



# NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

In compliance with section 15072 of the California Environmental Quality Act (CEQA) Guidelines and the County of Orange Procedures, notification is hereby given to responsible agencies, trustee agencies, interest groups and the general public, that the County of Orange shall adopt **Negative Declaration (ND) File Numbers Housing Element Update HE 20-01, Safety Element Update SE 19-01, Land Use Element Update LUE 22-01, Environmental Justice Element EJ 22-01, and Zoning Code Amendment CA 22-01.**

**PUBLIC REVIEW:** The proposed ND is being circulated for public review from July 12, 2022 to August 10, 2022 to comply with the required minimum 30-day public review period. The ND may be adopted by the County of Orange and become final unless written comments on its appropriateness or adequacy are received by the office listed below **by 5:00 p.m. on the ending date of the public review period (August 10, 2022).**

**CONTACT PERSON:** Kevin Shannon      **PHONE:** (714) 667-1632  
[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)

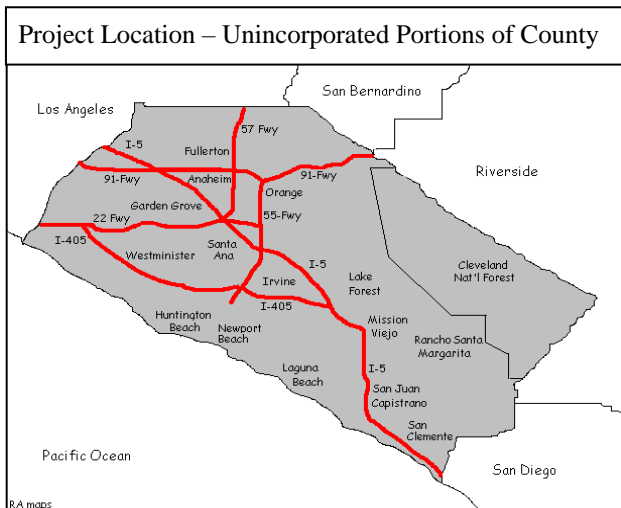
**PUBLIC MEETING(S)/HEARINGS ON PROJECT:**  
The proposed project will be reviewed for approval by the decision-maker listed below.

**DECISION MAKING BODY:** Orange County Planning Commission

**DATE:** To Be Determined      **TIME:** 1:30 PM or soon thereafter

**LOCATION OF PUBLIC MEETING/HEARING:** See location map below.

The ND and any supporting attachments are available for review during normal business hours at the offices of the OC Public Works, OC Development Services/Planning, 601 North Ross Street, Santa Ana, CA 92701 and also available at the following website:  
<https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/all-districts-2>



DATE POSTED: July 11, 2022



**NEGATIVE DECLARATION  
OC PUBLIC WORKS  
601 NORTH ROSS STREET  
P. O. BOX 4048  
SANTA ANA, CALIFORNIA 92701**

In accordance with Orange County Board of Supervisor's policies regarding implementation of the California Environmental Quality Act, the County of Orange has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the County of Orange hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because either the proposed project:

- has** or **creates no** significant environmental impacts requiring mitigation; or
- will not create** a significant adverse effect, because the Mitigation Measures described in the Initial Study have been added to the project.

The environmental documents, which constitute the Initial Study and supporting technical studies provide the basis and reasons for this determination are available on the website and hereby made a part of this document.

**PROJECT:**

**Title:** Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code

**Location:** Unincorporated portions of Orange County, CA

**Description:** In accordance with State law, the County is required to update its Housing Element every eight years, which includes an amendment to the Land Use Element and the Safety Element. An Environmental Justice Element is also required to be created when two or more existing General Plan elements are concurrently revised after January 2018. The Zoning Code requires revisions to the existing Housing Opportunities Overlay to maintain consistency with programs included Housing Element Update.

**Project Proponent or Applicant:** County of Orange, OC Public Works, Development Services/Planning

**Department Responsible for Proposed Project:** OC Public Works, Development Services/Planning

**Address:** 601 North Ross Street, Santa Ana, CA 92701

**Project Contact Person:** Kevin Shannon, Consultant - Env. Planner      **Telephone:** (714) 667-1632

**CEQA Contact Person:** Kevin Shannon, Consultant - Env. Planner      **Telephone:** (714) 667-1632

**NOTICE:** The Negative Declaration shall become final unless written comments are received by the office listed above by **5:00 p.m. on August 10, 2022**. If you wish to provide comments on the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

Dated: August 11, 2022

Signed: Kevin Shannon

**NOTE:** This document and supporting attachments are provided to the general public for review. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision-making body will review this document and potentially many other sources of information before considering the proposed project.

**Public Review Draft  
CEQA INITIAL STUDY  
NEGATIVE DECLARATION**

**FOR  
HOUSING-RELATED UPDATES TO THE COUNTY OF ORANGE  
GENERAL PLAN AND COMPREHENSIVE ZONING CODE**

**Housing Element Update HE 20-01  
Safety Element Update SE 19-01  
Land Use Element Update LUE 22-01  
Environmental Justice Element EJ 22-01  
Zoning Code Amendment CA 22-01**

***Prepared for:***

**Orange County Planning Commission  
*and*  
Orange County Board of Supervisors**

***Prepared by:***



**County of Orange  
OC Public Works, Development Services/Planning  
601 North Ross Street  
Santa Ana, CA 92701**

**July 2022**

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## Section 1: Introduction

### 1.1 Project Title

Housing-Related Amendments to the County of Orange General Plan and Comprehensive Zoning Code

### 1.2 Project Purpose

This document is an Initial Study/Negative Declaration (IS/ND) for evaluation of potential environmental impacts per the requirements of the California Environmental Quality Act resulting from implementation of the Housing Element Update HE 20-01, Safety Element Update SE 19-01, Land Use Element Update LUE 22-01, Environmental Justice Element EJ 22-01, and Zoning Code Amendment CA 22-01. For purposes of this document, the proposed project will be referred to as the Project or proposed Project.

