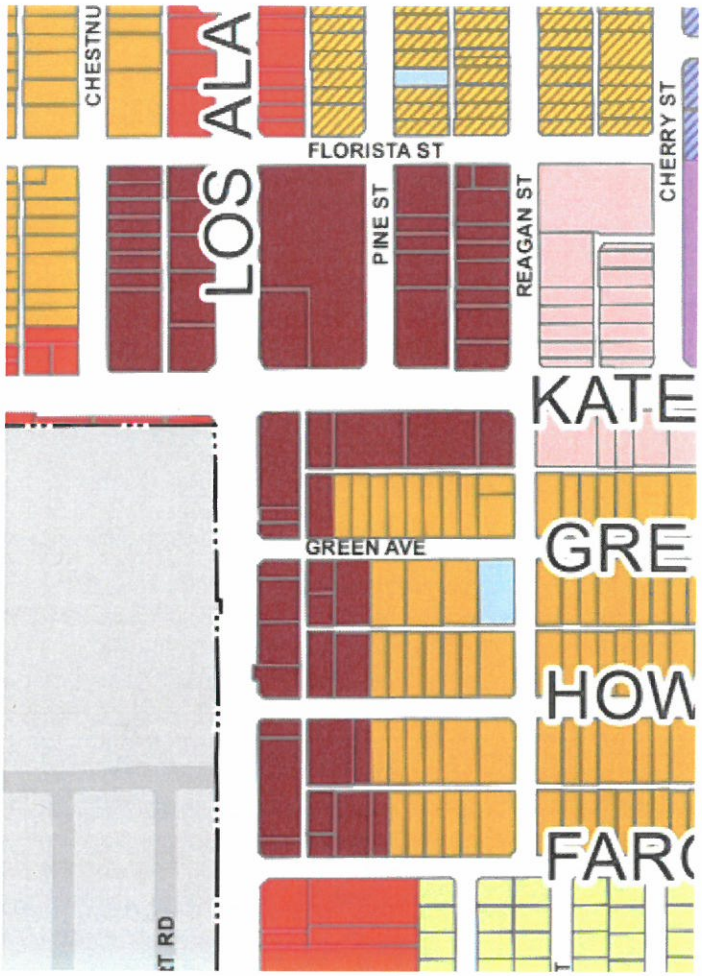
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
Los Alamitos, CA 90720-5600
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www.cityoflosalamitos.org

September 29, 2021

Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Matias Belardes, Chairperson
32161 Avenida Los Amigos
San Juan Capistrano, California 92675

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Mr. Belardes:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

SB 18 requires local governments to consult with California Native American Tribes, if requested by the Tribe, about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The project includes adoption of a general plan land use amendment and, therefore, is subject to the requirements of SB 18. The Native American Heritage Commission was contacted to provide a list of tribes that should be consulted, and your Tribe was included on the list.

The intent of consultation is to provide an opportunity for City and interested tribes to work together in project planning in order to protect tribal cultural places that might not be known to the City. If your Tribe requests to participate in the consultation process, any sensitive information shared with the City regarding cultural places or sacred sites will be kept confidential and will not be divulged to the public.

A request for consultation for this project must be made within 90 days of the date of this letter. If your Tribe would like to consult under SB 18 on this project, please contact me in writing at the address in the signature below or by email by [Insert month and day for 90 days from date of letter], 2021.

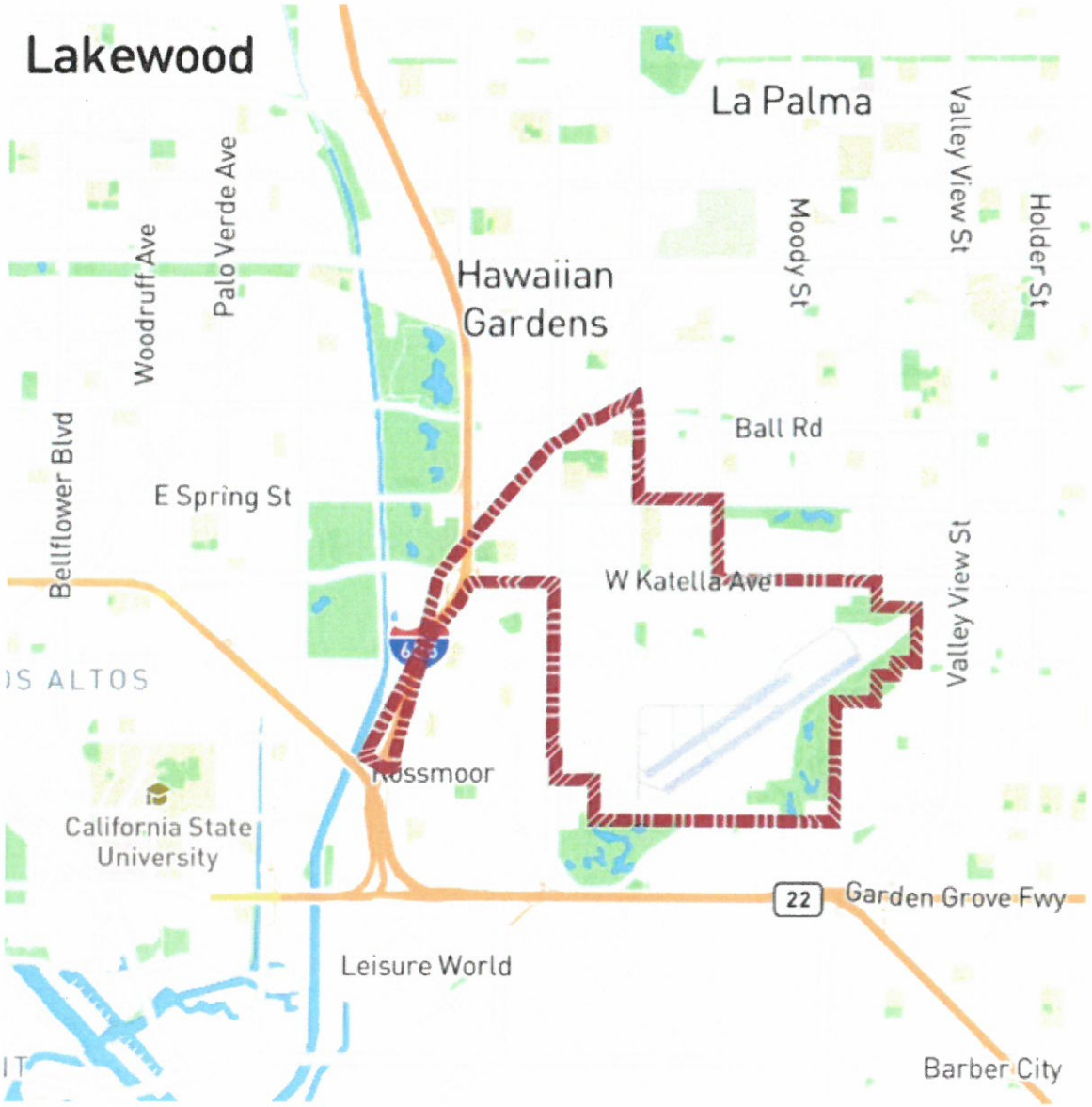
Respectfully,

CITY OF LOS ALAMITOS

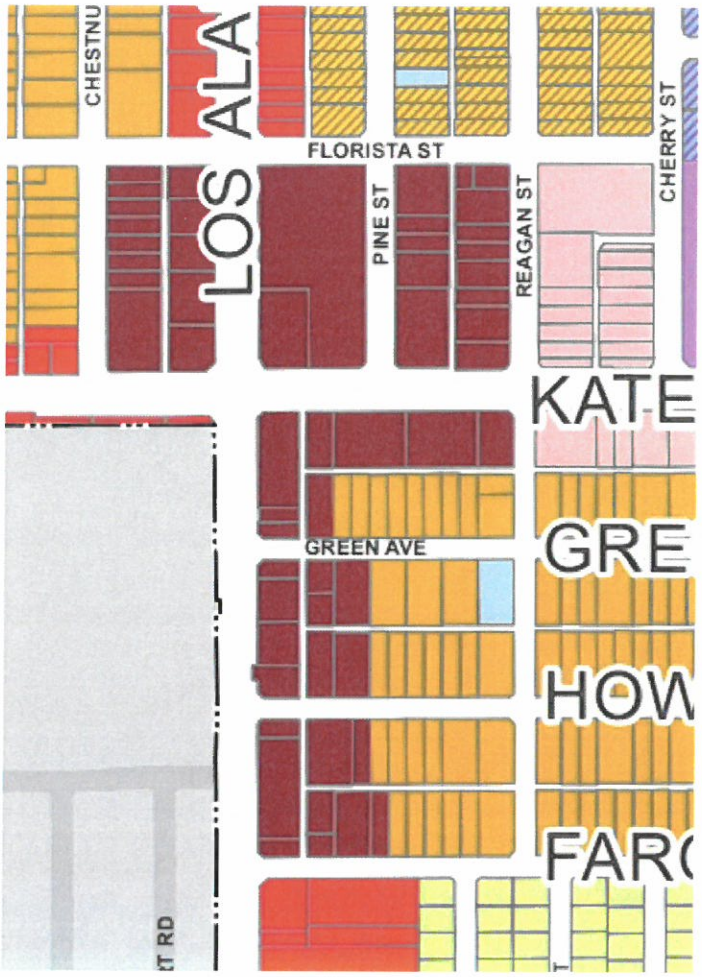
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
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September 29, 2021

Gabrielino Tongva Indians of California Tribal Council
Christina Conley, Tribal Consultant and Administrator
P.O. Box 941078
Simi Valley, California 93094

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Ms. Conley:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

SB 18 requires local governments to consult with California Native American Tribes, if requested by the Tribe, about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The project includes adoption of a general plan land use amendment and, therefore, is subject to the requirements of SB 18. The Native American Heritage Commission was contacted to provide a list of tribes that should be consulted, and your Tribe was included on the list.

The intent of consultation is to provide an opportunity for City and interested tribes to work together in project planning in order to protect tribal cultural places that might not be known to the City. If your Tribe requests to participate in the consultation process, any sensitive information shared with the City regarding cultural places or sacred sites will be kept confidential and will not be divulged to the public.

A request for consultation for this project must be made within 90 days of the date of this letter. If your Tribe would like to consult under SB 18 on this project, please contact me in writing at the address in the signature below or by email by [Insert month and day for 90 days from date of letter], 2021.

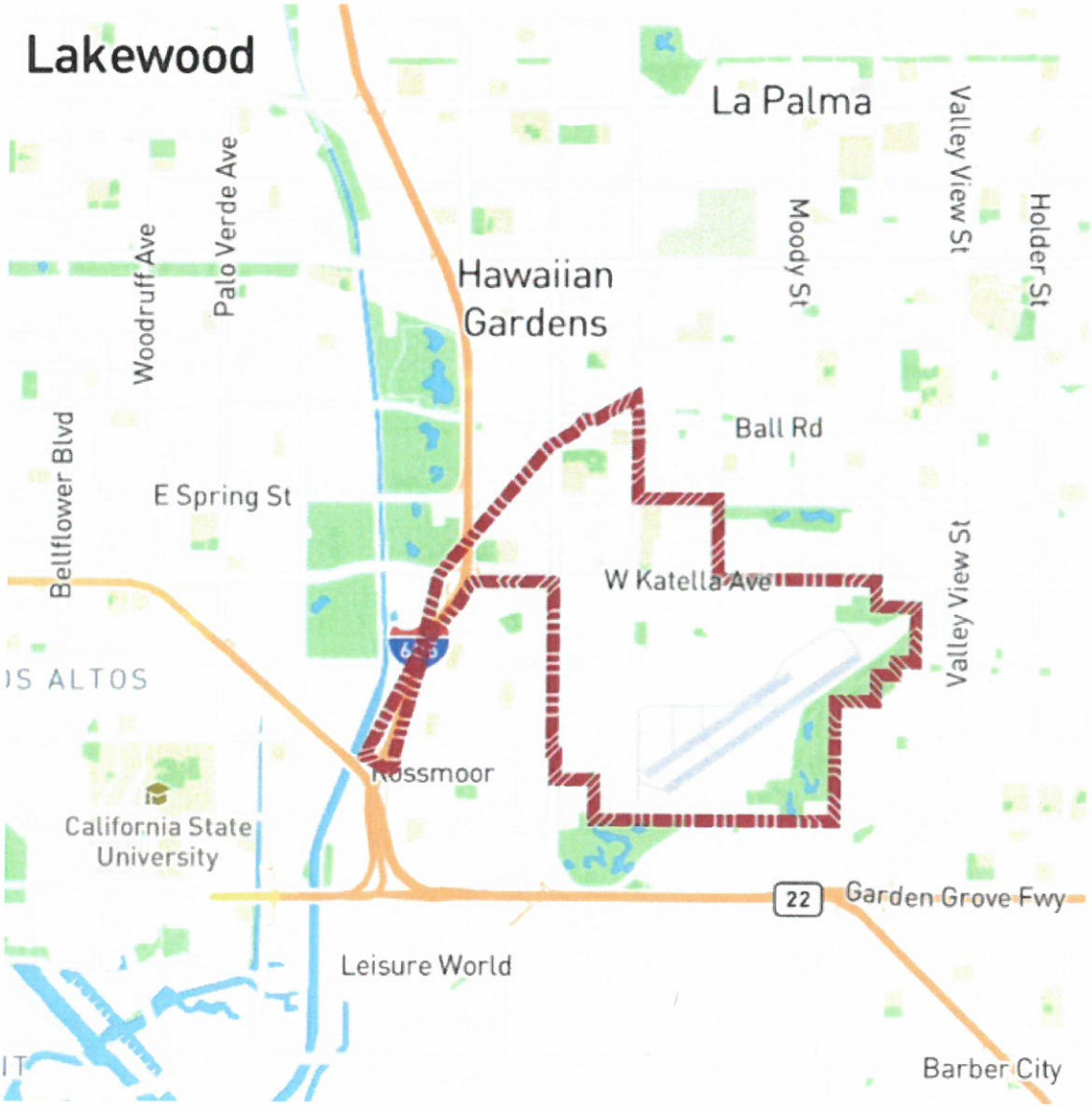
Respectfully,

CITY OF LOS ALAMITOS

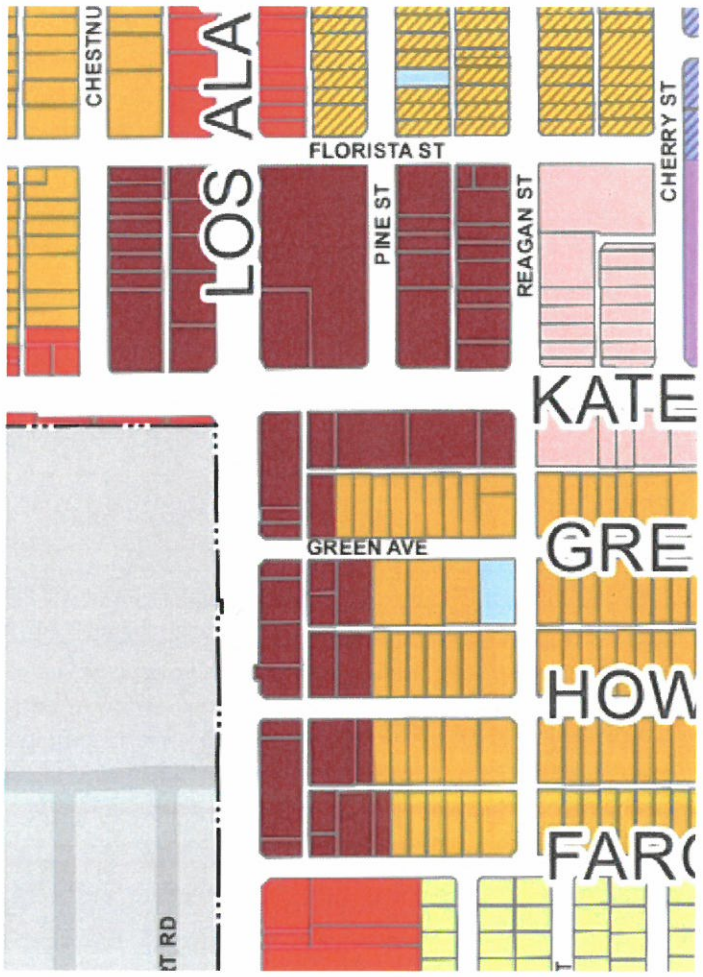
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
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California

3191 Katella Avenue
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www.cityoflosalamitos.org

September 29, 2021

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, California 90707

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Mr. Dorame:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

SB 18 requires local governments to consult with California Native American Tribes, if requested by the Tribe, about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The project includes adoption of a general plan land use amendment and, therefore, is subject to the requirements of SB 18. The Native American Heritage Commission was contacted to provide a list of tribes that should be consulted, and your Tribe was included on the list.

The intent of consultation is to provide an opportunity for City and interested tribes to work together in project planning in order to protect tribal cultural places that might not be known to the City. If your Tribe requests to participate in the consultation process, any sensitive information shared with the City regarding cultural places or sacred sites will be kept confidential and will not be divulged to the public.

A request for consultation for this project must be made within 90 days of the date of this letter. If your Tribe would like to consult under SB 18 on this project, please contact me in writing at the address in the signature below or by email by [Insert month and day for 90 days from date of letter], 2021.

