

**CEQA INITIAL STUDY
MITIGATED NEGATIVE DECLARATION**

PROJECT NAME
PLANNING APPLICATION (PA) NUMBER
INITIAL STUDY NUMBER

Prepared for:



County of Orange
OC Public Works, Department Name
300 North Flower Street
Santa Ana, CA 92703-4048

Prepared by:

Applicant/consultant name
Address line 1
Address line 2

Date

Table of Contents

Chapter 1: Introduction.....	1
1.1 Project Title	1
1.2 Lead Agency Name Address	1
1.3 Lead Agency Contact Person Telephone Number Email	1
1.4 Project Location	1
1.5 Project Sponsor's Name Address	1
1.6 General Plan Specific Plan Designation(s)	1
1.7 Zoning District(s)	1
1.8 Description of project	1
1.9 Surrounding Land Uses and Setting	2
1.10 Other public agencies whose approval is required	2
1.11 California Native American consultation	2
Chapter 2: Environmental Determination	7
Chapter 3: Project Description	9
3.1 Introduction.....	9
3.2 Environmental Setting and Surrounding Land Uses	9
3.3 Construction Activities	9
3.4 Site Improvement Characteristics	9
3.5 Building Characteristics.....	10
3.6 Infrastructure Characteristics	10
3.7 Project Design Features.....	11
3.8 Offsite Improvements	11
3.9 Project Schedule and Phases	11
3.10 Change in Land Use Controls	11
3.11 Related Projects	11
Chapter 4: Environmental Evaluation	16
4.1 Analysis Methodology	16
4.2 Environmental Factors Potentially Affected	16
4.3 Thresholds of Significance	17
4.4 Environmental Baseline	17
4.6 Aesthetics.....	18
4.7 Agriculture and Forestry Resources	19
4.8 Air Quality.....	21
4.9 Biological Resources.....	22
4.10 Cultural	24
4.11 Energy	25
4.12 Geology and Soils	26
4.13 Greenhouse Gas Emissions	28
4.14 Hazards and Hazardous Materials.....	29
4.15 Hydrology and Water Quality	31
4.16 Land Use and Planning.....	33
4.17 Mineral Resources	34
4.18 Noise	35
4.19 Population and Housing	36
4.20 Public Services.....	37
4.21 Recreation	38
4.22 Transportation	39
4.23 Tribal Cultural Resources.....	40
4.24 Utilities and Service Systems.....	41
4.25 Wildfire	43
4.26 Mandatory Findings of Significance	44
Chapter 5: Summary of Mitigation Measures and Project Design Features.....	46
Chapter 6: References	47

List of Figures

Figure 1: Regional Location 3
Figure 2: Vicinity Location 4
Figure 3: Aerial View 5
Figure 4: Site Photos 6
Figure 5: Site Plan 12

List of Tables

Table 1: Public Agency Approvals 2
Table 2: Environmental Determination 7
Table 3: Surrounding Land Uses 9
Table 4: Related Projects 11
Table 5: Environmental Factors Potentially Affected 16
Table 6: Related Projects 45

Appendices

List appendices, as applicable

Chapter 1: Introduction

The purpose of this Initial Study is to evaluate the potentially significant environmental impacts associated with implementing the proposed project. The Initial Study is organized in to the following chapters:

- Chapter 1: Introduction
- Chapter 2: Environmental Determination
- Chapter 3: Project Description
- Chapter 4: Environmental Evaluation
- Chapter 5: Summary of Mitigation Measures and Project Design Features
- Chapter 6: References

1.1 Project Title

Name of project

1.2 Lead Agency Name | Address

County of Orange

Agency name

Department name

Address line 1

Address line 2

1.3 Lead Agency Contact Person | Telephone Number | Email

Name

Telephone: number

Email: email

1.4 Project Location

Provide brief description of project site's regional and vicinity location

Refer to Figure 1: Regional Location, Figure 2: Vicinity Location, and Figure 3: Aerial View.

1.5 Project Sponsor's Name | Address

Sponsor's name

Address line 1

Address line 2

1.6 General Plan | Specific Plan Designation(s)

List existing General Plan designation(s)

List existing Specific Plan designation, if applicable

1.7 Zoning District(s)

List existing Zoning District designation(s)

1.8 Description of project

Provide brief project description

1.9 Surrounding Land Uses and Setting

Briefly describe the project's surroundings

1.10 Other public agencies whose approval is required

Table 2 below provides a list of required and anticipated public agency approvals that are associated with the Project. (List each entity and the corresponding approval)