### 1.3 Lead Agency/Project Sponsor Name and Address

County of Orange

OC Public Works, Development Services/Planning

601 North Ross Street

Santa Ana, California 92701

Contact Person and Telephone Number:

Cindy Salazar, Advance Planning Manager

OC Development Services/Planning

Telephone: 714.667.8870

### 1.4 Intended Uses of Initial Study/Negative Declaration

The County of Orange is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for carrying out or approving a Project which may have significant effects upon the environment.

This IS/ND is an informational document which is intended to inform the County of Orange decision-makers, other responsible or interested agencies, and the general public of the potential environmental effects of the proposed Project. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible agencies must balance adverse environmental effects against other public objectives, including economic and social goals (CEQA Guidelines Section 15021).

Public Resources Code Section 21080(c)(1) and implementing Guidelines Section 15070(a) states a Negative Declaration can be adopted if it can be determined that the Project will not have a significant effect on the environment. Based on this, the County of Orange, as Lead Agency, has determined that environmental clearance for the proposed Project can be provided with a Negative Declaration.

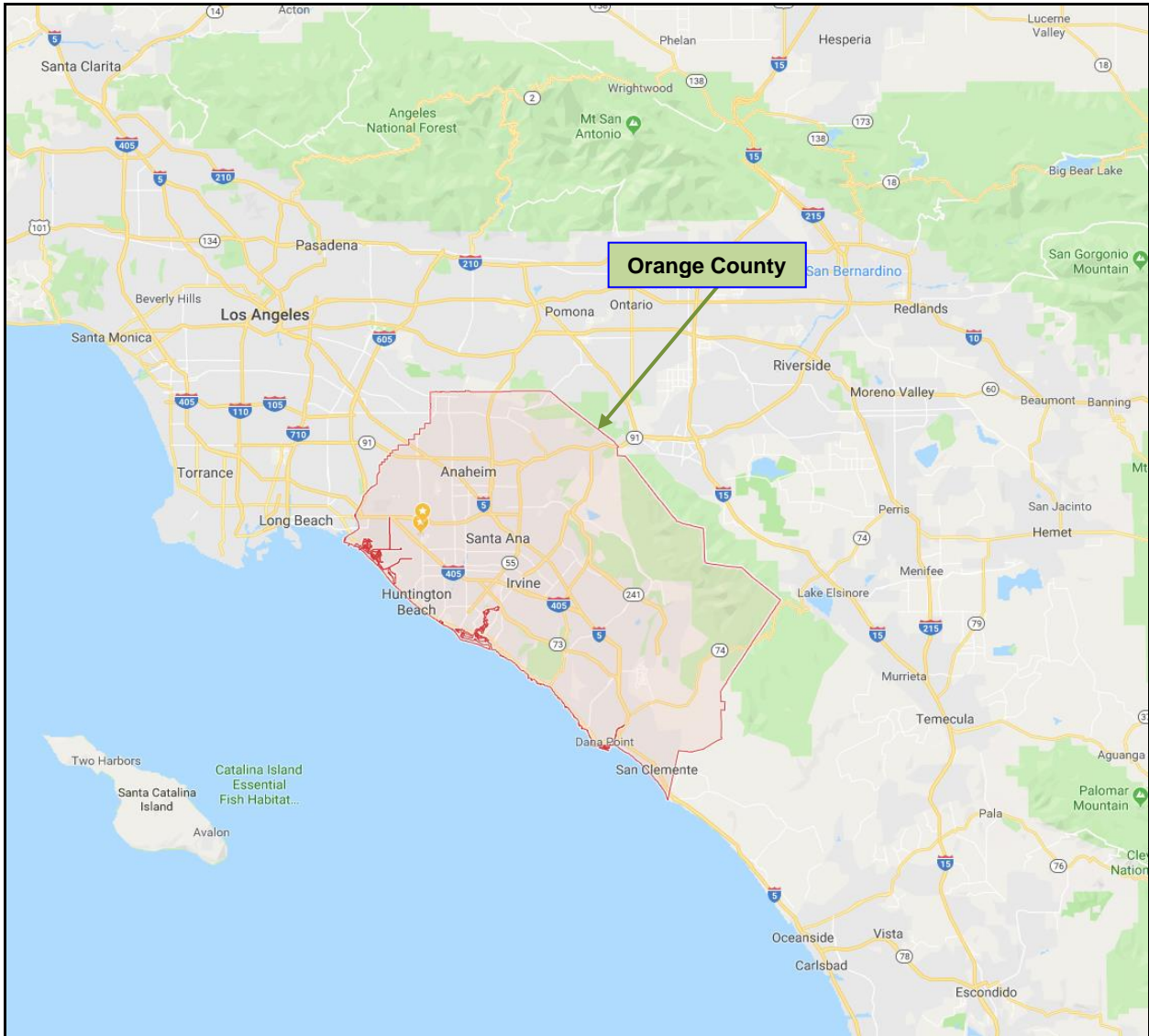
This IS/ND was prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 *et seq.*); the Guidelines for Implementation of the California Environmental Quality Act (Guidelines), as amended (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000, *et seq.*); and the County of Orange 2020 Local CEQA Procedures Manual.