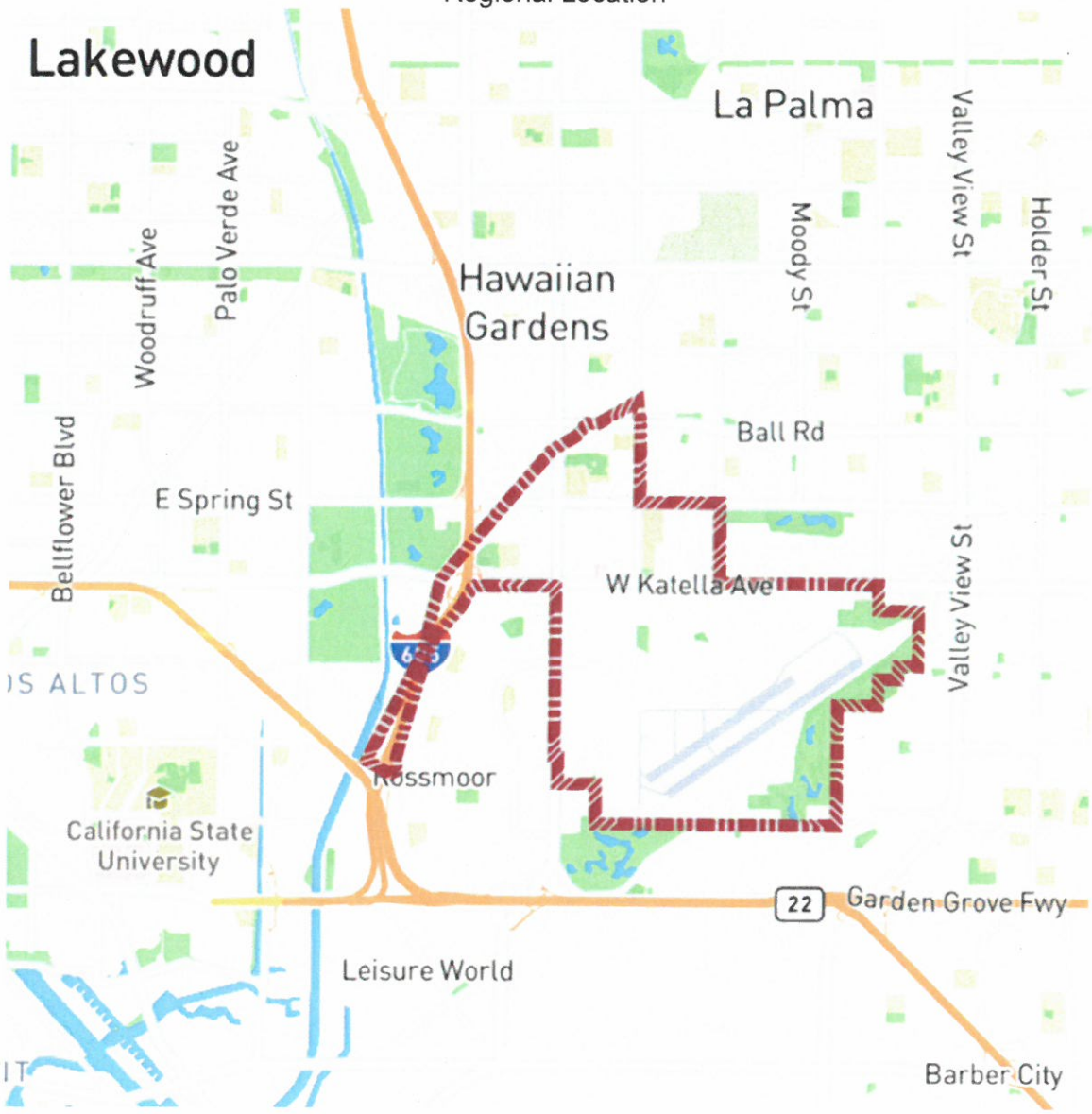
Respectfully,

CITY OF LOS ALAMITOS

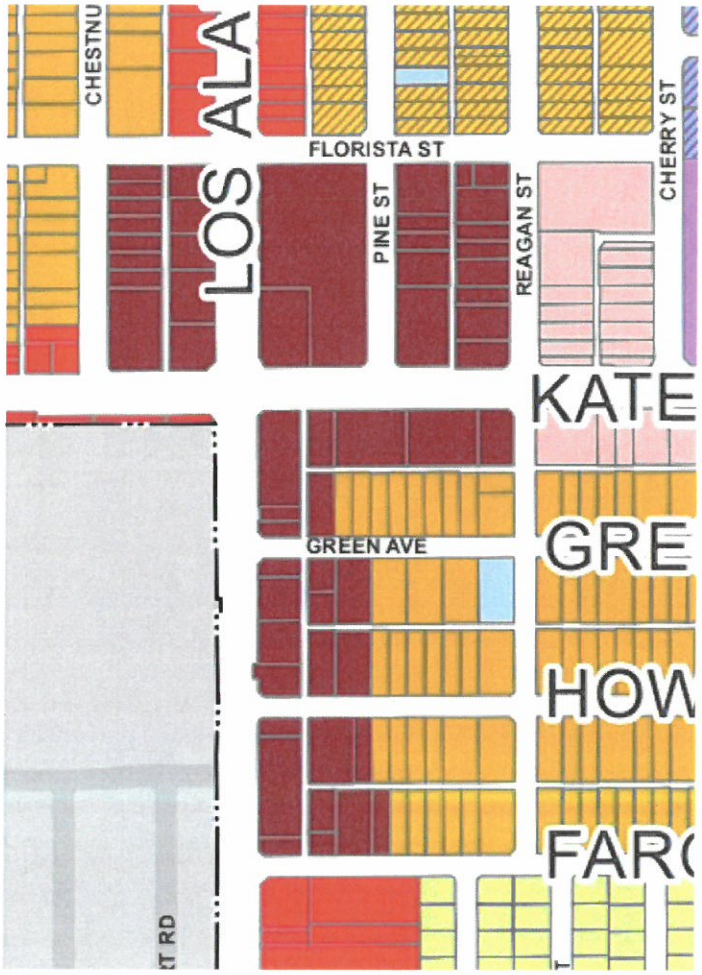
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
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www.cityoflosalamitos.org

September 29, 2021

Ewiiaapaayp Band of Kumeyaay Indians
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, California 91901

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Mr. Garcia:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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A request for consultation for this project must be made within 90 days of the date of this letter. If your Tribe would like to consult under SB 18 on this project, please contact me in writing at the address in the signature below or by email by [Insert month and day for 90 days from date of letter], 2021.

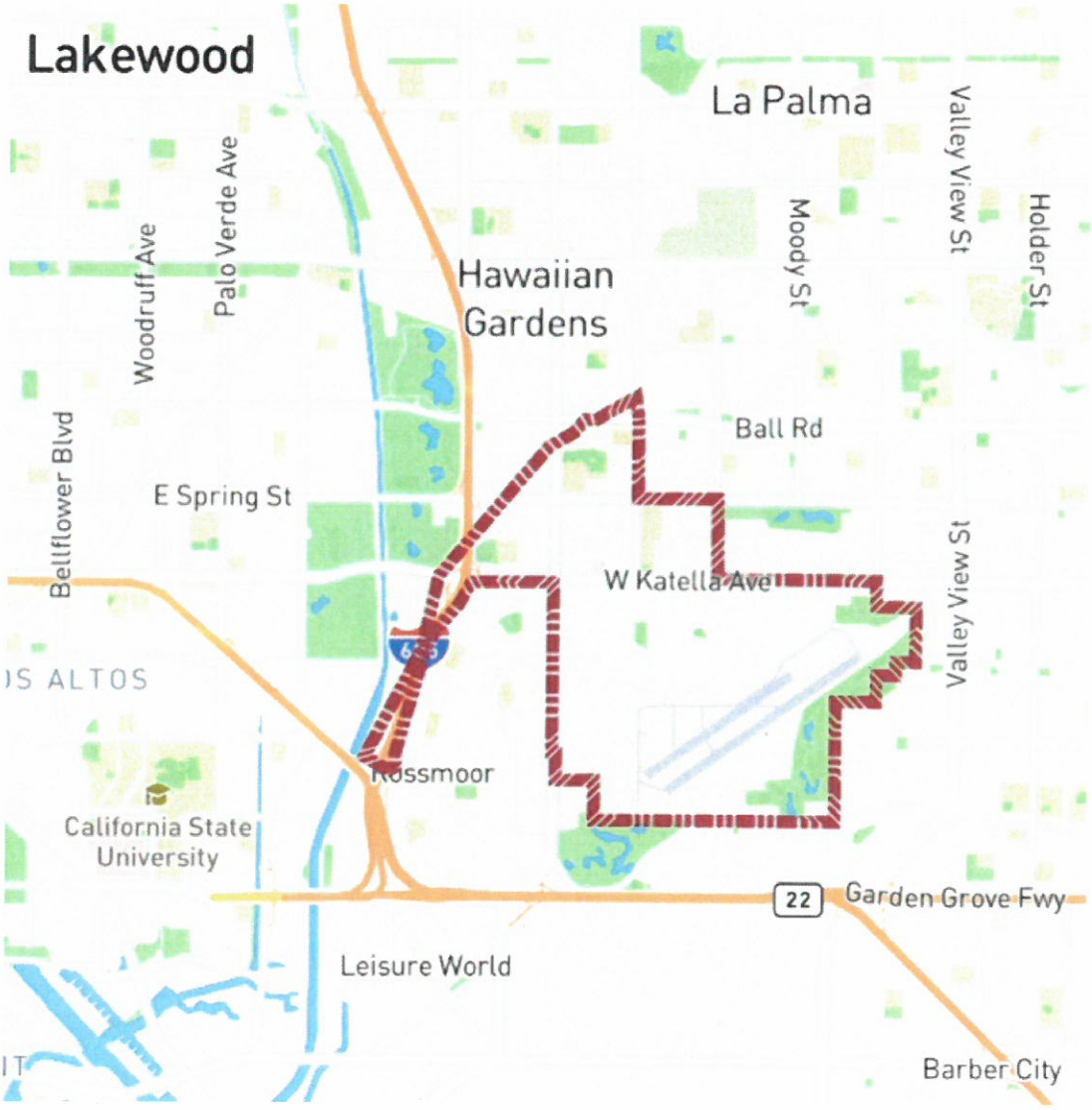
Respectfully,

CITY OF LOS ALAMITOS

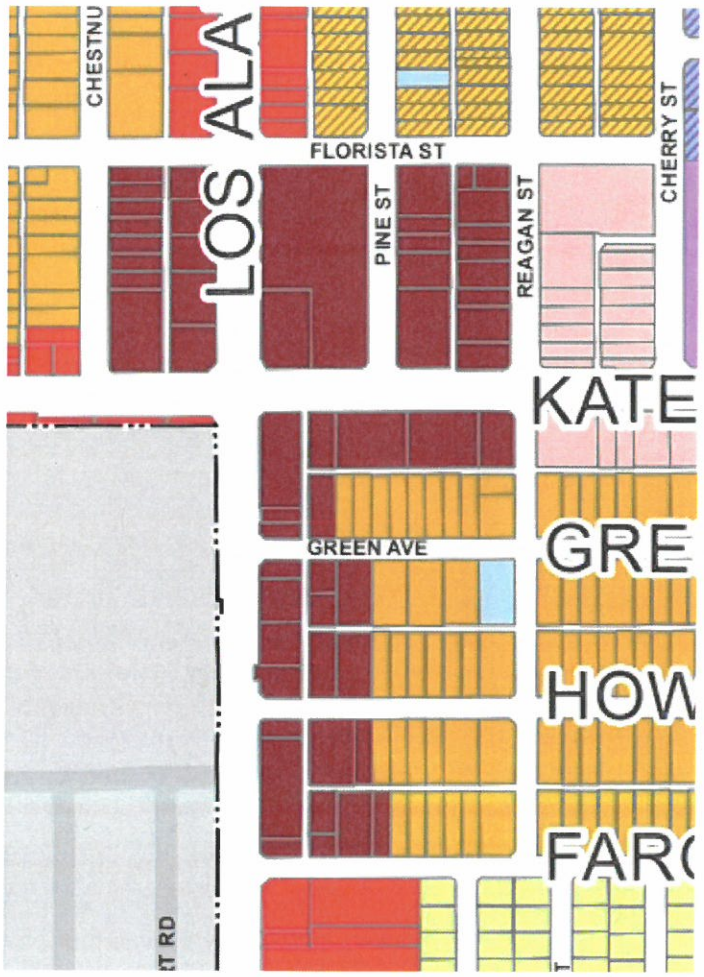
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



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Los Alamitos
California

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www.cityoflosalamitos.org

September 29, 2021

Pala Band of Mission Indians
Shasta Gaughen, Tribal Historic Preservation Officer
PMB 50, 35008 Pala Temecula Road
Pala, California 92059

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Shasta:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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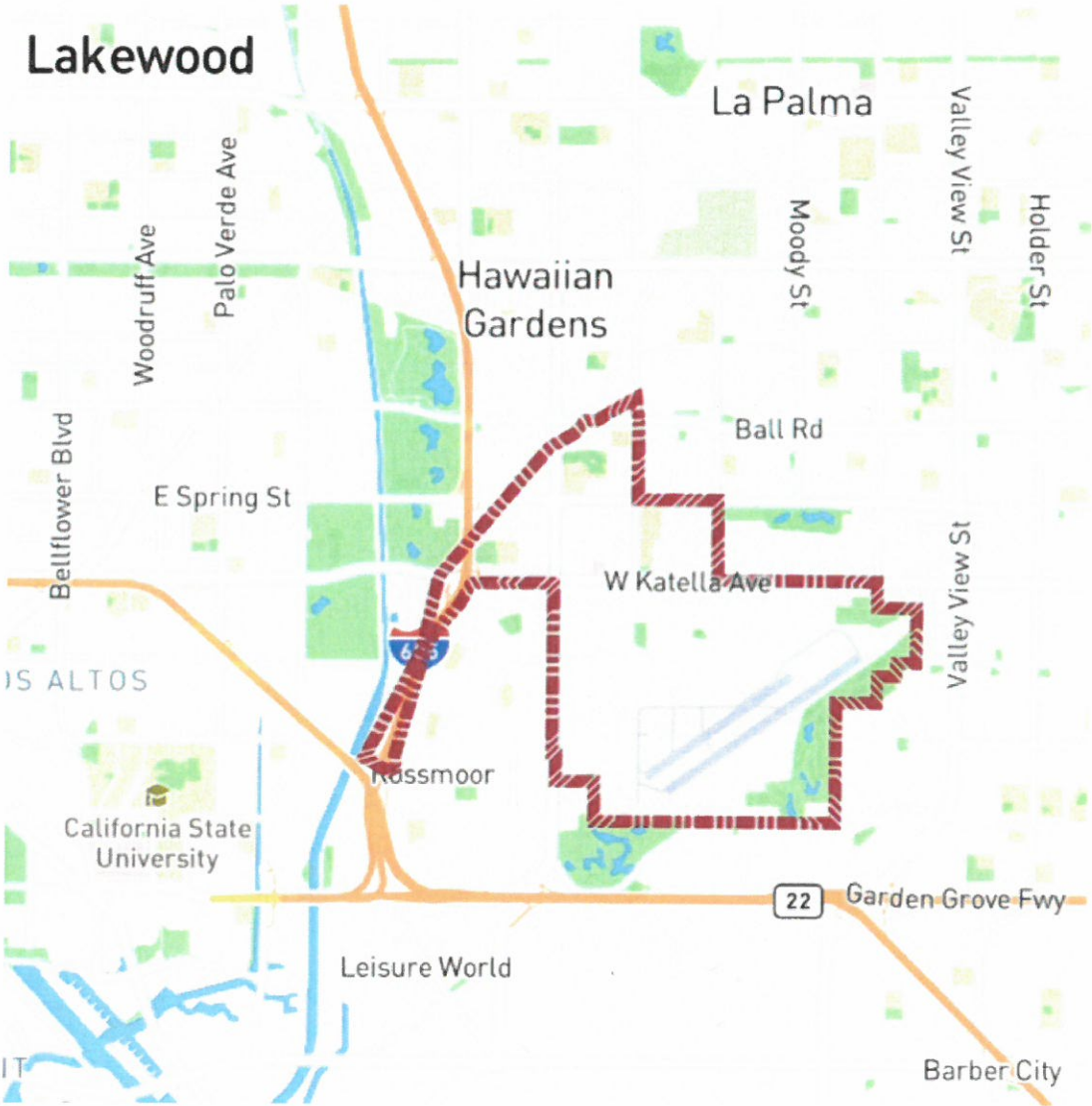
Respectfully,

CITY OF LOS ALAMITOS

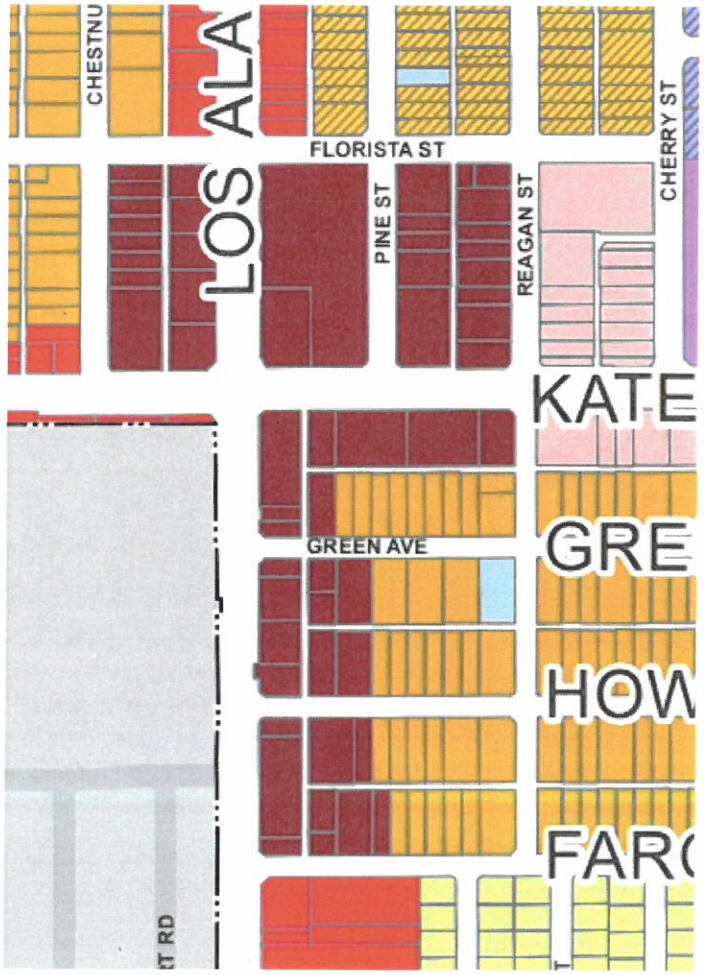
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
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www.cityoflosalamitos.org

September 29, 2021

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 ½ Judge John Aiso Street, #231
Los Angeles, California 90012