This IS/ND may be inspected from July 12, 2022 through August 10, 2022, Monday through Friday during regular business hours, at OC Development Services/Planning in the County Administrative South Building, 601 North Ross Street, Santa Ana, CA 92701. In addition, this IS/ND is available on the County's website at the following link: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/all-districts-2>

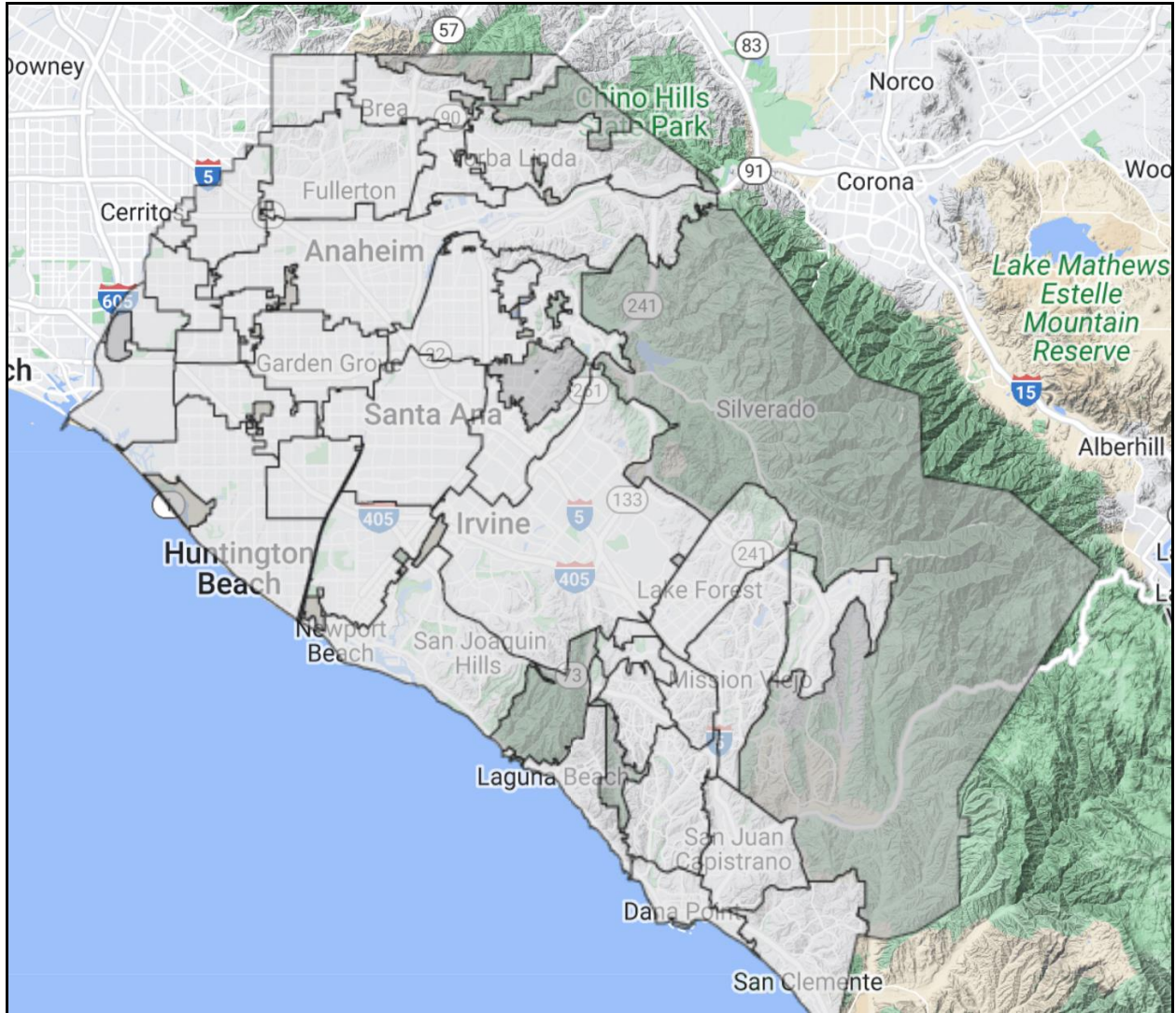
### 1.5 Project Location

The Project location includes the unincorporated portion of Orange County. Orange County is located along the Pacific Ocean between Los Angeles County to the north and northwest, San Bernardino County to the northeast, Riverside County to the east, and San Diego County to the southeast. Orange County stretches approximately 40 miles along the coast and extends inland approximately 20 miles, covering 798 square miles. Refer to Figure 1 - Regional Location and Figure 2 - Orange County Unincorporated Areas.