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Sandonne:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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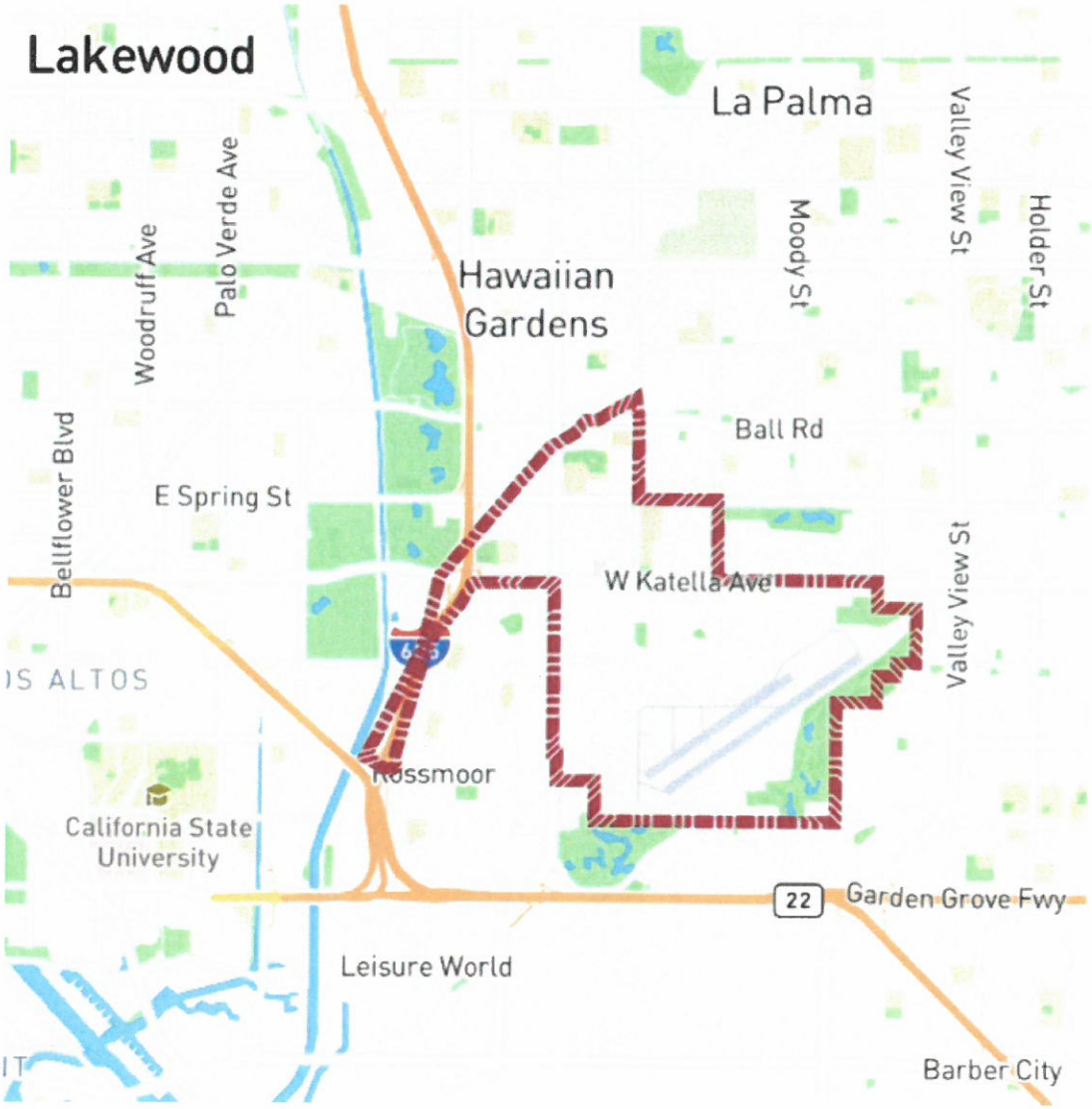
Respectfully,

CITY OF LOS ALAMITOS

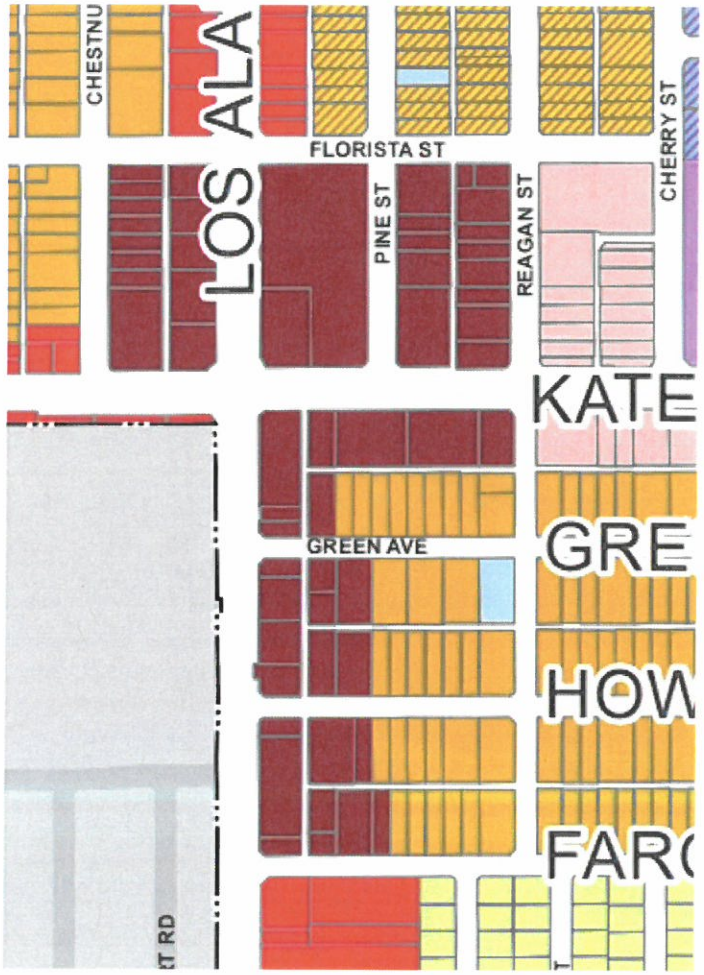
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
Los Alamitos, CA 90720-5600
Telephone: (562) 431-3538
FAX: (562) 493-1255
www.cityoflosalamitos.org

September 29, 2021

Campo Band of Diegueno Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, California 91906

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Mr. Goff:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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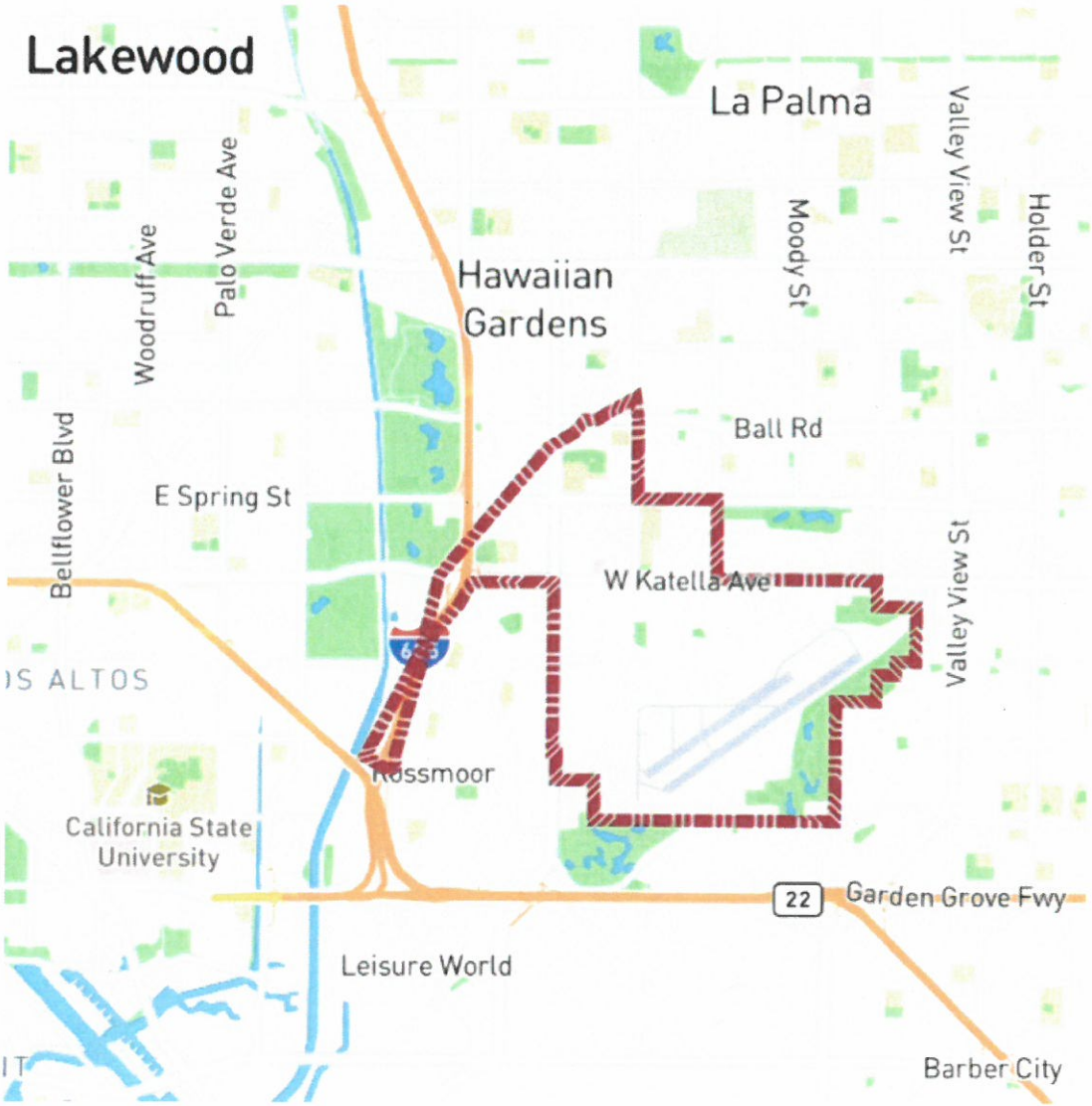
Respectfully,

CITY OF LOS ALAMITOS

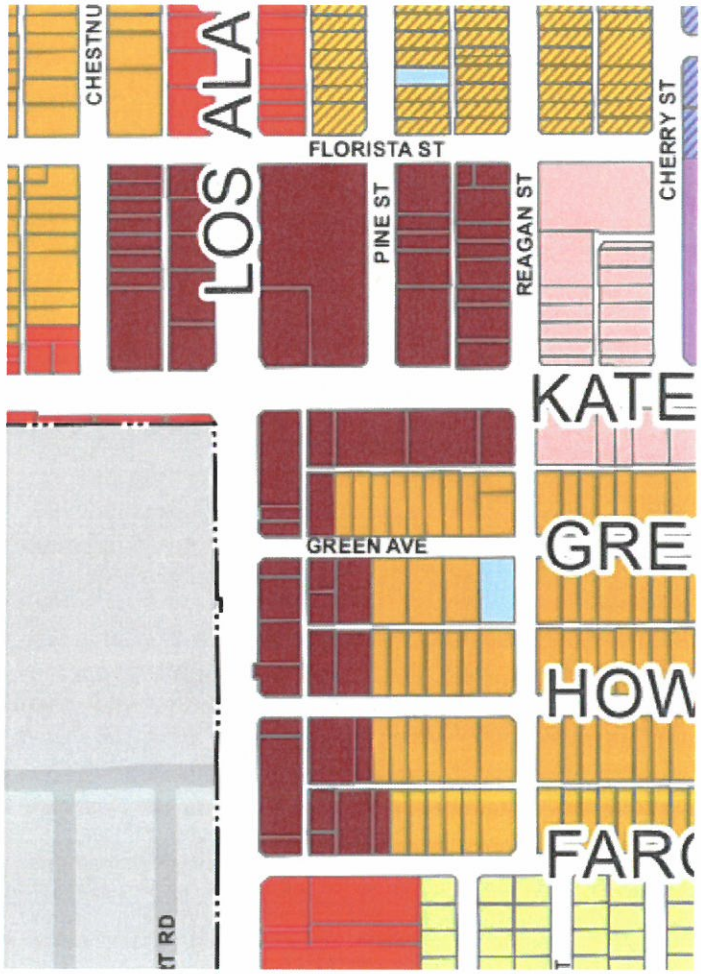
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
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www.cityoflosalamitos.org

September 29, 2021

Mesa Grande Band of Diegueno Mission Indians
Michael Linton, Chairperson
P.O. Box 270
Santa Ysabel, California 92070

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Mr. Linton:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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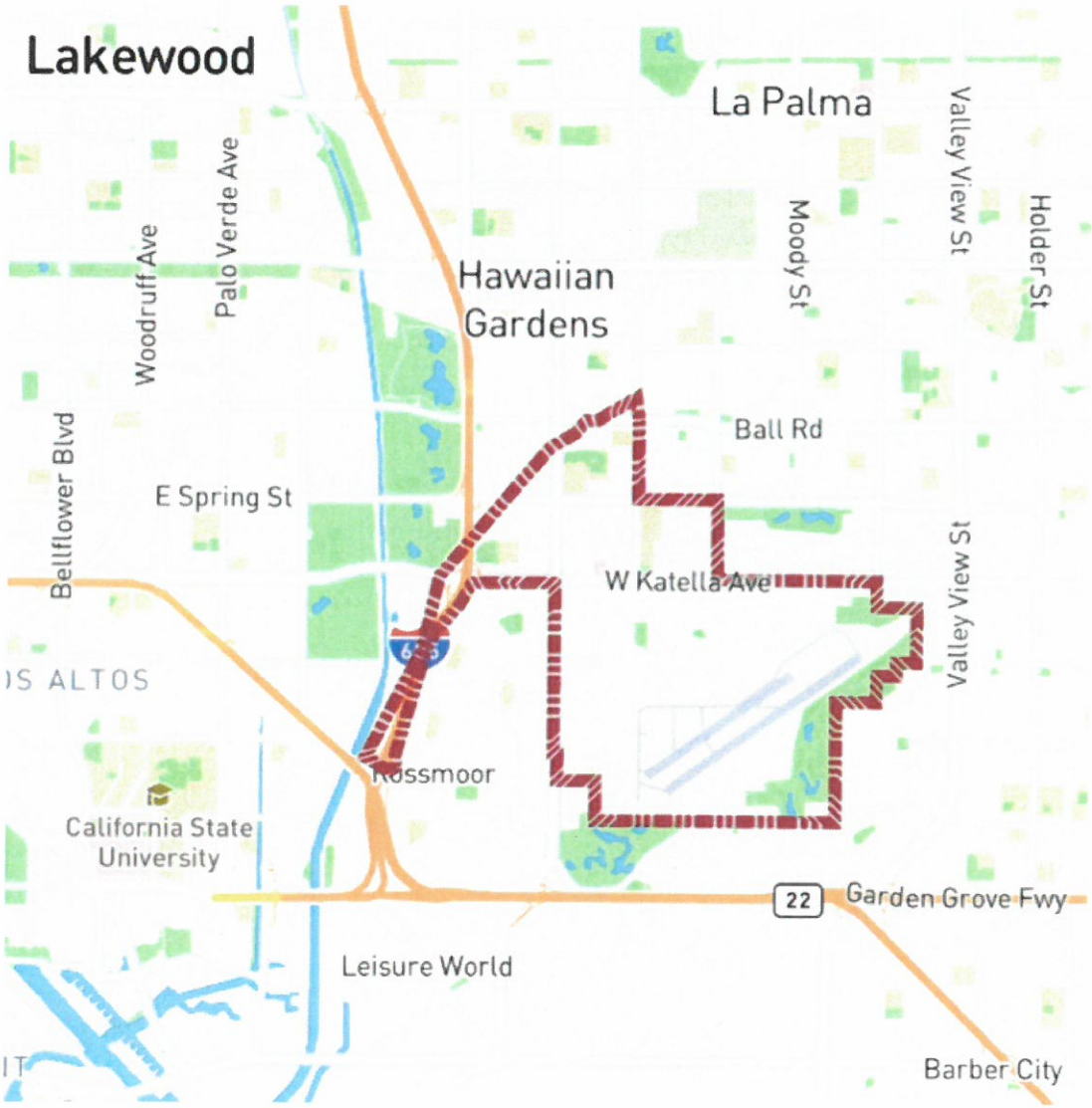
Respectfully,

CITY OF LOS ALAMITOS

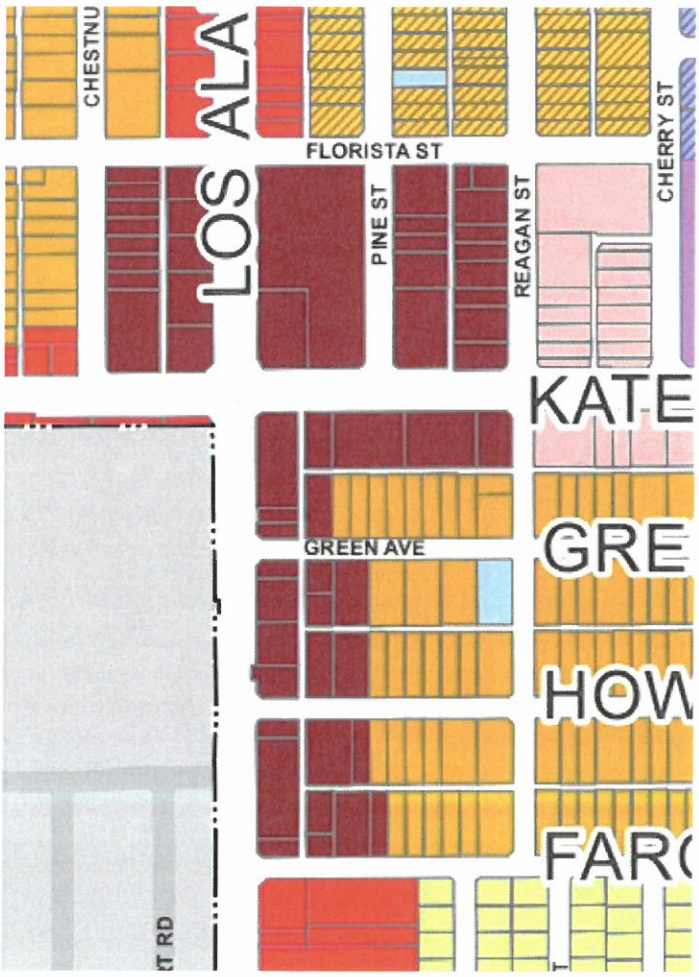
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
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www.cityoflosalamitos.org

September 29, 2021

La Posta Band of Diegueno Mission Indians
Javaugn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, California 91905

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Javaugn:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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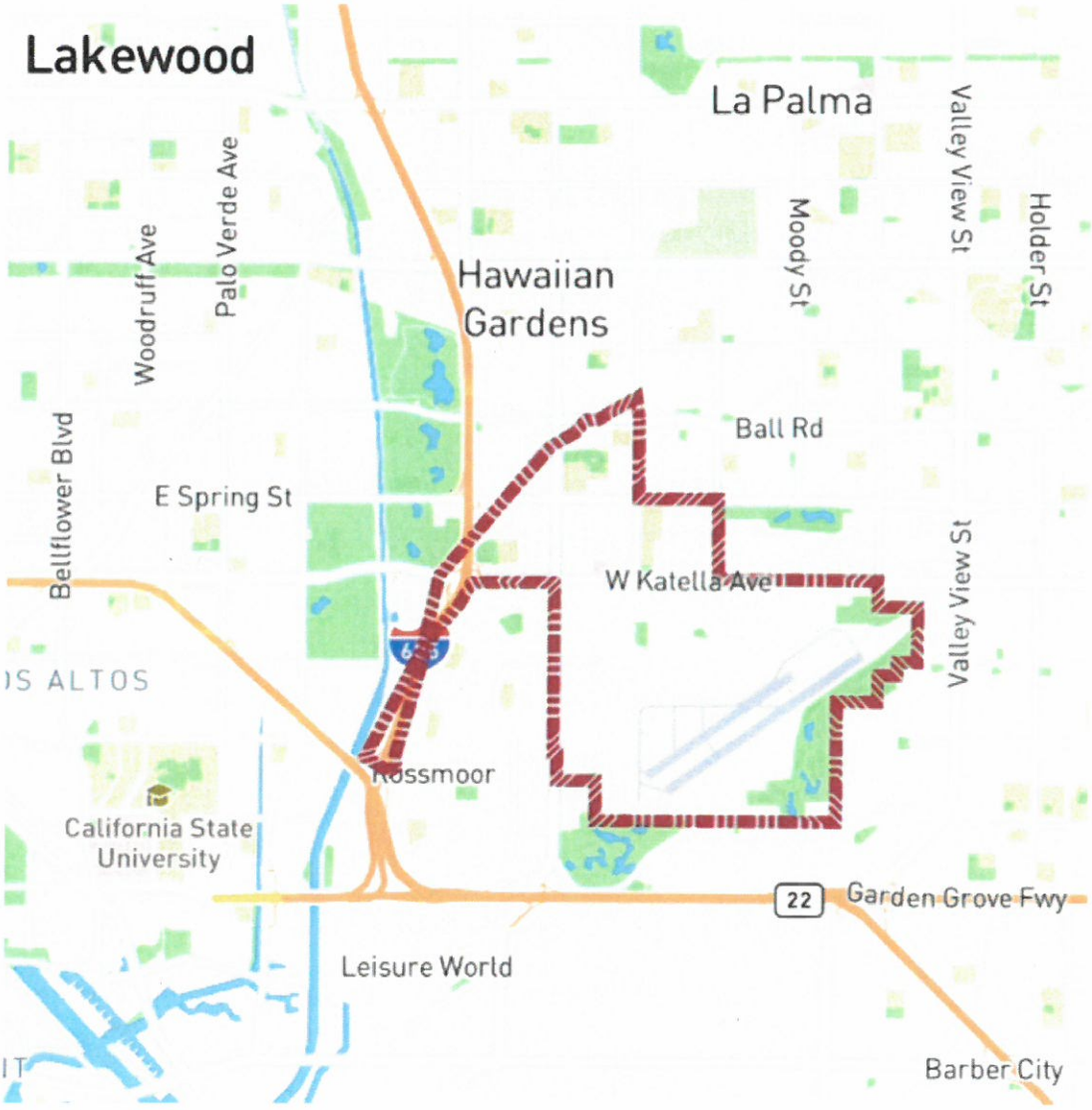
Respectfully,