Figure 1: Regional Project Location



**Figure 2: Orange County Unincorporated Areas**



 Unincorporated Areas

 Incorporated Cities



## **1.6 Native American Consultation**

California Native American tribes traditionally and culturally affiliated with the Project area are required to be consulted pursuant to PRC Section 21080.3.1. OC Development Services/Planning sent via US Certified Mail AB 52 Initial Consultation letters AB 52 letters pertaining to the Housing Element and Safety Element on August 11, 2021, to the Kizh Nation, Gabrieleño Tongva San Gabriel Band of Mission Indians, Juaneno Band of Mission Indians, and the Soboba Band of Luiseno Indians. OC Development Services/Planning did not receive any requests for consultation.

## **1.7 Scope of Environmental Analysis**

For evaluation of environmental impacts, each sample question from the Environmental Checklist Form contained in Appendix G of the CEQA Guidelines is stated and responses are provided according to the analysis undertaken as part of the IS/ND.

### **1.7.1 Thresholds of Significance**

On November 17, 2020, the County adopted “Guidelines for Evaluating Vehicle Miles Traveled under CEQA” (VMT Guidelines), included as Appendix C in the County of Orange 2020 Local CEQA Procedures Manual. The VMT Guidelines included CEQA threshold thresholds of significance for vehicle miles traveled (VMT). Other than the VMT thresholds, the County has not adopted specific thresholds of significance and rather relies upon the specific questions relating to the topical environmental factors listed in Appendix G to the CEQA Guidelines to assist in the determination of whether an identified impact is potentially significant. The County may, depending on the circumstances of a particular project, use specific thresholds of significance on a case-by-case basis as provided by CEQA Guidelines Section 15064.7(b).

### **1.7.2 Impact Evaluation Methodology**

The environmental impact methodology is described below.

#### ***Changes Not Evaluated***

Construction Impacts – The Project does not authorize development or require physical changes to any existing development or infrastructure that would generate construction-related impacts. Therefore, they are excluded from the environmental analysis.

Indirect Impacts – The CEQA Guidelines require evaluation of indirect or secondary impacts to the environment which are caused by a project and are later in time and farther removed in distance, but are still reasonably foreseeable. Because these impact types must be related to a physical change in the environment and the Project has none, they are excluded from the environmental analysis. Any proposed developments would be individually reviewed to determine if they are exempt from the provisions of CEQA or require environmental review to determine the appropriate level of CEQA review.

Offsite Features – The Guidelines require evaluation of off-site features that are necessary to implement a project, which are typically associated with infrastructure or other physical improvements. Because the Project does not authorize development or require physical changes to any existing development or infrastructure, no offsite features would be required and the need to analyze impacts associated with offsite features would not occur. Therefore, they are excluded from the environmental analysis.

### ***Changes Evaluated***

Each of the topical environmental issues within each of the topical environmental factors evaluates the potential direct physical impacts to the environmental resources that has the potential to occur Project approval. The following topical environmental factors are evaluated in Section 3 - Environmental Evaluation. The numbers in parentheses represent the section numbers.

- Aesthetics (3.1)
- Agriculture & Forestry Resources (3.2)
- Air Quality (3.3)
- Biological Resources (3.4)
- Cultural Resources/Scientific Resources (3.5)
- Energy (3.6)
- Geology and Soils (3.7)
- Greenhouse Gas Emissions (3.8)
- Hazards & Hazardous Materials (3.9)
- Hydrology & Water Quality (3.10)
- Land Use & Planning (3.11)
- Mineral Resources (3.12)
- Noise (3.13)
- Population & Housing (3.14)
- Public Services (3.15)
- Recreation (3.16)
- Transportation/Traffic (3.17)
- Tribal Cultural Resources (3.18)
- Utilities & Service Systems (3.19)
- Wildfire (3.20)
- Mandatory Findings (3.21)

### **1.7.3 Impact Levels**

There are four possible responses to the threshold of significance questions in each of the topical environmental factors in Section 3 - Environmental Evaluation:

1. *No Impact*: No substantial evidence exists that the Project would have a direct primary project-level impact on the environment.
2. *Less Than Significant Impact*: Direct project-level impacts have been identified but are less than the thresholds of significance and do not include or require mitigation measures.
3. *Less Than Significant Impact With Mitigation Incorporated*: Direct project-level impacts have been identified but are less than significant with the incorporation of mitigation measures thereby reducing an impact from Potentially Significant Impact to a Less Than Significant Impact.
4. *Potentially Significant Impact*: Potentially significant direct project-level impacts and have been identified and require preparation of an EIR.

### **1.8 Environmental Baseline**

To adequately determine the significance of a potential environmental impact, the environmental baseline must be established. Guidelines Section 15125(a) states in pertinent part that the environmental setting will normally constitute the baseline physical conditions, by which a lead agency will determine if an impact is significant.

Therefore, the environmental baseline for this Project constitutes the existing physical conditions as they currently exist, which represents the time that the environmental process commenced.

**1.9 Environmental Determination**

The following table provides the environmental determination of the Project.