CITY OF LOS ALAMITOS

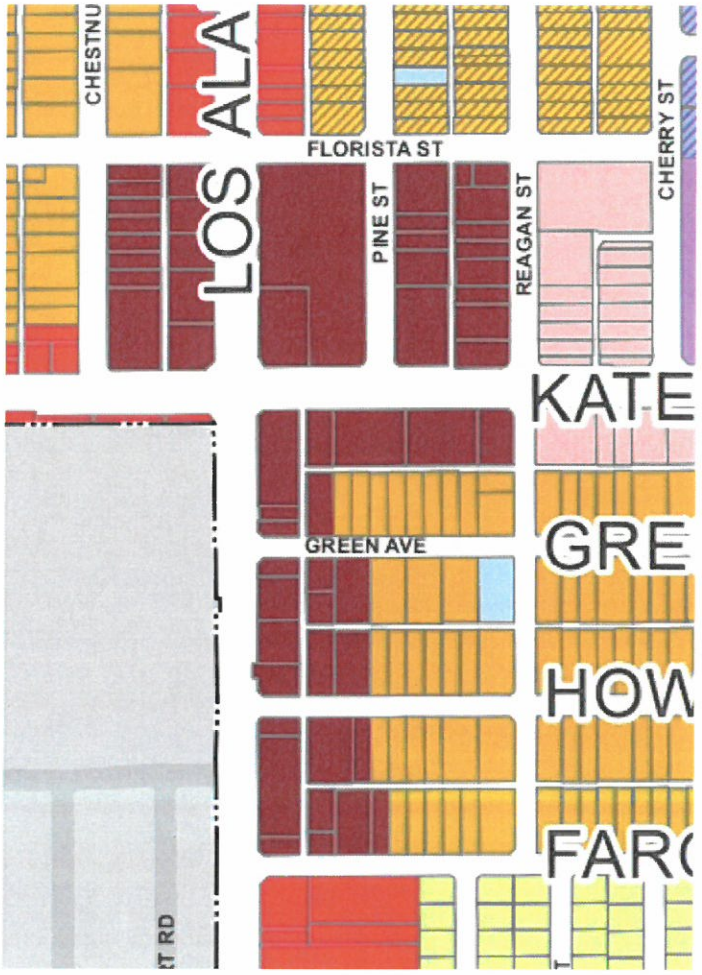
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
Los Alamitos, CA 90720-5600
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www.cityoflosalamitos.org

September 29, 2021

La Posta Band of Diegueno Mission Indians
Javaugn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, California 91905

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Javaugn:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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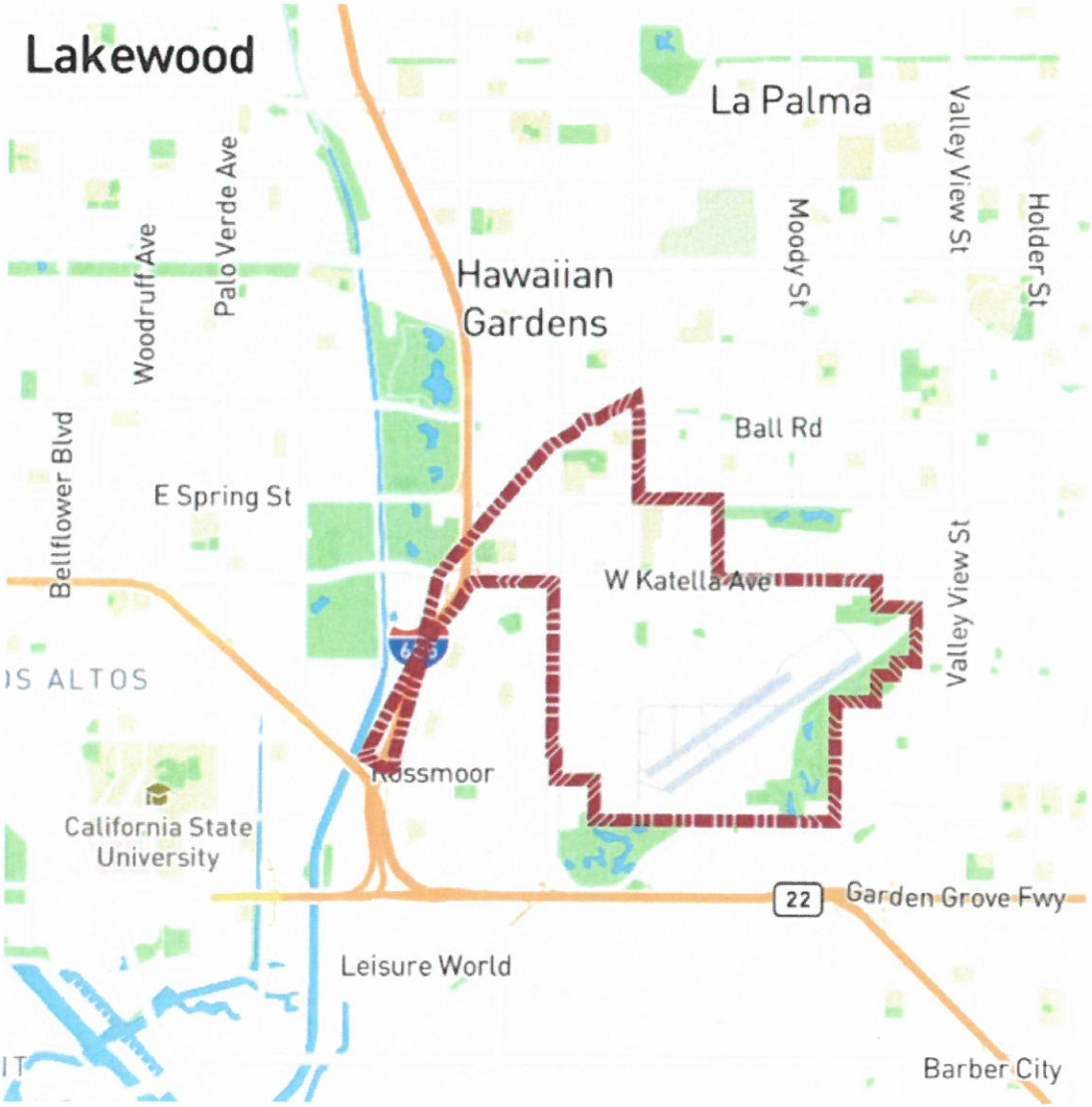
Respectfully,

CITY OF LOS ALAMITOS

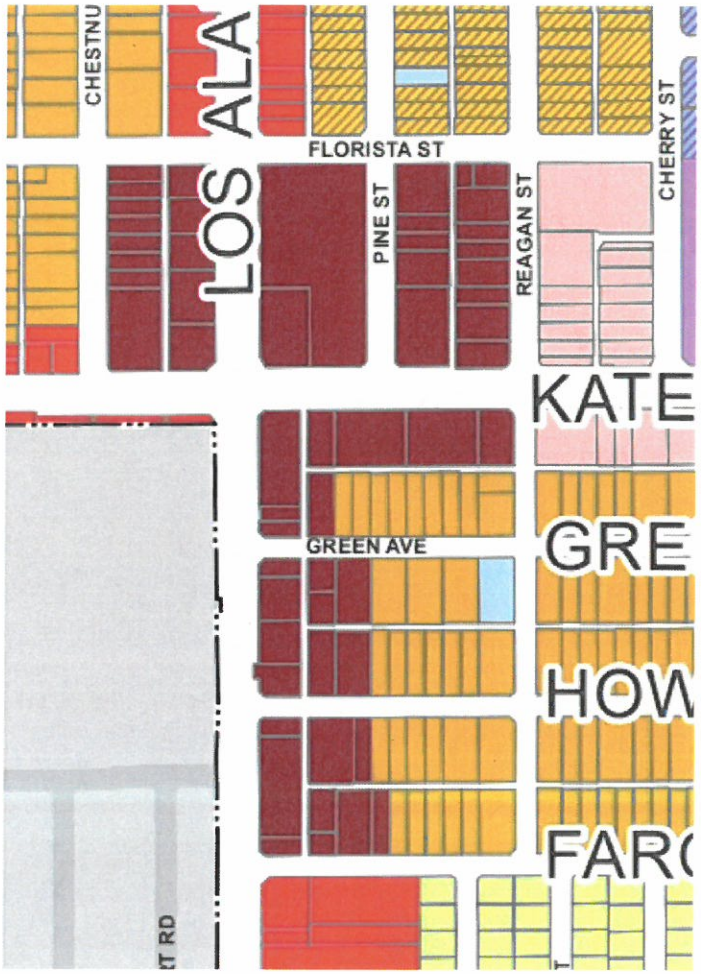
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
Los Alamitos, CA 90720-5600
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www.cityoflosalamitos.org

September 29, 2021

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, California 91778

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Mr. Morales:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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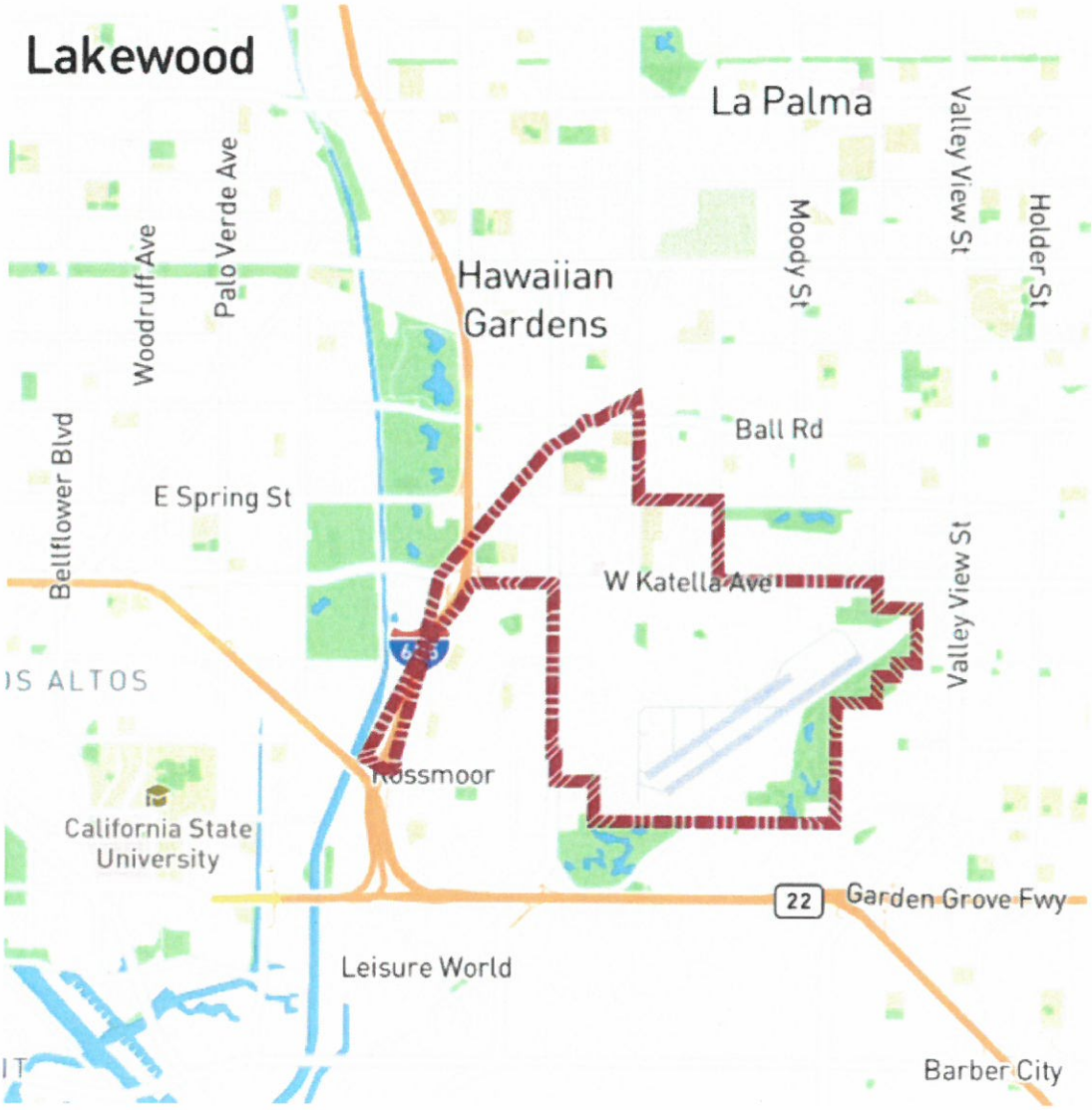
Respectfully,

CITY OF LOS ALAMITOS

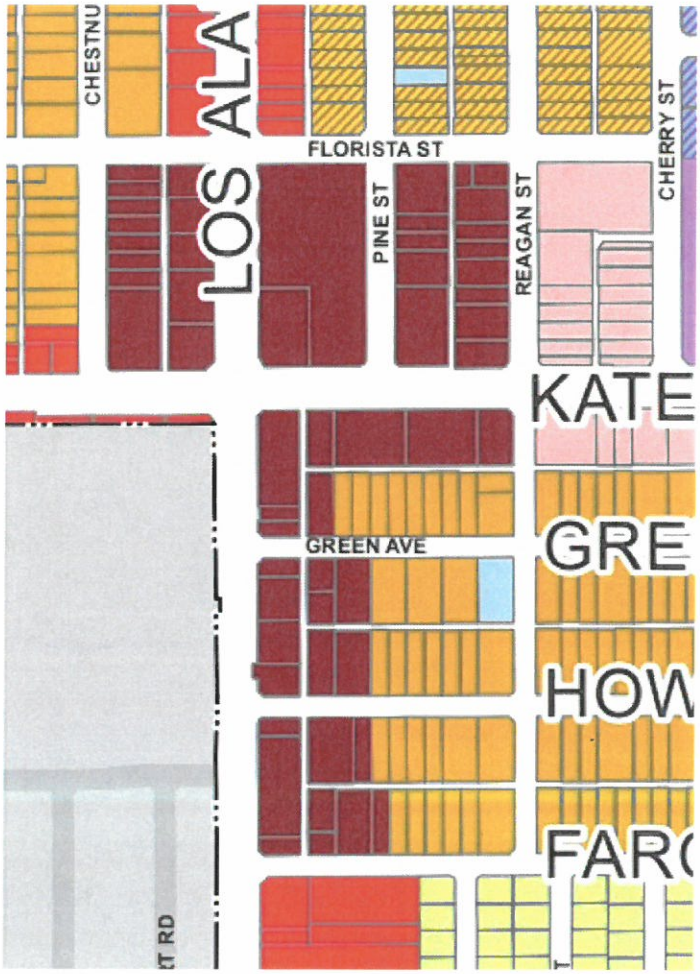
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
Los Alamitos, CA 90720-5600
Telephone: (562) 431-3538
FAX: (562) 493-1255
www.cityoflosalamitos.org

September 29, 2021

La Posta Band of Diegueno Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, California 91905

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Ms. Parada:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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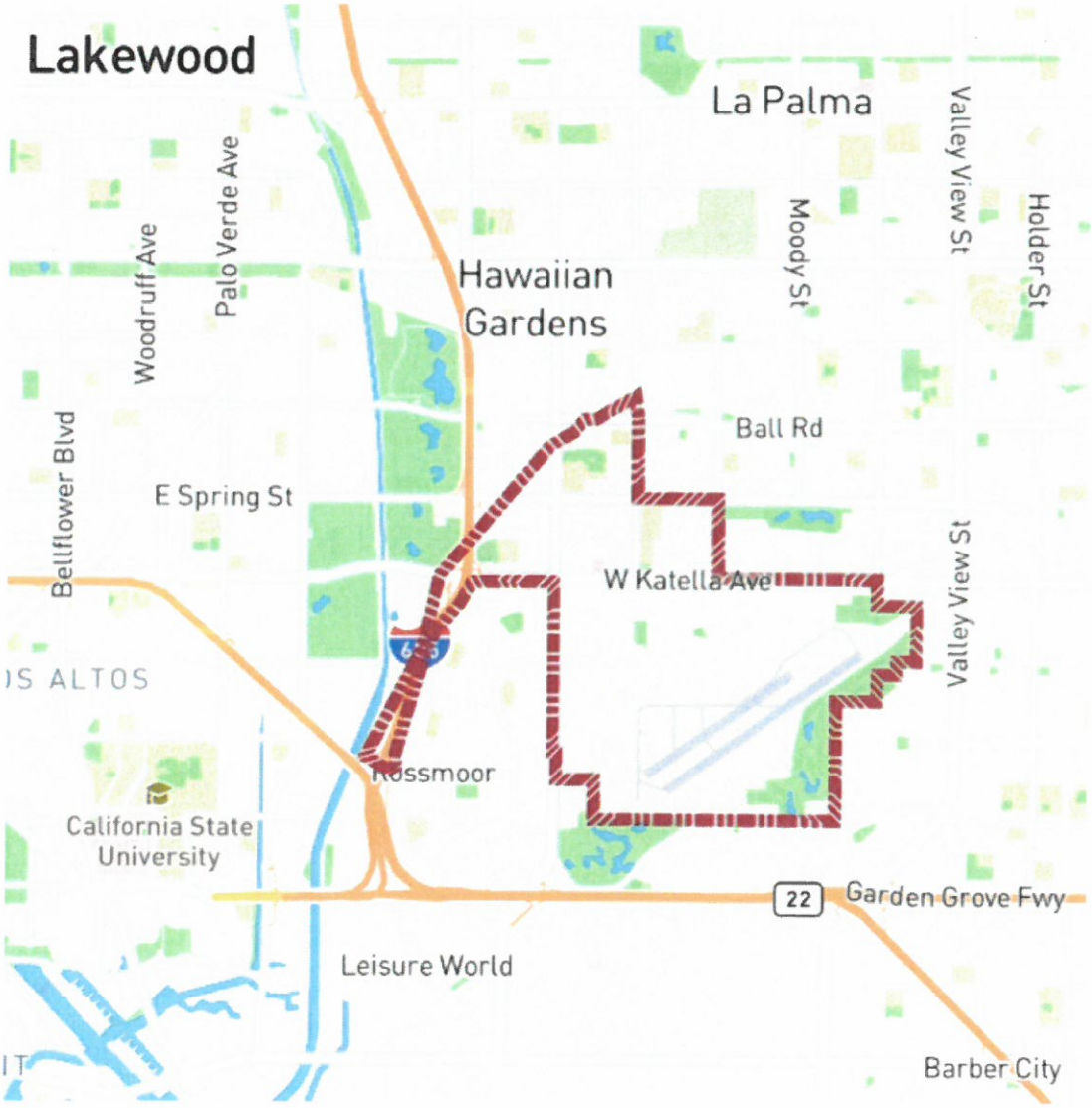
Respectfully,

CITY OF LOS ALAMITOS

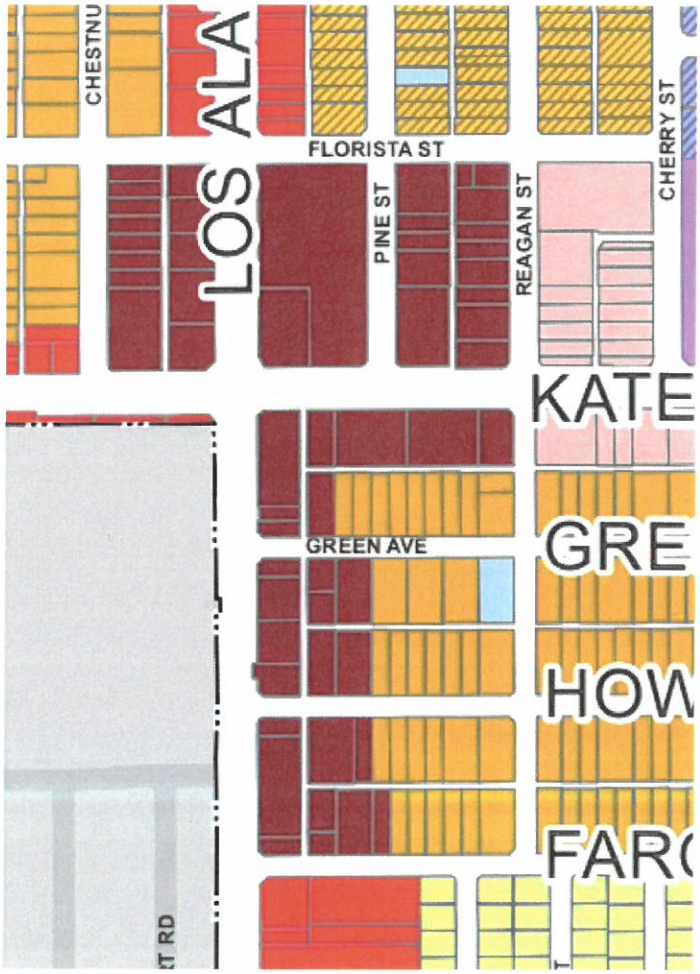
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
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www.cityoflosalamitos.org

September 29, 2021

Ewiiaapaayp Band of Kumeyaay Indians
Robert Pinto, Chairperson
4054 Willows Road
Alpine, California 91901

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Mr. Pinto:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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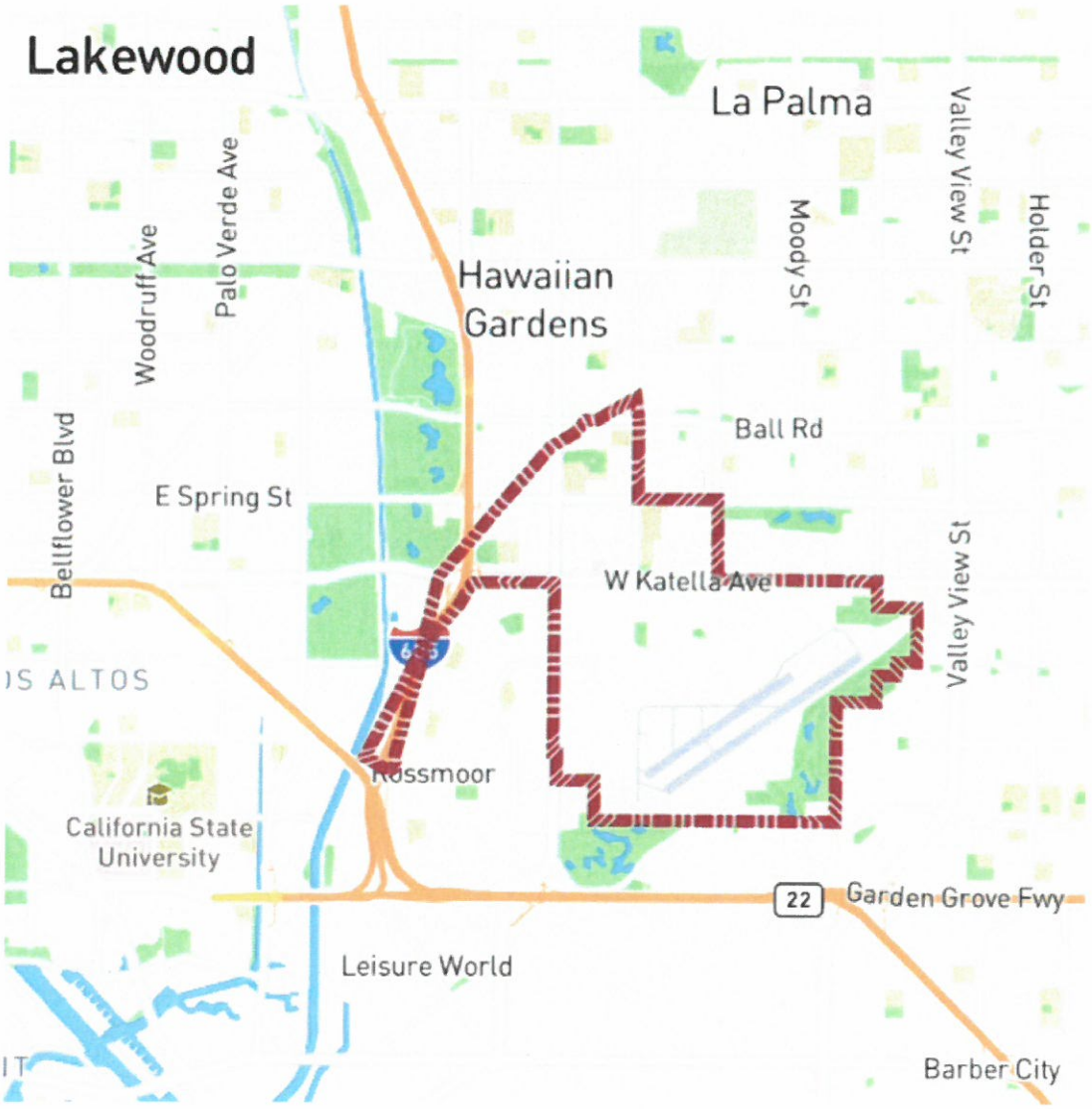
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CITY OF LOS ALAMITOS

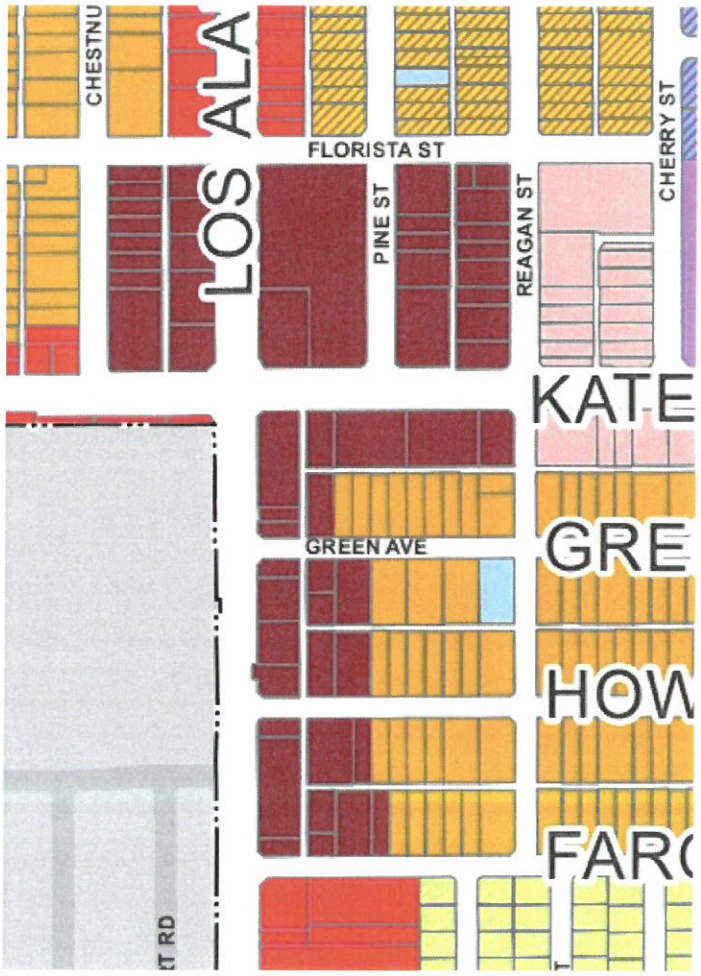
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



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September 29, 2021

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, California 92539

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Lovina:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

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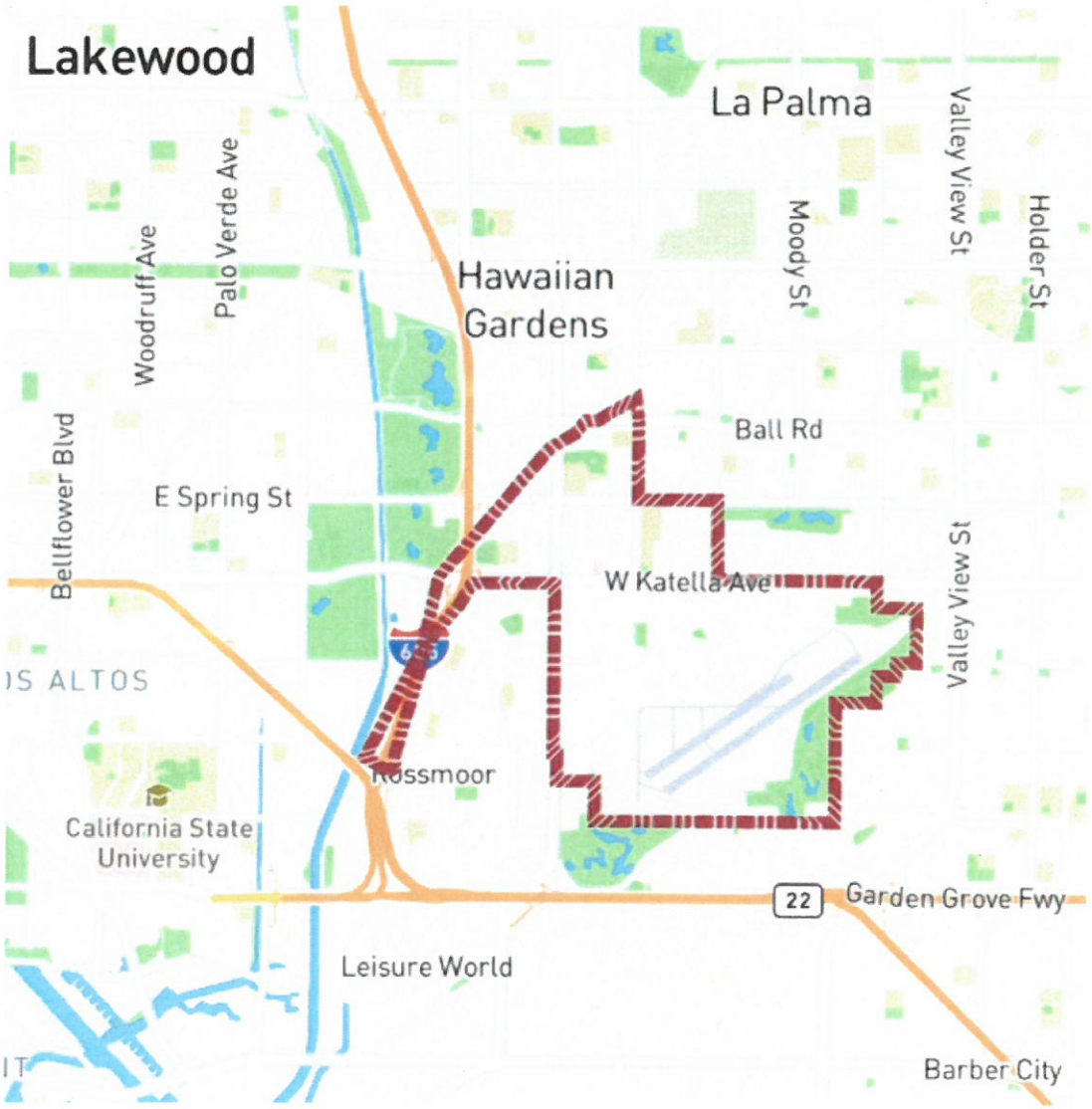
Respectfully,

CITY OF LOS ALAMITOS

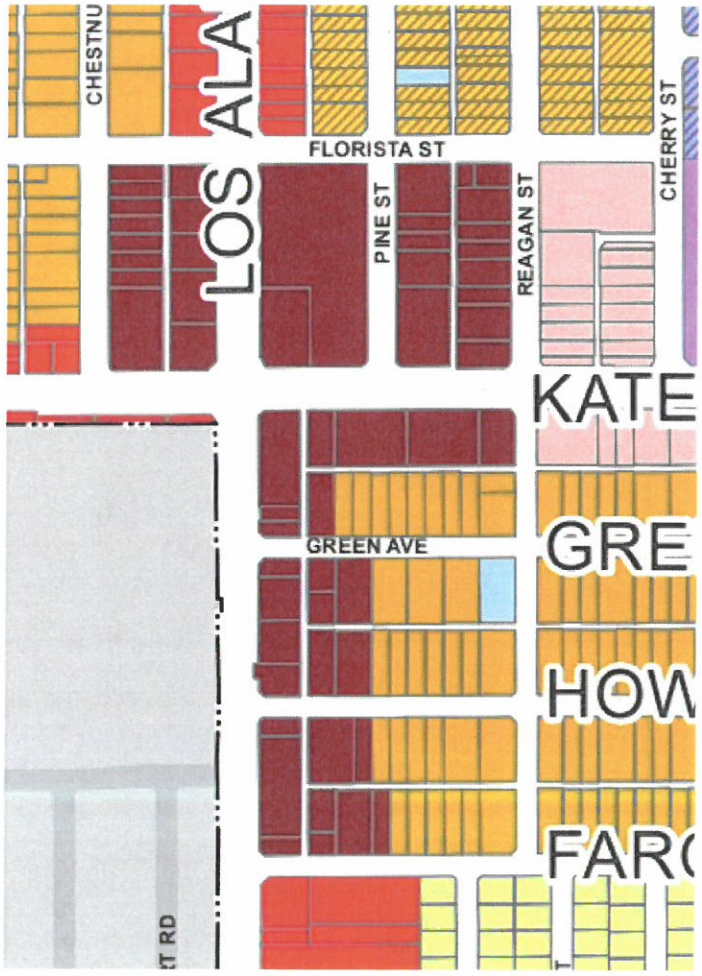
Tom Oliver
Associate Planner

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Regional Location



Local Vicinity



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September 29, 2021

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, California 91723

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Mr. Salas:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

SB 18 requires local governments to consult with California Native American Tribes, if requested by the Tribe, about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The project includes adoption of a general plan land use amendment and, therefore, is subject to the requirements of SB 18. The Native American Heritage Commission was contacted to provide a list of tribes that should be consulted, and your Tribe was included on the list.

The intent of consultation is to provide an opportunity for City and interested tribes to work together in project planning in order to protect tribal cultural places that might not be known to the City. If your Tribe requests to participate in the consultation process, any sensitive information shared with the City regarding cultural places or sacred sites will be kept confidential and will not be divulged to the public.

A request for consultation for this project must be made within 90 days of the date of this letter. If your Tribe would like to consult under SB 18 on this project, please contact me in writing at the address in the signature below or by email by [Insert month and day for 90 days from date of letter], 2021.