**Table 1: Environmental Determination**

I find that there is no substantial evidence that the project will have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.	<input checked="" type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, revisions to the project or proposals have been made by or agreed to by the project proponent, that will avoid the effects or mitigate the effects to where no significant effects on the environmental will occur. A <b>MITIGATED NEGATIVE DECLARATION (MND)</b> will be prepared.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT (EIR)</b> is required.	<input type="checkbox"/>
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 <b>EIR</b> is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
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 <b>EIR</b> or <b>NEGATIVE DECLARATION (ND)</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier <b>EIR</b> or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to the CEQA Guidelines. The proposed project is a component of the whole action analyzed in the previously adopted/certified CEQA document.	<input type="checkbox"/>
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to the CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project, which are documented in this addendum to the earlier CEQA document (CEQA §15164).	<input type="checkbox"/>
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to the CEQA Guidelines. However, there is important new information and/or substantial changes have occurred requiring the preparation of an additional CEQA document ( <b>ND</b> , <b>MND</b> or <b>EIR</b> ) pursuant to CEQA Guidelines Sections 15162 through 15163.	<input type="checkbox"/>

Kevin Shannon  
Signature

August 11, 2022  
Date

Kevin Shannon, Consultant - Environmental Planner  
Name

## **Section 2: Project Description**

### **Introduction**

This section provides the project background, location and environmental setting, and the characteristics of the Project.

#### **2.1 Project Background**

In accordance with State law, the County is required to update its Housing Element every eight years. For each eight-year planning cycle, the County is allocated a specific number of housing units (i.e., Regional Housing Needs Assessment (RHNA) allocation). The RHNA quantifies current and future housing needs within a jurisdiction.

The Housing Element establishes the County's official housing policies and programs to accommodate the County's RHNA allocation goals and identifies available candidate housing sites to meet those goals.

In addition to updating the Housing Element, the Land Use Element requires an amendment to maintain internal consistency with the Housing Element. Similarly, the Safety Element requires an amendment when the Housing Element is amended. An Environmental Justice Element is also required to be created when two or more existing General Plan elements are concurrently revised after January 2018. Last, the Zoning Code requires revisions to the existing Housing Opportunities Overlay to maintain consistency with programs included Housing Element Update.

#### **2.2 Project Location and Environmental Setting**

The proposed Project is located within the unincorporated portion of Orange County (refer to Figure 2) and specifically within sites suitable to accommodate the RHNA allocation. The sites may be developed with different land uses consisting of residential, commercial, office, retail, and industrial.

#### **2.3 Project Characteristics**

The Project consists of the following five components. Descriptions of each are provided below.

- 6<sup>th</sup> Cycle Housing Element Update
- Land Use Element Amendment
- Safety Element Amendment
- Environmental Justice Element
- Zoning Code Amendment - Housing Opportunities Overlay District

##### **2.3.1 6<sup>th</sup> Cycle Housing Element Update**

The County of Orange Housing Element establishes policies, procedures, and incentives in its land use planning and development activities that will result in the maintenance and expansion of the housing supply to adequately accommodate households of the current and future population living in the unincorporated County. The Housing Element institutes policies that will guide County decision-making and establishes a Housing Action Plan to implement housing goals through an eight-year planning period. On October 15, 2021, the 5<sup>th</sup> Cycle (2013-2021) planning period ended and the 6<sup>th</sup> Cycle (2021-2029) planning period began.

Although certain County housing programs operate within cities, the County's Housing Element primarily addresses housing needs in the unincorporated areas to meet the various income levels. The County's Housing Element makes provisions for affordable and accessible housing for special needs groups in the community and is designed to provide guidance in the maintenance of existing affordable housing. These commitments are an expression of the statewide housing goal of "decent housing and a suitable living environment for every California family."

The Housing Element Update will include the County's Housing Action Plan, which addresses the County's identified housing needs, and includes goals, policies, and programs concerning housing and housing-related services, and the County's approach to addressing its Regional Housing Needs Assessment (RHNA) allocation, its share of the regional housing need. The 6<sup>th</sup> Cycle (2021-2029) Housing Element Update consists of a comprehensive review and an update to the previous Housing Element, which covered the 5<sup>th</sup> Cycle (2013-2021) planning period.

To satisfy and meet its RHNA allocation, the County completed a parcel-specific land inventory that includes sites capable of accommodating the RHNA allocation of 10,406 units and is included in the land inventory section of the Housing Element. The County is required to identify areas with adequate zoning to accommodate this future growth, however, it is not required to develop these housing units.

The 6<sup>th</sup> Cycle Housing Element Update does not grant any land use entitlements or authorize development of a specific project, nor does it consider candidate housing sites not already zoned for residential development or non-residentially zoned sites that allow residential development with the existing Housing Opportunities Overlay.

### **2.3.2 Land Use Element Amendment**

The County of Orange Land Use Element describes objectives, policies, and land use patterns for the unincorporated area. It also establishes development criteria and standards, including population density and building intensity. Land use categories are used to depict the general distribution, location, and extent of public and private uses of land. The update will include the following proposed revisions:

- The "Land Use Categories" section will be revised to reflect current permitted uses allowed by the County's Zoning Code, such as the Housing Opportunities Overlay District regulations, and 6<sup>th</sup> Cycle Housing Element Update, no new permitted uses will be proposed.
- The "Building Intensity/Population Density Standards" chart (Table III-I) requires an update to reflect current regulations in the County's Zoning Code, no new standards will be proposed.
- The County's land use-related "Objectives and Policies" will be revised to reflect any changes to these that may have been adopted since the previous Land Use Element amendment, no new objectives and policies will be proposed.
- The "Planning Constraints and Deficiencies" section will be revised to ensure internal consistency with the other elements of the County's General Plan including the 6<sup>th</sup> Cycle Housing Element Update.

### **2.3.3 Safety Element Amendment**

The California Government Code requires general plans to include "a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to

mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires."

The purpose of the County's Safety Element is to comprehensively inventory hazards which primarily impact persons and property in the unincorporated areas of Orange County. The scope of the Safety Element also allows for a countywide perspective for other safety-related matters. This hazards inventory identifies information necessary for the development of goals, objectives, policies, and implementation programs that will guide and direct local government decision-making in safety-related matters and also foster coordination with regional, state, and federal policies and programs.

An update, or amendment, of the County of Orange Safety Element is required to ensure compliance with California Government Code Section 65302(g)(3). Under this Government Code, upon the next revision to the County's Housing Element, which is currently underway, the Safety Element must be updated to address new statutory considerations regarding the risk of wildland fire in State Responsibility Areas and in Very High Fire Hazard Severity Zones. The update must meet specific requirements including those set forth in the Office of Planning and Research's "Fire Hazard Planning" document and the General Plan Guidelines.

The Safety Element update will: 1) add information regarding existing planned development and agencies responsibilities, 2) revise goals, policies, and objectives that address climate vulnerability and adaptation per Senate Bill 379, 3) revise goals, policies, and objectives as necessary to maintain integrity of essential public facilities, and 4) update the County's hazards inventory. In addition, the Governor's Office of Emergency Services (Cal OES) has established new and specific requirements for incorporation of the County's Hazard Mitigation Plan (HMP) into the Safety Element to maintain the County's eligibility for pre-disaster mitigation funding per Assembly Bill 2140. This will include the addition of a Uniform Resource Locator (URL) pointing readers directly to the County's HMP. The Safety Element update will meet these new Cal OES requirements.

#### **2.3.4 Environmental Justice Element**

The County of Orange will add an Environmental Justice Element to the General Plan pursuant to Government Code Section 65302 (h)(1). This statute requires that upon the adoption or next revision of two or more existing elements concurrently on or after January 1, 2018, counties that have disadvantaged communities shall incorporate environmental justice policies into their general plans, either in a separate Environmental Justice element or by integrating related goals, policies, and objectives throughout the other elements. The County is currently in the process of completing its 6<sup>th</sup> Cycle Housing Element Update and will also be completing an associated amendment to its Land Use Element. These two General Plan amendments trigger the requirement for the County to comply with the statute at this time.

According to the California Environmental Protection Agency (Cal EPA) website, "the aim of Environmental Justice is to lift the unfair burden of pollution from those most vulnerable to its effects." According to the California Office of Environmental Health Hazard Assessment (OEHHA) CalEnviroScreen, versions 3.0 and 4.0, several census tracts that include unincorporated areas have been identified as disadvantaged communities.

The objective of the new Environmental Justice Element is to provide for the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to

the implementation of environmental laws, regulations, and policies. The new Environmental Justice Element will include goals, policies, and programs to address environmental justice. This will include ensuring the opportunity for meaningful participation in the public process, minimizing to the extent feasible exposure of residents to pollution in the environment, increasing mobility and accessibility for all residents, and reviewing opportunities for affordable housing from an environmental justice perspective.

### **2.3.5 Orange County Zoning Code Amendment**

The purpose of the Housing Opportunities Overlay District (HOO) Regulations, Zoning Code section 7-9-44, is to increase the number of sites available for the development of affordable housing, emergency shelters, and multi-service centers in the unincorporated area. The HOO was adopted by the Board of Supervisors on January 10, 2006, and amended in 2008 and 2013 to increase the number of eligible sites. The intent of the HOO is to facilitate the development of affordable housing within commercial, industrial, and select high-density zoned sites. The HOO Regulations allow eligible projects to be constructed in commercial, industrial, and certain high-density residential areas. All residential projects developed under the HOO Regulations are eligible to take advantage of the State Density Bonus Law to increase the allowable density on the development site and to receive up to three incentives (waiver of site development standards) that are intended to make the development more economically feasible.

The Housing Opportunities Overlay allow eligible development in the following zoning districts:

- C1 – “Local Business”
- C2 – “General Business”
- CC – “Commercial Community “
- CH – “Commercial Highway “
- R2 – “Multi-Family Dwellings “
- R3 – “Apartment “
- CN – “Commercial Neighborhood “
- PA – “Professional & Administrative Office “
- M1 – “Light Industrial “
- R4 – “Suburban Multi-Family Residential”
- RP – “Residential-Professional “

The HOO Regulations currently applies a base density of 43 units per acre on affordable housing projects located within the commercial and industrial zoning districts of the HOO. These projects may request an increase in density either under the provisions of the County’s Zoning Code or State Density Bonus Law. The intended target population for the affordable housing development will determine the percentage of a density bonus the project is eligible for. Applying the Zoning Code provisions could result in up to a maximum of a 45% density bonus, or 63 units per acre. Applying the State Density Bonus Law could result in up to an 80% increase in density, or 78 units per acre. Affordable housing projects located in high-density residential areas are subject to the base density for that zoning district but would also be eligible for a density bonus.

The proposed revisions to the HOO Regulations would:

- Increase the base density applied to eligible affordable housing projects within commercial and industrial zoning districts from 43 units per acre, up to 70 units per acre.

- Apply the base density of up to 70 units per acre to all eligible affordable housing projects within high-density residential zoning districts, regardless of the maximum density of the underlying district.
- All high-density zoned residential sites located within the City of Costa Mesa Sphere of Influence are specifically excluded.

The increased base density applied to eligible affordable housing projects is intended to facilitate the development of affordable housing, one of the County’s goals set forth in its Housing Element.