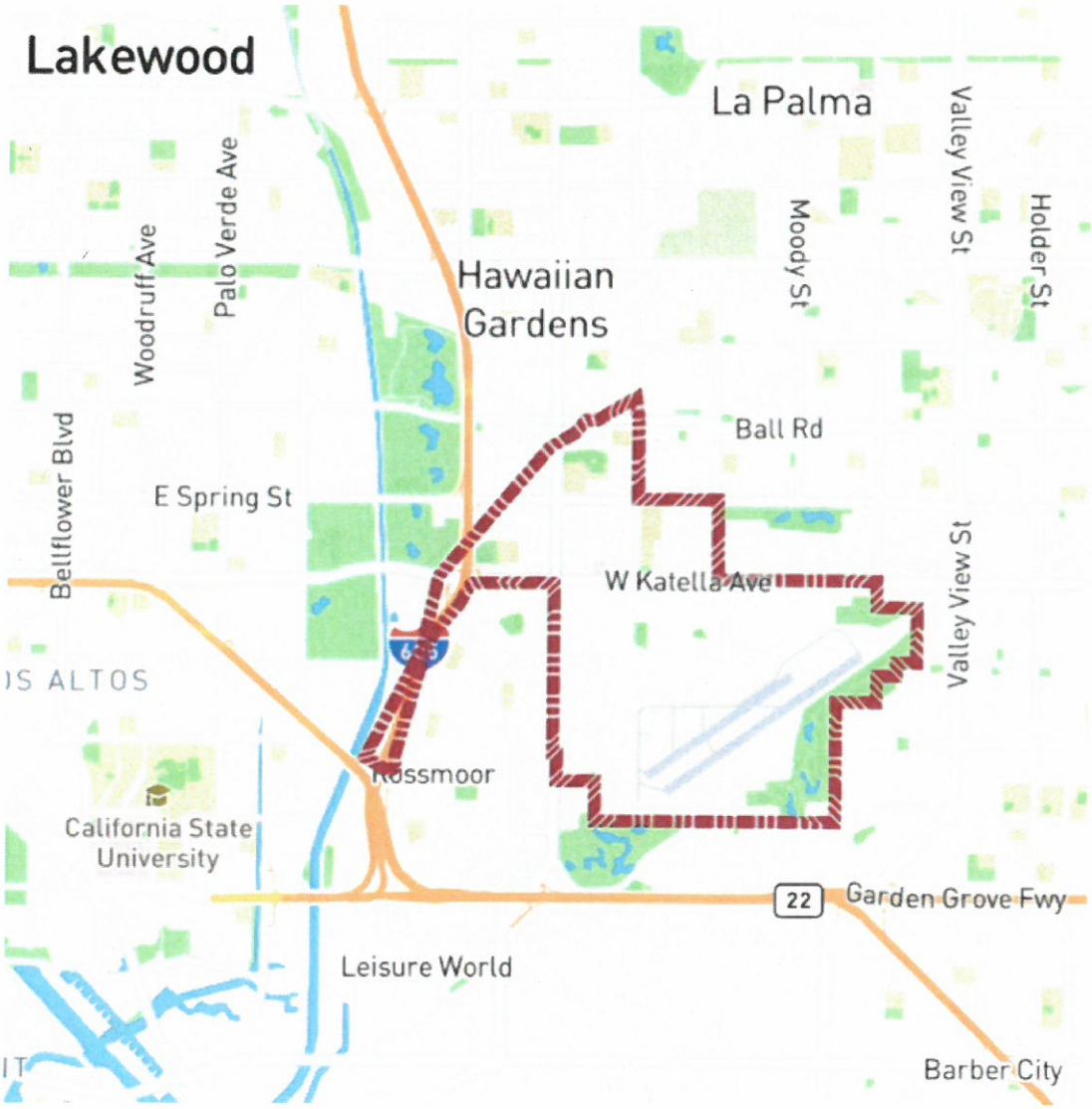
Respectfully,

CITY OF LOS ALAMITOS

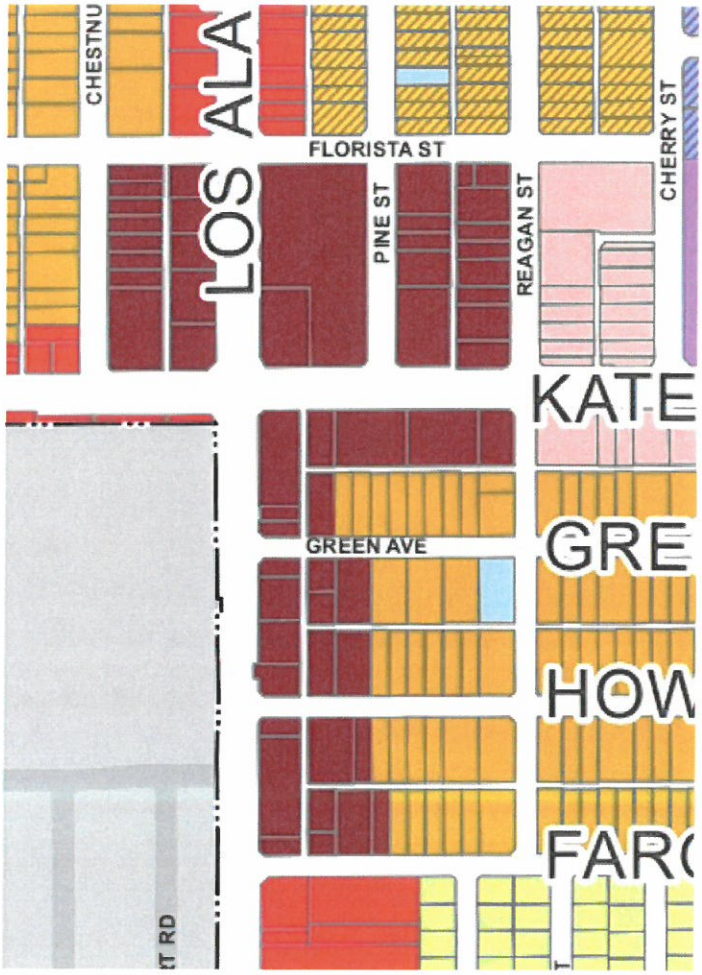
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
Los Alamitos, CA 90720-5600
Telephone: (562) 431-3538
FAX: (562) 493-1255
www.cityoflosalamitos.org

September 29, 2021

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O. Box 1302
Boulevard, California 91905

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Ms. Santos:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

SB 18 requires local governments to consult with California Native American Tribes, if requested by the Tribe, about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The project includes adoption of a general plan land use amendment and, therefore, is subject to the requirements of SB 18. The Native American Heritage Commission was contacted to provide a list of tribes that should be consulted, and your Tribe was included on the list.

The intent of consultation is to provide an opportunity for City and interested tribes to work together in project planning in order to protect tribal cultural places that might not be known to the City. If your Tribe requests to participate in the consultation process, any sensitive information shared with the City regarding cultural places or sacred sites will be kept confidential and will not be divulged to the public.

A request for consultation for this project must be made within 90 days of the date of this letter. If your Tribe would like to consult under SB 18 on this project, please contact me in writing at the address in the signature below or by email by [Insert month and day for 90 days from date of letter], 2021.

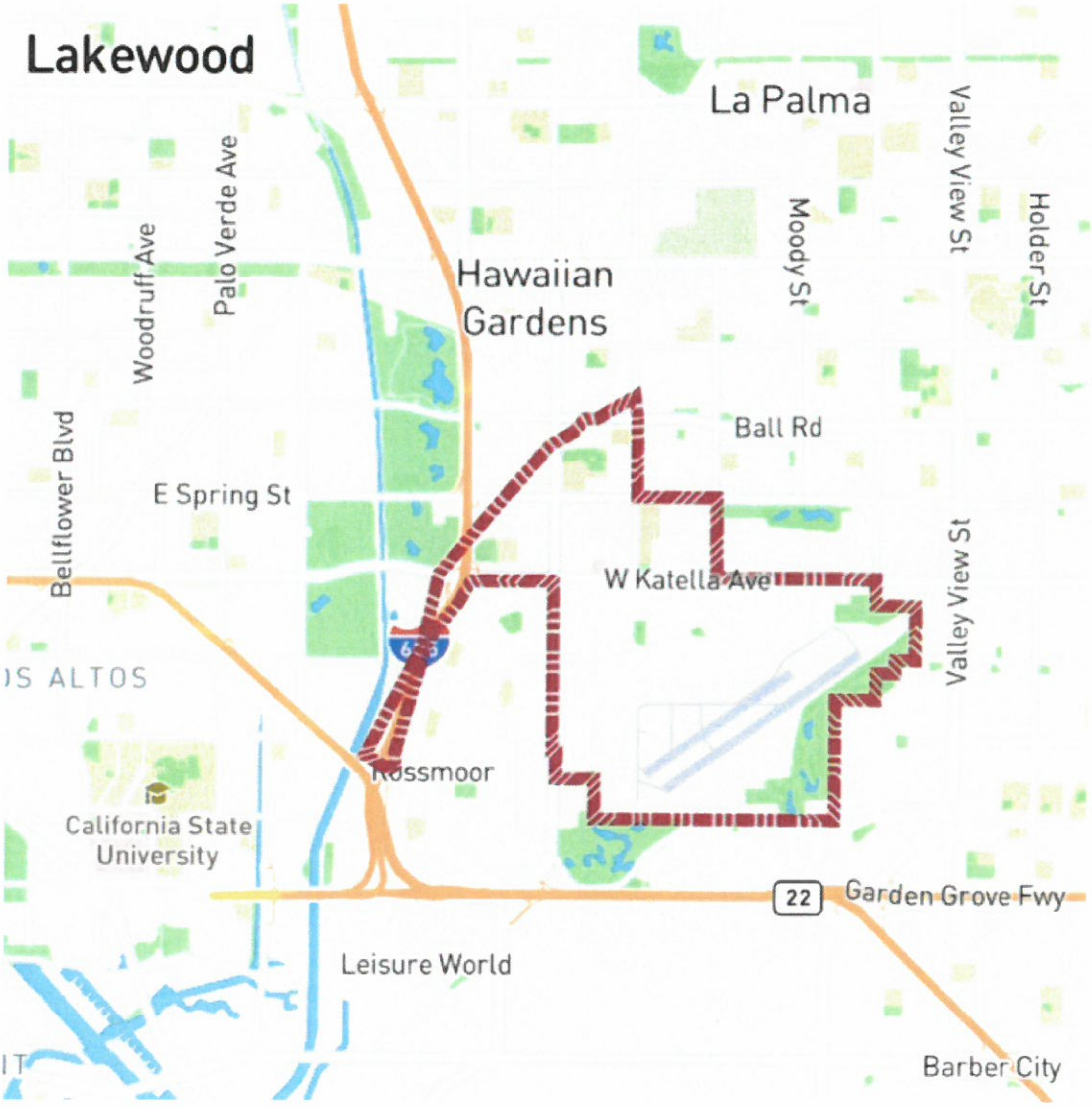
Respectfully,

CITY OF LOS ALAMITOS

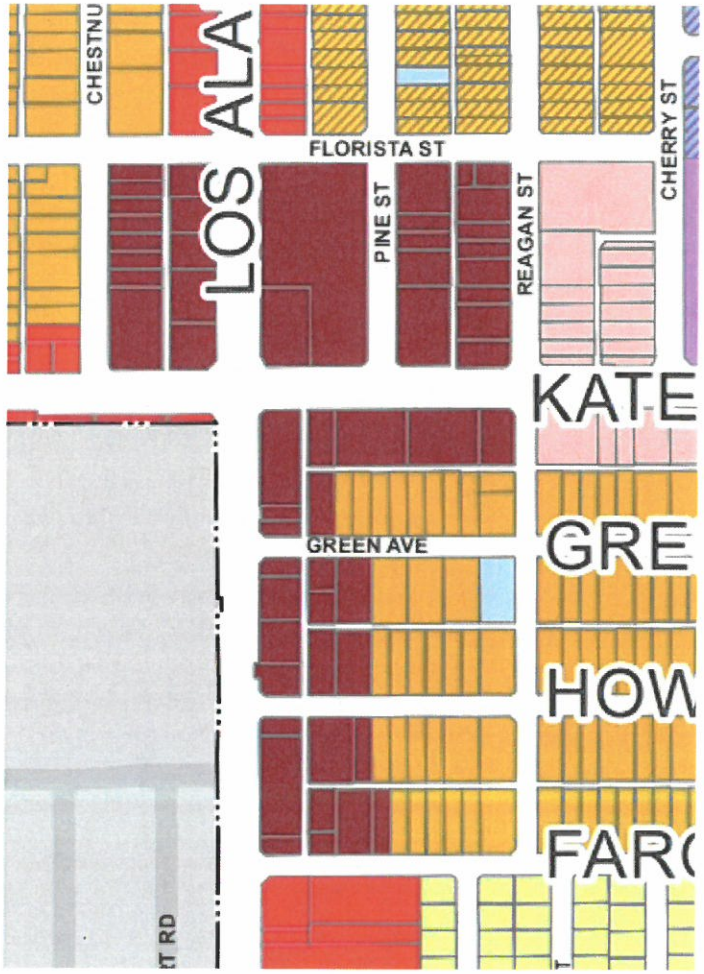
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



CITY OF
Los Alamitos
California

3191 Katella Avenue
Los Alamitos, CA 90720-5600
Telephone: (562) 431-3538
FAX: (562) 493-1255
www.cityoflosalamitos.org

September 29, 2021

Soboba Band of Luiseno Indians
Isaiah Vivanco, Chairperson
P.O. Box 487
San Jacinto, California 92581

SUBJECT: Invitation to Consult Under Senate Bill 18: Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment, City of Los Alamitos, County of Orange

Dear Mr. Vivanco:

This letter invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Los Alamitos Town Center Strategic Plan and General Plan Land Use Amendment proposed by the City of Los Alamitos. The Los Alamitos Town Center is located at the intersection of Los Alamitos Boulevard and Katella Avenue within the City of Los Alamitos, described by the existing Town Center Land Use and Zoning designation. The Town Center area is surrounded by existing commercial uses, including the Los Alamitos Medical Center, and adjacent residential neighborhoods, including the Rossmoor area in unincorporated Orange County. (see attached map) The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Town Center, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan also proposes a multi-year list of actions required to implement the desired vision. Concurrent with the adoption of the Strategic Plan, the City will consider an amendment to the Land Use Element of the Los Alamitos General Plan to increase the allowable residential density within the existing Town Center district from 30 units/acre to 60 units/acre.

SB 18 requires local governments to consult with California Native American Tribes, if requested by the Tribe, about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The project includes adoption of a general plan land use amendment and, therefore, is subject to the requirements of SB 18. The Native American Heritage Commission was contacted to provide a list of tribes that should be consulted, and your Tribe was included on the list.

The intent of consultation is to provide an opportunity for City and interested tribes to work together in project planning in order to protect tribal cultural places that might not be known to the City. If your Tribe requests to participate in the consultation process, any sensitive information shared with the City regarding cultural places or sacred sites will be kept confidential and will not be divulged to the public.

A request for consultation for this project must be made within 90 days of the date of this letter. If your Tribe would like to consult under SB 18 on this project, please contact me in writing at the address in the signature below or by email by [Insert month and day for 90 days from date of letter], 2021.

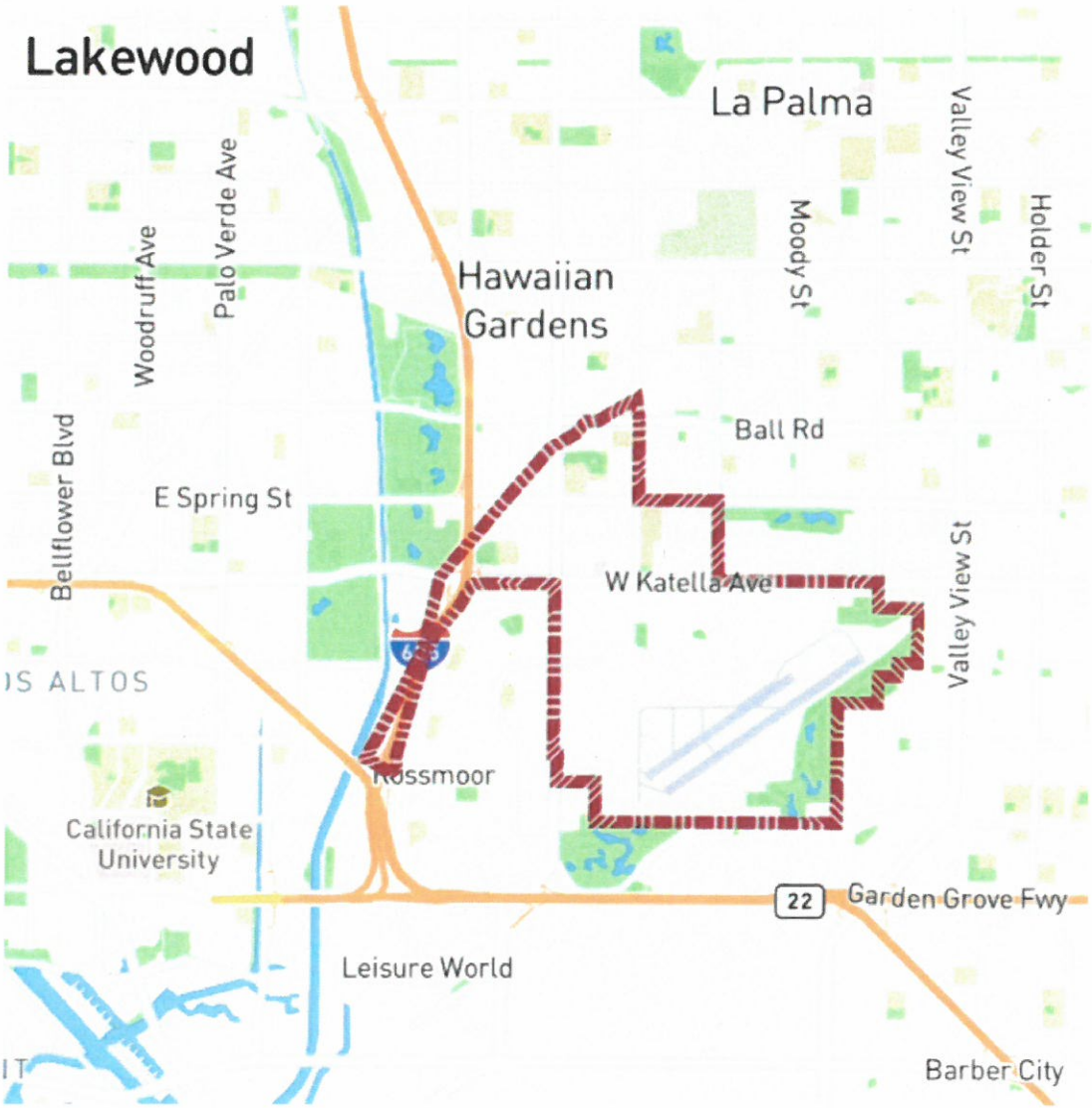
Respectfully,

CITY OF LOS ALAMITOS

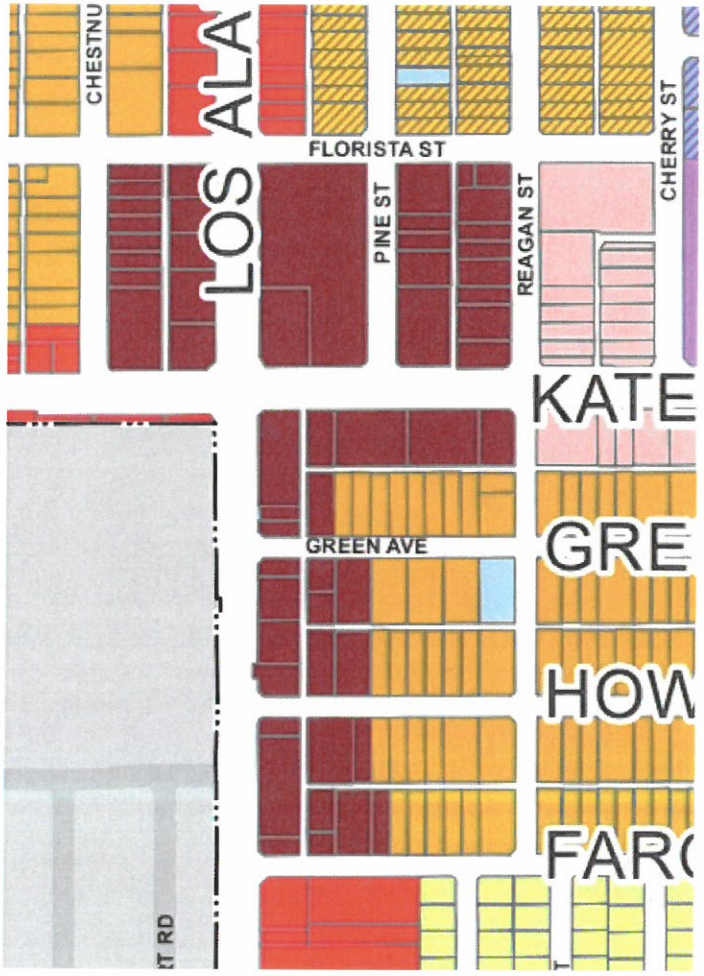
Tom Oliver
Associate Planner

Attachment: Regional Location Map; Local Vicinity Map

Regional Location



Local Vicinity



ATTACHMENT 3

December 2021 | Mitigation Monitoring and Reporting Program
General Plan EIR Addendum

Los Alamitos Town Center Project
General Plan EIR Addendum

City of Los Alamitos

Prepared for:

City of Los Alamitos
Contact: Tom Oliver, Associate Planner
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303

Prepared by:

PlaceWorks
Contact: Addie Farrell, Principal
700 S. Flower Street, Suite 600
Los Angeles, California 90017
213.623.1443
info@placeworks.com
www.placeworks.com

PLACEWORKS

Table of Contents

Section **Page**

1. INTRODUCTION 1

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM 1

1.2 PROJECT CHARACTERISTICS 1

List of Tables

Table **Page**

Table 1-1 Mitigation Monitoring Requirements 3

Table of Contents

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The City of Los Alamitos (City) is the lead agency for the proposed Los Alamitos Town Center Project (Proposed Project) and has developed this Mitigation Monitoring and Reporting Program (MMRP) as a vehicle for monitoring mitigation measures outlined in the EIR Addendum to the Los Alamitos Town Center Project, State Clearinghouse No. 20131210550. As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The MMRP consists of mitigation measures that avoid, reduce, and/or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the MND and drafted to meet the requirements of California Public Resources Code, Section 21081.6.

1.2 PROJECT CHARACTERISTICS

1.2.1 Project Location

City of Los Alamitos is in northwest Orange County and well connected to the region by Interstate (I-) 605 and I-405. The Proposed Project is the Town Center Mixed Use District (Project Site) near the intersection of Los Alamitos Boulevard and Katella Avenue near the northwest side of the City of Los Alamitos. The Project Site is generally bound by Florista Street to the north, Reagan Street and multi-family residential to the east, Farquhar Avenue to the south, and Los Alamitos Boulevard and Chestnut Street to the west.

1.2.2 Project Description

The proposed Town Center Strategic Plan describes the desired development pattern for the properties and public rights-of-way encompassed within the existing Project Site, including streetscape improvements and desired mix of land uses. The Town Center Strategic Plan recommends a multiyear list of actions needed to implement the desired vision for the Project Site. The Town Center Strategic Plan provides recommendations for future actions, but it is an informational document that in and of itself does not constitute a project under CEQA (see CEQA Guidelines Section 15262, Feasibility and Planning Studies). One of its recommendations is a general plan amendment to increase the allowable residential density on the Project Site. The general plan amendment is considered a project under CEQA and is the focus of this Addendum.

The Proposed Project amends the General Plan Land Use Element to increase allowed residential density on the existing Project Site from the existing 30 units per acre to 60 units per acre, with an overall development cap for the Project Site of 588 net new residential units. The development cap of 588 units is within the overall adopted General Plan limits for the Project Site and within the scope of what is evaluated in the Certified EIR. Therefore, the Proposed Project would not increase residential development beyond what is allowed under the General Plan and Certified EIR (Approved Project).

Mitigation Monitoring Requirements

Table 1-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AIR QUALITY					
2-1	If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the South Coast Air Quality Management District (SCAQMD) adopted thresholds of significance, the City of Los Alamitos shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to: • Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. • Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. • Limiting nonessential idling of construction equipment to no more than five consecutive minutes. • Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.	City of Los Alamitos Community Development Director and applicants for new development projects	During subsequent project-level environmental review	City of Los Alamitos Planning Division	

Mitigation Monitoring Requirements

Table 1-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust. • Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the Project Site, or as often as needed, to keep streets free of visible soil material. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. • Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).				
2-2	New industrial or warehousing land uses that: 1) have the potential to generate 40 or more diesel trucks per day and 2) are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Los Alamitos prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the applicable air quality management district. If the HRA shows that the incremental cancer risk exceeds ten in one million (I0E-06), particulate matter concentrations would exceed 2.5 µg/m3, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the project.	Project applicants of new industrial or warehousing land uses	Prior to future discretionary project approval for industrial/warehousing	City of Los Alamitos Planning Division	

Table 1-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
2-3	Applicants for sensitive land uses within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, from these facilities: • Industrial facilities within 1000 feet • Distribution centers (40 or more trucks per day) within 1,000 feet • High volume roadways (100,000 or more vehicles per day) within 1,000 feet • Dry cleaners using perchloroethylene within 500 feet • Gasoline dispensing facilities within 300 feet Applicants shall submit a health risk assessment (HRA) to the City of Los Alamitos prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the applicable air quality management district. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to: • Air intakes located away from high volume roadways and/or truck loading zones, unless it can be demonstrated to the City of Los Alamitos that there are operational limitations. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. • Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the project. The air intake design and MERV filter requirements	Project applicants of sensitive land uses	Prior to future discretionary project approval	City of Los Alamitos Planning Division	

Mitigation Monitoring Requirements

Table 1-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City of Los Alamitos.				
2-4	If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan may be required, subject to City's regulations. Facilities that have the potential to generate nuisance odors include but are not limited to: • Wastewater treatment plants • Composting, greenwaste, or recycling facilities • Fiberglass manufacturing facilities • Painting/coating operations • Large-capacity coffee roasters • Food-processing facilities If an odor management plan is determined to be required through CEQA review, the City of Los Alamitos shall require the project applicant to submit the plan prior to approval to ensure compliance with the applicable Air Quality Management District's Rule 402, for nuisance odors. If applicable, the Odor Management Plan shall identify the Best Available Control Technologies for Toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers (e.g., air pollution control devices) at the industrial facility. T-BACTs identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.	Project applicants of projects with potential to emit nuisance odors	Prior to future discretionary project approval	City of Los Alamitos Planning Division	
CULTURAL RESOURCES					
3-1	Applicants for future development projects with intact extant building(s) more than 45 years old shall provide a historic resource technical study to the City of Los Alamitos. The historic resources technical study shall be prepared by a qualified architectural historian meeting Secretary of the Interior Standards. The study shall evaluate the significance and data potential of the resource in accordance with these standards. If the resource meets the criteria for listing on the California Register of	Project applicants of projects with intact extant building(s) more than 45 years old, and qualified architectural historian	Prior to future discretionary project approval	City of Los Alamitos Planning Division	

Table 1-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.				
3-2	Applicants for future development projects that require grading of undisturbed soil in areas of known or inferred archaeological resources, prehistoric or historic, shall provide a technical cultural resources assessment to the City of Los Alamitos prior to the issuance of grading permits. The cultural resources assessment shall be prepared by a qualified archaeologist to assess the cultural and historical significance of any known archaeological resources on or next to each respective development site, and to assess the sensitivity of sites for buried archaeological resources. On properties where resources are identified, or that are determined to be moderately to highly sensitive for buried archaeological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements: a. An archaeologist shall be retained for the development project and shall be on call during grading and other significant ground-disturbing activities. b. Should any cultural/scientific resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director concurs in writing that adequate provisions are in place to protect these resources. c. Unanticipated discoveries shall be evaluated for significance by an Orange County Certified Professional Archaeologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University, Fullerton; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building,	Project applicants of development projects in areas of known or inferred archaeological resources, and qualified archaeologists retained by those projects	Prior to future discretionary project approval	City of Los Alamitos Planning Division	

Mitigation Monitoring Requirements

Table 1-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).				
3-3	Applicants for future development projects that require excavation greater than five feet below the current ground surface in undisturbed sediments with a moderate or higher fossil yield potential shall provide a technical paleontological assessment prepared by a qualified paleontologist assessing the sensitivity of sites for buried paleontological resources to the City of Los Alamitos prior to issuance of grading permits. If resources are known or reasonably anticipated, the assessment shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist. The mitigation plan shall include the following requirements: a. A paleontologist shall be retained for the project and shall be on call during grading and other significant ground-disturbing activities. b. Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the Development Services Director concurs in writing that adequate provisions are in place to protect these resources. c. Unanticipated discoveries shall be evaluated for significance by an Orange County Certified Professional Paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University, Fullerton; and provide a comprehensive final report, including catalog with museum numbers.	Project applicants of development projects that require excavation as specified in Mitigation Measure 3-3 and qualified paleontologist retained by those projects	Prior to future discretionary project approval	City of Los Alamitos Planning Division	
GEOLOGY AND SOILS					
See Mitigation Measure 3-3					
GREENHOUSE GAS EMISSIONS					
4-1	The City of Los Alamitos shall include the following actions in the City's Implementation Plan to ensure that the City continues on a trajectory	City of Los Alamitos	During update of City's Implementation Plan	City of Los Alamitos Community	

Table 1-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
that aligns with the long-term state GHG reduction goals of Executive Order S-03-05. • Work with local and regional agencies to install appropriate recharging stations to support the use of electric vehicles. Work with developers to install recharging stations at appropriate activity and employment centers to support electric vehicle use. • Conduct energy audits on all City facilities and incorporate cost-effective measures to increase energy efficiency. • Public education on energy conservation. Coordinate with local utilities to provide energy conservation information to the public. • Promote energy-efficient design features such as appropriate site orientation, renewable energy systems, use of lighter color roofing and building materials, and passive ventilation and cooling techniques. • Seek grants and other outside funding for energy efficiency improvements to public or private facilities and structures. • Work with the Los Alamitos Unified School District, the City of Seal Beach, and Rossmoor to obtain grant funding, conduct planning, and construct new and improved existing bicycle and pedestrian facilities to provide safe routes to schools. • Remove barriers that discourage active pedestrian and bicycle routes. Expand facilities and amenities that encourage active routes, such as increasing the number of Class II bike lanes along potential school routes, particularly those that parallel Los Alamitos Boulevard and Katella Avenue. • Create and implement a pedestrian and bicycle master plan to identify improvements, timing, and funding mechanisms. • Identify funding and design options for bicycle and pedestrian signage along bicycle routes, in the downtown, and at key trailheads or connection points, with an emphasis on connections to schools and the downtown. Bicycle signage should be consistent with signs of neighboring jurisdictions, yet distinct for Los Alamitos.	Community Development/Public Works Director		Development/Public Works Department	

Mitigation Monitoring Requirements

Table 1-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Coordinate with neighboring jurisdictions on improving connections to existing and planning future bicycle and pedestrian trails. • Work with OCTA and local businesses to enhance bus stops in Los Alamitos and Rossmoor. • Coordinate with OCTA on its Long Range Transportation Plan to design bus rapid transit service and stop locations along Katella Avenue. • Explore the use of parking meters along public streets and on City-owned lots, especially in the downtown. Identify opportunities for bicycle parking in the downtown, including the conversion of single parallel parking spaces along smaller side streets into on-street or curb-adjacent bicycle parking. Bike racks should serve as functional public art and can reflect the types of businesses or uses.				
NOISE					
7-1	Individual projects that involve vibration-intensive construction activities—such as blasting, pile drivers, jack hammers, and vibratory rollers—within 200 feet of sensitive receptors shall be evaluated for potential vibration impacts. A study shall be conducted for individual projects where vibration-intensive impacts may occur. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).	Project applicants of development projects that involve vibration-intensive construction activities, such as blasting, pile drivers, jack hammers, and vibratory rollers, within 200 feet of sensitive receptors; and noise consultants for those projects	Prior to future discretionary approvals and during construction	City of Los Alamitos Planning Division	

Table 1-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
7-2	Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels: • Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. • Restrict haul routes and construction-related traffic • Place stock piling and/or vehicle-staging areas as far as practical from residential uses. • Replace audible backup warning devices with strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health. • Reduce nonessential idling of construction equipment to no more than five minutes Consider the installation of temporary sound barriers for construction activities that are adjacent to occupied noise-sensitive structures, depending on length of construction, type of equipment used, and proximity to noise-sensitive uses.	Project applicants for projects within 500 feet of sensitive receptors	Prior and during construction of future projects	City of Los Alamitos Planning Division	
TRIBAL CULTURAL RESOURCES					
See Mitigation Measure 3-2					

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PC RESOLUTION NO. 2021-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPT THE CITY OF LOS ALAMITOS TOWN CENTER MIXED USE (TCMU) ZONE STRATEGIC PLAN, DATED FEBRUARY 23, 2022, TO INCLUDE ITS ENVIRONMENTAL IMPACT REPORT (EIR) ADDENDUM AND MITIGATION MONITORING AND REPORTING PROGRAM, BOTH DATED DECEMBER 2021 (CITYWIDE) (APPLICANT: CITY OF LOS ALAMITOS).

WHEREAS, the "Building Homes and Jobs Act," created the Senate Bill 2 Planning Grants Program, is to be used for planning to promote and facilitate the production of affordable housing throughout California; and,

WHEREAS, the City of Los Alamitos won this grant with the intent to create a strategic plan design for the City's Town Center that would enable developers to receive a shortened entitlement period if their project meets the standards of the plan. It will also allow the City to designate potential residential areas sited within the Town Center to help meet the City's Regional Housing Needs Assessment (RHNA) numbers that are mandated by the State of California; and,

WHEREAS, with the monetary assistance awarded by this program, and outreach to residents and stakeholders, the City developed its "Town Center Strategic Plan" and its ancillary "General Plan Land Use Amendment," and "General Plan Environmental Impact Report Addendum," with its "Mitigation Monitoring and Reporting Program;" and,

WHEREAS, the Planning Commission considered said documents at a publically noticed meeting on December 8, 2021, which was continued to a future date; and,

WHEREAS, the Planning Commission considered said documents at a publically noticed meeting on February 23, 2022.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission finds that the above recitals are true and correct.

SECTION 2. The Planning Commission hereby recommends that the City Council approve Resolution of adoption No. 2022-TBD.

SECTION 3. The Secretary of the Planning Commission shall certify as to the adoption of this Resolution.

SECTION 4. Based on the entire record before the Planning Commission, including the written and oral record, the Planning Commission recommends that the City Council of the City of Los Alamitos approve the Environmental Impact Report (EIR) Addendum and Mitigation Monitoring and Reporting Program, both dated December 2021.

PASSED, APPROVED, AND ADOPTED this 23rd day of February 2022.

_____
Art DeBolt, Chair

ATTEST:

_____
Ron Noda, Secretary

APPROVED AS TO FORM:

_____
Michael S. Daudt, City Attorney

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

I, Ron Noda, 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 23rd day of February 2022, by the following vote, to wit:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

_____
Ron Noda, Secretary

ATTACHMENT 5

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTING THE "TOWN CENTER MIXED USE (TCMU) ZONE STRATEGIC PLAN," DATED FEBRUARY 23, 2022, TO INCLUDE ITS ENVIRONMENTAL IMPACT REPORT (EIR) ADDENDUM, AND MITIGATION MONITORING AND REPORTING PROGRAM, BOTH DATED DECEMBER 2021 (CITYWIDE) (CITY INITIATED)

WHEREAS, the City of Los Alamitos has resolved to create a Los Alamitos Town Center Mixed Use Zone (TCMU) Strategic Plan will assist the Council in its deliberations regarding strategically investing in programs and projects aimed at providing a framework to revitalize, reimagine, and strengthen the heart of Los Alamitos; and,

WHEREAS, the City of Los Alamitos was awarded a Senate Bill 2 (SB2) planning grant in 2020, referred to as the "Building Homes and Jobs Act," which funding is dedicated to promoting and facilitating affordable housing development;" and,

WHEREAS, the City of Los Alamitos desires to attract the scale and type of development to this zone that is desired by the City and its residents; and,

WHEREAS, with the monetary assistance awarded by this program, the City developed its a Los Alamitos Town Center Mixed Use Zone (TCMU) Strategic Plan, to include its Environmental Impact Report (EIR) Addendum, with the goal of attracting project proposals that can expect a clear pathway towards project entitlement that will be welcomed by the City; and,

WHEREAS, the adoption of such a plan will also allow the City to pursue funding related to the implementation of Town Center Mixed Use Zone Strategic Plan projects; and,

WHEREAS, the Planning Commission considered said documents at a publically noticed meeting on December 8, 2021, which was continued to a future date; and,

WHEREAS, the Planning Commission considered said documents at a publically noticed meeting on February 23, 2022; and,

WHEREAS, the City Council considered said document on _____ __, 2022.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS RESOLVES AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized and directed to apply for and submit applications for grant programs to support the implementation of this Strategic Plan, which is attached to this resolution as exhibit A.

SECTION 2. The City Manager is encouraged to add the projects identified in the document to the City's list of Capital Improvement Projects (CIP).

SECTION 3. The City Manager is authorized to execute those City of Los Alamitos grant applications, submit grant support documents, and any amendments thereto, on behalf of the City of Los Alamitos as required by a requesting department for receipt of those grant in support of this Strategic Plan.

SECTION 4. The City Council of the City of Los Alamitos approves the Environmental Impact Report (EIR) Addendum and Mitigation Monitoring and Reporting Program, for the Town Center Mixed Use Zone Strategic Plan, both dated December 2021.

PASSED, APPROVED, AND ADOPTED this __th day of ____, 2022.

_____
Shelley Hasselbrink, Mayor

ATTEST:

_____
Windmera Quintanar, MMC, City Clerk

APPROVED AS TO FORM:

_____
Michael S. Daudt, City Attorney

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

I, Windmera Quintanar, MMC, 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 __th of _____, 2022, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Windmera Quintanar, MMC, City Clerk

City of Los Alamitos
PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: February 23, 2022 **ITEM NUMBER: 8A**

To: **Chair DeBolt and Members of the Planning Commission**

Via: **Ron Noda, Development Services Director**

From: **Tom Oliver, Associate Planner**

Subject: **Zoning Ordinance Amendment (ZOA 21-01)**
Permitting of Live Fowl

SUMMARY

A discussion concerning the keeping of live fowl, such as chickens, as pets in residential zones, Zoning Ordinance Amendment (ZOA 21-01).

RECOMMENDATION

A Planning Commission discussion concerning the revision of the Los Alamitos Municipal Code to permit the keeping of live fowl through a Zoning Ordinance Amendment (ZOA 21-01).

APPLICANT: City Initiated

LOCATION: Citywide

ENVIRONMENTAL: No determination required for current discussion.

APPROVAL CRITERIA: If changes to the code are recommended by the Planning Commission, they shall direct Staff to draft a resolution to forward a written recommendation to the Council of whether to approve, or approve in modified form, an amendment based on the findings contained in Section 17.58.060 (Findings and Decision) of the Los Alamitos Municipal Code (LAMC). The recommendations of the Planning Commission on a proposed amendment shall be adopted by a majority

of the total voting members of the Planning Commission (LAMC § 17.58.040).