**2.4 Project Approvals**

Following the completion of the mandatory public review period, the proposed Housing Element and amendments would be scheduled for a public hearing before the Orange County Planning Commission followed by the Orange County Board of Supervisors. The Planning Commission will review the IS/ND with the proposed amendments and provide a recommendation to the Board of Supervisors. The following table provides the public agency approvals.

**Table 2: Public Agency Approvals**

Entity	Action
Planning Commission	<ul style="list-style-type: none"> <li>• Provide Recommendation that the Board of Supervisors Adopt the IS/ND</li> <li>• Provide Recommendation that the Board of Supervisors Approve the Housing Element Update HE 20-01, Safety Element Update SE 19-01, Land Use Element Update LUE 22-01, Environmental Justice Element EJ 22-01, and Zoning Code Amendment CA 22-01</li> </ul>
Board of Supervisors	<ul style="list-style-type: none"> <li>• Adopt IS/ND</li> <li>• Approve Housing Element Update HE 20-01, Safety Element Update SE 19-01, Land Use Element Update LUE 22-01, Environmental Justice Element EJ 22-01, and Zoning Code Amendment CA 22-01</li> </ul>
Department of Housing and Community Development	<ul style="list-style-type: none"> <li>• Determine the Housing Element is substantially compliant with state housing element law</li> </ul>
Board of Forestry and Fire Protection	<ul style="list-style-type: none"> <li>• Review revised Safety Element and provides written comments</li> </ul>

Source: OC Public Works, Development Services/Planning, June 2022.



**Section 3: Environmental Evaluation**

**3.1 Aesthetics**

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

**Response to Impact Questions (a - d):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6<sup>th</sup> cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the four threshold questions specific to Aesthetics would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Aesthetics.

**References**

California Department of Transportation (Caltrans). 2018. California Scenic Highway Mapping System – Orange County. Accessed online:  
[http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)

Orange, County of. General Plan, Scenic Highway Plan. 2005

**3.2 Agriculture and Forestry Resources**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code 12220 (g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51004(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a – e):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the five threshold questions specific to Agriculture and Forestry Resources would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Agriculture and Forestry Resources.

#### **References**

Orange, County of. General Plan, Resources Element. 2012

Department of Agriculture, U.S. 2012 Census of Agriculture.

**3.3 Air Quality**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a – e):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5).

The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the five threshold questions specific to Air Quality would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because

there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Air Quality.

**References**

Orange, County of. Draft Housing Element Update HE 20-01, Draft Safety Element Update SE 19-01, Draft Land Use Element Update LUE 22-01, Draft Environmental Justice Element EJ 22-01, and draft Zoning Code Amendment CA 22-01

South Coast Air Quality Management District. 2016 Air Quality Management Plan (Final). December 2016.

**3.4 Biological Resources**

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

**Response to Impact Questions (a – f):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the six threshold questions specific to Biological Resources would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Biological Resources.

#### **References**

Orange, County of. Natural Community Conservation Plan & Habitat Conservation Plan. July 1996.



**3.5 Cultural Resources**

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

**Response to Impact Questions (a - d):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the four threshold questions specific to Cultural Resources would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Cultural Resources.

**References**

Orange, County of. General Plan, Resources Element. 2013

\_\_\_\_\_. General Plan, Land Use Element. 2015

**3.6 Energy**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a and b):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the two threshold questions specific to Energy would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Energy.

**References**

No references are associated with this topic.

**3.7 Geology and Soils**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal system where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a - e):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the five threshold questions specific to Geology and Soils would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Geology and Soils.

**References**

Orange, County of. General Plan, Safety Element. 2013

\_\_\_\_\_. General Plan, Land Use Element. 2015

**3.8 Greenhouse Gas Emissions**

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

**Response to Impact Questions (a and b):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the two threshold questions specific to Greenhouse Gas Emissions would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Greenhouse Gas Emissions.

**References**

California Air Pollution Control Officers Association.

South Coast Air Quality Management District. Final Draft 2016 Air Quality Management Plan. December 2016.

**3.9 Hazards and Hazardous Materials**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Response to Impact Question (a - h):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district. In addition, Project implementation updates the County’s hazards inventory and integrates the County’s Hazard Mitigation Plan into the Safety Element (refer to Section 2.3.3).

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the eight threshold questions specific to Hazards and Hazardous Materials would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Hazards and Hazardous Materials.

**References**

Orange, County of. General Plan, Land Use Element. 2015

\_\_\_\_\_. Health Care Agency, Environmental Health Division.

\_\_\_\_\_. Airport Land Use Commission.

Orange County Fire Authority

**3.10 Hydrology and Water Quality**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Would the project [result in] inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a - j):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the ten threshold questions specific to Hydrology and Water Quality would result

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Hydrology and Water Quality.

**References**

Orange, County of. General Plan, Public Services and Facilities Element. 2012

\_\_\_\_\_. General Plan, Land Use Element. 2015

**3.11 Land Use and Planning**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a - c):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district. In addition, Project implementation updates the Land Use Element to revise the Land Use Categories list, Table III-I to reflect current regulations in the County Zoning Code, revise Objectives and Policies, and revise the Planning and Deficiencies section (refer to Section 2.3.2) to ensure consistency in all plans and zoning documents.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the three threshold questions specific to Land Use and Planning would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Land Use and Planning.

### **3.10.3 References**

Orange, County of. General Plan, Land Use Element. 2015

**3.12 Mineral Resources**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a and b):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5).