BACKGROUND

During public comments at the December 8, 2021 Planning Commission, a resident spoke concerning the prohibition of chickens (live fowl) in Los Alamitos. The matter was arose through the City's Code Enforcement Division issuing a Notice of Violation (NOV) to the resident due to a complaint received. The resident requested that the Planning Commissioners consider lifting the unpermitted status of live fowl so that the resident may be able to keep chickens that they consider to be family pets. Below, is the code section that considers this matter:

> Title 6 ANIMALS - Chapter 6.20 FOWL, RABBITS AND GOATS
>
> "6.20.010 Fowl - No person shall have, keep, maintain or have in possession or under control any live fowl within the city. "Live fowl" means and includes male and female chicken, duck, goose, seafowl, peacock, turkey and pheasant. (Ord. 647 § 3, 2001)"

During the January 26, 2022 meeting, the Planning Commission directed Staff to add the discussion to the agenda for an upcoming Planning Commission meeting.

DISCUSSION

The subject of live fowl was last discussed by the City Council in June, 2001 when they approved Title 6 - *Animals* through Ordinance 647. Title 6 – *Animals*, was adopted concurrently with the approved agreement with the City of Long Beach to provide animal control services. The code was drafted by using Long Beach's own animal regulation codes as a model.

Staff has researched five cities that contains permissive codes that allows for the keeping of fowl (attachment 2). Below are some provisions extracted from the various cities.

- Anaheim – Permit animals (equine, bovine, sheep, swine, goat, or bird shall be kept, stabled, tethered, corralled, or confined in any manner within fifty (50) feet of any structure used by human habitation or within twenty (20) feet of any property line.

- Anaheim – The number of poultry, birds, rabbits, and rodents shall not exceed one (1) animal per eighteen hundred (1,800) square feet of the area of the lot upon which the animal is to be maintained, however, that roosters and peacocks shall not be permitted in any residential zone.

- Sacramento – A maximum of three (3) chickens per residential parcel. Roosters are prohibited.

- Sacramento – Coop may not be closer than twenty (20) feet to the nearest neighboring dwelling.

- Sacramento - Coop must have four walls and a roof and be constructed of suitable material. Coop may only be kept in the rear yard.

- Garden Grove – A maximum of four fowl, rabbits, birds, or household pets, or any combination thereof shall be permitted on any premises within the corporate city limits subject to the following condition: Fowl, rabbits, birds, or household pets (excluding dogs and cats) shall be kept at all times in a fully enclosed pen, coop, cage, or similar appropriate enclosure and shall maintain a minimum setback of 25 feet from all adjacent dwelling units and all property line

- Huntington Beach - Fowl and rabbits--Keeping restrictions. It is a nuisance and no person shall keep chickens, geese, ducks, turkeys, pheasants, doves, pigeons, squabs or similar domestic fowl or rabbits, owned or controlled by him or it, within twenty-five (25) feet from any dwelling house

- Monrovia - It shall be unlawful for any person on any lot or parcel within the city to keep or maintain any animal, fowl or bird, wild or domestic, other than dogs, cats, canaries, or birds of the psittacine family (resembling parrots) within 50 feet of any residence or other structure used for habitation of human beings

Here is a quick poll of cities and whether they permit chickens:

- Stanton – Chickens permitted, roosters are not
- Seal Beach – Chickens are not permitted
- Cypress - Chickens permitted, roosters are not
- La Habra – Chickens are permitted in Agricultural Zone
- La Palma - Chickens are not permitted
- Fountain Valley - Chickens are not permitted
- Westminster – Chickens are permitted
- Orange – Chickens are permitted

Aside from the primary question of whether fowl can be permitted in the City, Staff suggests that Commissioner discussion include whether consideration should be made for other types of animals as well. The City has had past experience of residents requesting to keep many other types of animals such as rabbits, tortoises, and potbellied pigs.

RECOMMENDATION

Staff recommends that Planning Commissioners discuss the permitting of live fowl, and, if appropriate, direct Staff to draft a Resolution and a draft Ordinance based on their recommendation. If directed, a Resolution and draft Ordinance will be brought back at an upcoming Planning Commission meeting for consideration.

Attachments:

1. *Chapter 6.20 of the Los Alamitos Municipal Code*
2. *Examples of permissive codes for fowl from other Cities*

LOS ALAMITOS MUNICIPAL CODE

Chapter 6.20 FOWL, RABBITS AND GOATS

6.20.010 Fowl.

No person shall have, keep, maintain or have in possession or under control any live fowl within the city. "Live fowl" means and includes male and female chicken, duck, goose, seafowl, peacock, turkey and pheasant. (Ord. 647 § 3, 2001)

6.20.020 Rabbits—Number restricted.

No person shall keep or maintain more than a total of five rabbits on any lot or parcel of land within the city. (Ord. 647 § 3, 2001)

6.20.030 Rabbits—Distance from dwelling.

A. Except as provided in subsection B, no person shall keep or maintain any rabbit within the city less than fifty (50) feet from any single-family or two-family dwelling or less than one hundred (100) feet from any hotel or dwelling occupied by, or designed for the occupancy of three or more families.

B. One live rabbit may be kept or maintained as a pet on any lot or parcel of land within the city, provided that the pen, coop or other such enclosure for any such pet rabbit shall be no less than twenty (20) feet from any structure designed or used for human habitation. (Ord. 647 § 3, 2001)

6.20.060 Rabbits—Dealers exempt.

Nothing contained in this chapter shall be deemed to prohibit the keeping of rabbits by regularly licensed dealers for the purpose of sale at their respective places of business. Such animals shall be kept and maintained in a clean and sanitary condition and such dealers shall conform to and abide by the rules and regulations of the health department with reference to the keeping of such animals on the premises of such dealers. (Ord. 647 § 3, 2001)

6.20.120 Rabbits—Artificial coloring prohibited.

A. No person, by means of any application to or upon the exterior portion thereof or in any other manner, shall dye, artificially color or alter or otherwise change the natural color of any live rabbit.

B. No person shall sell, offer or display for sale, barter or give to any person any live rabbit, the natural color of which animal has been changed by dyeing, coloring, or any other artificial manner.

C. No person shall sell, offer for sale, barter or give away any rabbit under two months of age, as pets, toys, premiums or novelties. (Ord. 647 § 3, 2001)

6.20.140 Goats—Prohibited.

No person shall keep or maintain any live goat in any portion of the city. (Ord. 647 § 3, 2001)

6.20.160 Rabbits—Enclosure sanitation.

Wherever live rabbits are permitted to be kept or maintained in the city, no person so keeping or maintaining such rabbits shall fail at any time to keep the pens, hutches, spaces or other enclosures wherein such rabbits are enclosed in a clean and sanitary condition or fail to remove the manure or other debris from such enclosures daily. No person shall fail to conform to and abide by the rules and regulations of the health department with reference to the keeping of such rabbits in such enclosures. (Ord. 647 § 3, 2001)

6.20.170 Rabbits—Running at large prohibited.

No person shall allow any rabbits owned or controlled by such person to run at large. (Ord. 647 § 3, 2001)

ATTACHMENT 2

EXAMPLES OF PERMISSIVE CODES FOR FOWL FROM OTHER CITIES

CITY OF ANAHEIM

18.38.030 ANIMAL KEEPING. .010 Animal Maintenance General. The keeping of animals for domestic, noncommercial use shall be permitted in residential zones, subject to the provisions of Chapter 8.08 (Animal Control, Welfare and License Requirements) and this section. .020 Animal Confinement. .0201 Methods. Animals shall be tethered or maintained in coops, corrals, stables, or by other means of confinement satisfactory to the Planning Department. .0202 Distance. No equine, bovine, sheep, swine, goat or bird shall be kept, stabled, tethered, corralled or confined in any manner within fifty (50) feet of any structure used for human habitation, other than that of the owner, or within twenty (20) feet of any property line, except when kept in the dwelling. .050 Number of Poultry, Birds, Rabbits and Rodents. The number of poultry, birds, rabbits, and rodents shall not exceed one (1) animal per each eighteen hundred (1,800) square feet of the area of the lot upon which the animal is to be maintained; provided, however, that roosters and peacocks shall not be permitted in any residential zone, unless otherwise specified in the underlying zone. If this calculation results in 0.5 or more of an animal, the number shall be rounded up to the next whole animal.

CITY OF SACRAMENTO

KEEPING OF CHICKENS

REQUIREMENTS

- A maximum of three (3) chickens per residential parcel
- Roosters are prohibited
- Slaughtering are prohibited
- Coop may not be closer than 20 feet to the nearest neighboring dwelling
- Chickens must be confined and properly caged in a coop at all times
- Chickens are prohibited from being a noise disturbance
- Coop must be well-maintained and clean and be a minimum of 15 square feet and a maximum of 42 square feet
- Coop must have four walls and a roof and be constructed of suitable material
- Coop may only be kept in the rear yard
- Nesting boxes in the coop are required
- Chickens must be provided with adequate food, water, and ventilation
- Feed must be stored properly to prevent spoilage and to prevent access to other animals and rodents
- Feces and feathers must be removed every 24 hours and shall be stored in an air tight container prior to disposal. Use of city issued garbage containers is acceptable.

FEES, LICENSING, & PERMIT

- $10 annual licensing fee per chicken. A band will be issued for each bird.
- $15 annual permit fee
- Make check payable to: 'City of Sacramento'
- Mailing Address: 2127 Front Street Sacramento, CA 95818

INSPECTIONS

- Animal Control Officers will respond to perform inspections only if a complaint is filed
- Administrative citations will be issued for a violation of the ordinance. Criminal citations may be issued for possession of fighting roosters or for any animal cruelty, abuse, or neglect situation.

Ordinance No. 2011-039 adopted by the Sacramento City Council on August 30, 2011. Amendment of Subsection A of Section 9.44.340 of the Sacramento City Code to take effect on November 1, 2011.

CITY OF GARDEN GROVE

GGMC 6.04.060: Limitations

A. A maximum of four of the following or four of any combination of the following shall be permitted:

1. A maximum of four dogs, four months of age or older, shall be permitted on any premises within the corporate city limits;
2. A maximum of four roaming cats, four months of age or older, shall be permitted on any premises within the corporate city limits;
3. A maximum of four fowl, rabbits, birds, or household pets, or any combination thereof shall be permitted on any premises within the corporate city limits subject to the following condition: Fowl, rabbits, birds, or household pets (excluding dogs and cats) shall be kept at all times in a fully enclosed pen, coop, cage, or similar appropriate enclosure and shall maintain a minimum setback of 25 feet from all adjacent dwelling units and all property lines.

B. Five or more cats, kept at all times in enclosed catteries, shall be permitted on any premises within the corporate City limits and shall comply with all regulations adopted by the City Council.

C. A maximum of 10 parakeets shall be permitted on any premises within the corporate City limits subject to the following condition:
Parakeets shall be kept at all times in a fully enclosed pen, coop, cage, or similar appropriate enclosure and shall maintain a minimum setback of 25 feet from all adjacent dwelling units and property lines.

D. A maximum of 10 racing pigeons shall be permitted on any premises within the corporate City limits subject to the following condition:
Racing pigeons shall be kept at all times in a fully enclosed pen, coop, cage, or similar appropriate enclosure and shall maintain a minimum setback of 25 feet from all adjacent dwelling units and all property lines.

E. A maximum of 100 pigeons, kept at all times in a fully enclosed pen, coop, cage, or similar appropriate enclosure that maintains a minimum setback of 25 feet from all adjacent dwelling units and all property lines, may be permitted on any premises within the corporate City limits subject to a conditional use permit, as set forth in Title 9 of the Garden Grove Municipal Code.

CITY OF HUNTINGTON BEACH

7.12.110 Fowl and rabbits--At large. It is a nuisance and no person shall suffer or permit any chickens, geese, ducks, turkeys, pheasants, doves, pigeons, squabs or similar fowl

or rabbits, owned or controlled by him or it, to run or fly at large or go upon the premises of any other person in the City. (27-11/09, 885-2/62, 1279-2/67, 1905-4/74, 1835-5/73, Urg. 2084-6/76) 7.12.120 Fowl and rabbits--Keeping restrictions. It is a nuisance and no person shall keep chickens, geese, ducks, turkeys, pheasants, doves, pigeons, squabs or similar domestic fowl or rabbits, owned or controlled by him or it, within twenty-five (25) feet from any dwelling house or structure used as a dwelling, church, school, hospital, or place where food products are kept, stored, manufactured, or served to the public, unless such house or structure be occupied by him or it, or keep any rooster over four (4) months old in the City limits. (27-11/09, 66-9/10, 885-2/62, 1279-2/67, 1835-5/73, 1905-4/74, Urg. 2084-6/76, 3737-7/06) 7.12.130 Fowl--Number permitted. No person or household shall maintain in or upon any public or private property in the City more than one (1) goose, duck, or turkey; and no more than six (6) in all of chickens, geese, ducks, turkeys, pheasants, doves, pigeons, squabs or similar domestic fowl; except newborn chicks under eight weeks of age. However, not more than twenty-four (24) newborn chicks may be maintained. (66-9/10, 885-2/62, 1279-2/67, 1905-4/74, Urg. 2084-6/76, 3737-7/06)

CITY OF MONROVIA

§ 6.28.060 RESTRICTIONS AND LIMITATIONS ON THE KEEPING OF ANIMALS, RABBITS, FOWLS AND BIRDS IN CITY LIMITS.

It shall be unlawful for any person on any lot or parcel within the city to keep or maintain any animal, fowl or bird, wild or domestic, other than dogs, cats, canaries, or birds of the psittacine family (resembling parrots) within 50 feet of any residence or other structure used for habitation of human beings (including accessory living quarters, patios and swimming pools), or 100 feet from any school, hospital, rest home, sanitarium, church or similar institution, or within 75 feet of any dedicated street or private way in the city on which the property has frontage. The keeping of such animals, fowls and birds shall be confined to the rear yard of the premises as defined in Title 17 of this code. Where the rear yard is insufficient to keep such rabbits, fowls, birds and animals, and only where the property has frontage on a dedicated street or private way in excess of 150 feet, such rabbits, fowls, birds or animals may be kept elsewhere on the lot subject to the approval of the Development Review Committee; provided, however, that no structure sheltering any such rabbit, fowl, bird or animal shall be visible from any street, alley or other public right-of-way.

(`83 Code, § 6.28.060) (Ord. 82-39 § 3, 1982)

City of Los Alamitos
PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: February 23, 2022 **ITEM NUMBER: 9A**

To: **Chair DeBolt & Members of the Planning Commission**

From: **Ron Noda, Development Services Director**

Subject: **Findings Required by AB 361 for the Continued Use of Teleconferencing for Meetings**

SUMMARY

For the Planning Commission to continue to have the option to meet via teleconference during the pandemic, AB 361 requires the Planning Commission to make specific findings at least every thirty (30) days.

RECOMMENDATION

Make the following findings by a majority vote of the Planning Commission:

1. A state of emergency has been proclaimed by California's Governor due to the COVID-19 pandemic, and continues to be in effect;
2. The Planning Commission has reconsidered the circumstances of the state of emergency; and
3. State and local officials continue to recommend measures to promote social distancing to slow the spread of COVID-19.

BACKGROUND

Assembly Bill 361 (AB 361) was signed into law by the Governor on September 16, 2021. A portion of AB 361 enacted amendments to California Government Code section 54953 regarding teleconference meetings. Those amendments authorize local agencies, like the City, to continue to conduct meetings by teleconference[1] during a Governor-proclaimed state of emergency[2] provided that certain findings are made by the legislative body, and

[1] A "teleconference" occurs for purposes of AB 361 whenever one or more members of the Planning Commission connect to a Planning Commission meeting via electronic means. Thus, even if four members of the Planning Commission meet in person, if the fifth joins the meeting via Zoom, the meeting will be a teleconference meeting that must be conducted in accordance with the requirements of AB 361.
[2] For purposes of AB 361 "…'state of emergency' means a state of emergency proclaimed pursuant to Section 8625 of the California Emergency Services Act…" Cal. Gov't Code Sec. 54953(e)(4). Section 8265 of CESA in turn refers to a state of emergency proclaimed by the Governor

provided that certain procedural requirements are met regarding public access to the meetings.

A new requirement in AB 361 requires specific findings be reaffirmed at least every thirty (30) days in order for the Planning Commission to continue to have the option for one (1) or more of its members to use teleconferencing.

DISCUSSION

Required Findings

The teleconference provisions in AB 361 may only be utilized as long as a Governor-proclaimed state of emergency remains active, or while state or local officials have recommended measures to promote social distancing. When either of those is the case (both are true at this time), then in order to continue to teleconference using the new provisions of AB 361, the Planning Commission must make the following findings by majority vote every 30 days:

> (A) The Planning Commission has reconsidered the circumstances of the state of emergency; and
>
> (B) Either of the following circumstances exist:
>
> (i) The state of emergency continues to directly impact the ability of the members to meet safely in person; or
>
> (ii) State or local officials continue to impose or recommend measures to promote social distancing[3].

To comply with that requirement, the recommended action would have the Planning Commission find each of the following:

a. A state of emergency has been proclaimed by California's Governor due to the COVID-19 pandemic, and continues to be in effect;
b. The Planning Commission has reconsidered the circumstances of the state of emergency; and
c. State and local officials continue to recommend measures to promote social distancing to slow the spread of COVID-19.

The "Every 30 Days Thereafter" Requirement

As noted above, AB 361 findings must be made "no later than 30 days after teleconferencing for the first time pursuant to [AB 361], and every 30 days thereafter…"

In order to preserve the option for the Planning Commission or individual members of the Planning Commission to participate in meetings during the pandemic via teleconference

[3] Cal Gov't Code Sec. 54953(e)(3)

in the future, the Planning Commission will have to adopt the required findings at least every 30 days.

Potential Consequence of Not Making the Findings Every 30 Days

AB 361 does not expressly state what happens if a legislative body fails to make the required findings "every 30 days." However, it expressly requires the timely re-approval of the findings "in order to continue to teleconference" in the manner that AB 361 authorizes.

As a result, if the Planning Commission does not adopt the required findings every 30 days, then the Planning Commission could be precluded from continuing to teleconference thereafter, perhaps even if the Planning Commission was later willing to adopt the findings at a later date. For this reason, the City Attorney recommends that the Planning Commission adopt the required findings at this time and at least every 30 days thereafter, unless the Planning Commission decides as a permanent matter that it will no longer permit teleconferencing at all (e.g., regardless of whether the state of emergency worsens).

Procedural Requirements for The Conduct of Teleconference Meetings

AB 361 contains several new requirements for the conduct of teleconference meetings with which the City has prepared to comply. Specifically, each meeting must:

1. Allow members of the public to attend and comment at the meeting via call-in option or internet-based service option;

2. Protect the statutory and constitutional rights of the parties and the public appearing before the legislative body;

3. In the event of disruption which prevents broadcasting the meeting or which prevents members of the public from offering public comments via the call-in or internet-based option, the Planning Commission must take no further action until the disrupted public access is restored;

4. The City may not require public comments to be submitted in advance, and must offer the opportunity for the public to offer comments "in real time" during the meeting; and

5. The public must be allowed "a reasonable amount of time per agenda item to allow members of the public to provide public comment, including time for members of the public to register [to log into the teleconference], or otherwise be recognized for the purpose of providing public comment.