The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the two threshold questions specific to Mineral Resources would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Mineral Resources.

**References**

Orange, County of. General Plan, Resources Element. 2013

**3.13 Noise**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a - f):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70



units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the six threshold questions specific to Noise would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Noise.

#### **References**

Orange, County of. General Plan, Noise Element. 2012

**3.14 Population and Housing**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a - c):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5).

The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact or induced population growth, no impacts related to the three threshold questions specific to Population and Housing would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Population and Housing.

**References**

Orange, County of. General Plan, Housing Element. 2013

**3.15 Public Services**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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: i) Fire protection? ii) Police protection? iii) Schools? iv) Parks? v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact Conclusion: i) Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact Conclusion: ii) Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact Conclusion: iii) Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact Conclusion: iv) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact Conclusion: v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (ai - aiv):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the five threshold questions specific to Public Services would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Public Services.

#### **References**

Orange, County of. General Plan, Public Services & Facilities Element. 2012

Orange, County of. General Plan, Recreation Element. 2012

**3.16 Recreation**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a and b):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the two threshold questions specific to Recreation would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Recreation.

**References**

Orange, County of. General Plan, Public Services & Facilities Element. 2012

\_\_\_\_\_. General Plan, Recreation Element. 2012

**3.17 Transportation/Traffic**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a - f):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to



Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the six threshold questions specific to Transportation/Traffic would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Transportation/Traffic.

#### **References**

Orange, County of. General Plan, Transportation Element. 2012

**3.18 Tribal Cultural Resources**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a and b):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level

impact, no impacts related to the four threshold questions specific to Aesthetics would result. Refer to Section 1.6 that discusses Tribal consultation.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Tribal Cultural Resources.

#### **References**

No references are associated with this topic.

**3.19 Utilities and Service Systems**

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

**Response to Impact Questions (a - g):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing

projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district.

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the seven threshold questions specific to Utilities and Service Systems would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Utilities and Service Systems.

#### **References**

Orange, County of. General Plan, Public Services and Facilities Element. 2012

**3.20 Wildfire**

<i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Questions (a - d):** The Project implements a policy framework necessary to meet housing needs on sites suitable to accommodate the 6th cycle RHNA allocation through housing-related amendments to the County of Orange General Plan Elements and Comprehensive Zoning Code. Sites suitable for eligible projects occur within residential, commercial, and industrial zoning districts (refer to Section 2.5). The County is legally obligated to identify sites but not required to propose development. Project implementation merely increases potential development density. For eligible affordable housing projects located in the commercial and industrial zoning districts, the base density would be increased from 43 up to 70 units per acre. In high-density residential zoning districts, a base density of up to 70 units per acre would be applied regardless of the maximum density of the underlying base zoning district. In addition, Project implementation merely updates the Safety Element to address new statutory requirements for fire risks in State Responsibility areas and Very High Fire Hazard Severity Zones to meet the requirements of the Office of Planning and Research’s Fire Hazard Planning document. (refer to Section 2.3.3).

Project implementation does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or

existing development. Therefore, because no substantial evidence exists of a direct primary Project-level impact, no impacts related to the four threshold questions specific to Wildfire would result.

Although the amendments have the potential to increase the density on certain sites within unincorporated areas, at this time, meaningful environmental review cannot be conducted because there is no certainty that the development will occur or to what degree any given parcel will be developed. Should development be proposed on any of the sites, a planning review with OC Development Services/Planning would be required.

**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** No direct or indirect impacts would result from Project implementation. Therefore, the project would have no impact on Wildfire.

#### **References**

No references are associated with this topic.

**3.21 Mandatory Findings of Significance**

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response to Impact Question a):** Refer to Section 3.4 - Biological Resources and Section 3.5 - Cultural Resources. As discussed in these sections, the proposed Project would have no effect on fish or wildlife habitat or population, plant or animal communities, protected species, or important examples of the major periods of California history or prehistory. Therefore, no impacts would not result from Project implementation.

**Response to Impact Question b):** There are no impacts resulting from this Project as analyzed in Sections 3.1 through 3.20 in this IS/ND. Therefore, no cumulative impacts would be created and the Project is not cumulatively considerable.

**Response to Impact Question c):** Sections 3.1 through 3.20 in this IS/ND analyzed potential impacts and did not identify any impacts resulting from Project implementation. Therefore, no significant adverse effects on human beings, either directly or indirectly, have been identified and no impacts would result.



**Mitigation Measures:** No mitigation measures are either required or necessary.

**Impact Conclusion:** All potential impacts were evaluated and determined to result in no impacts.

**Section 4: List of Preparers**

The table below provides the list of individuals who participated in the preparation of this IS/ND.

**Table 3: List of Preparers**

Preparer	Role
Justin Kirk, Planning Manager OC Public Works, Development Services/Planning	Project Director
Cindy Salazar, Land Use Manager - Advance Planning OC Public Works, Development Services/Planning	Program Manager
Ruby Maldonado, Senior Contract Planner OC Public Works, Development Services/Planning	Project Manager
Yuritz Randle, Associate Planner OC Public Works, Development Services/Planning	Research
Kevin Shannon, Consultant - Environmental Planner OC Public Works, Development Services/Planning	Environmental Analysis
Kimley-Horn & Associates, Inc.	Housing Consultant

Source: OC Public Works, Development Services/Planning, June 2022.