Table 1: Public Agency Approvals

Body	Action

1.11 California Native American consultation

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

Provide information on consultation

Figure 1: Regional Location

Insert figure

Figure 2: Vicinity Location

Insert figure

Figure 3: Aerial View

Insert figure

Figure 4: Site Photos

Insert photos

Chapter 2: Environmental Determination

Based on the analysis conducted in this Initial Study, the County of Orange, OC Public Works, **department name**, as the Lead Agency, has made the following determination:

Table 2: Environmental Determination

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT 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 ENVIRONMENTAL IMPACT REPORT 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 EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<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 State CEQA Guidelines and the County’s adopted Local 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 State and County 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 State and County CEQA Guidelines. However, there is important new information and/or substantial changes have occurred requiring the preparation of an additional CEQA document (ND or EIR) pursuant to CEQA Guidelines Sections 15162 through 15163.	<input type="checkbox"/>

Signature

Date

Printed Name

Chapter 3: Project Description

3.1 Introduction

Provide summary of proposed project and project objectives

3.2 Environmental Setting and Surrounding Land Uses

The surrounding land uses are described in the following table.

Table 3: Surrounding Land Uses

Direction	Land Use(s)
North	
East	
West	
South	

Source: OC Public Works, Development Services/Planning.

Project Site Environmental Setting

Describe the site-specific environmental physical conditions

Site Vicinity Environmental Setting

Describe the general environmental physical conditions adjacent to and near the project site.

Site Regional Environmental Setting

Describe the general environmental physical conditions region of the project site.

3.3 Construction Activities

- Construction Staging and Lay-Down Area(s)
- Temporary roadway or travel lane closures (if applicable)
- Equipment Roster
- Soil Balance (statement if soil movement will be “balanced” onsite or if soil will need to be imported or exported and quantify the amount of soil to be imported or exported in cubic yards)
- Utility relocation(s) (if applicable)

3.4 Site Improvement Characteristics

- Site Plan (provide a summary of the proposed development that would correspond to the site plan exhibit) <add a reference to the site plan exhibit>
- Landscaping - retained
- Landscaping - proposed plant palette
- Signage
 - Monument Sign(s)
 - Way-Finding Sign(s)

- Pole Sign(s)
- Walls and Fencing
 - Height (for front, side, and rear yards)
 - Materials (for front, side, and rear yards)
- Vehicular Access
 - Number of Offsite Access Points
 - Primary Access
 - Secondary Access
 - Emergency Access
 - Commercial Delivery Access and Loading Zone (if applicable)
- Vehicular Parking Spaces
 - Covered
 - Uncovered
 - Garage
 - Driveway
 - On-Street
 - Handicapped
 - Electric Charging Stations
 - Carpool/Vanpool

3.5 Building Characteristics

- Buildings (describe the number of structures and stories of each)
- Architectural Theme (describe the architectural theme of the building and building elevations to Figure 5)
- Lighting
 - Exterior Building Lighting
 - Landscape Lighting
 - Parking Lot Lighting
 - Way-Finding Signage Lighting
 - Monument Sign Lighting

3.6 Infrastructure Characteristics

- Storm Water
 - Retention Basin(s)
 - Detention Basin(s)
 - Conveyance Facilities
 - Off-Site Receiving Waters (if applicable)
- Wet Utilities
 - Domestic Water Supply
 - Wastewater Conveyance
 - Wastewater Treatment

- Dry Utilities
 - Electricity
 - Natural Gas
 - Cable
 - Telephone

3.7 Project Design Features

Describe any project design features that are incorporated into the project

3.8 Offsite Improvements

Describe any secondary, support, and offsite improvements that are necessary to implement the project

3.9 Project Schedule and Phases

Provide the project implementation schedule that includes the short-term construction phase and development phase(s)

3.10 Change in Land Use Controls

Describe any change to the existing land use controls (general plan and zoning) or if they will remain

3.11 Related Projects

Populate the following table with the related projects that will form the basis for cumulative analysis <add a reference to the related projects map>

Table 4: Related Projects

Map ID	Project Name	Land Use	Statistical Data	Status

Source: OC Public Works, Development Services/Planning.

Figure 5: Site Plan

Insert figure

Figure 6: Related Projects

Insert figure

Figure 7: Building Elevations

Insert figure

Figure 8: Related Projects

insert map

Chapter 4: Environmental Evaluation

4.1 Analysis Methodology

Analysis of potentially significant impacts of each of the environmental factors identified in Table 5 below is based on the project site environmental setting, project description, and the sample questions/thresholds of significance. Potentially significant impacts that are reduced below the level of significance by sample questions/thresholds of significance will detail how the potentially significant impact is reduced. Potentially significant impacts that are unable to be reduced below the level of significance will detail the various mitigation options applied and why none would reduce the impact.

The analysis will consider the whole of the actions and include the following:

- Onsite impacts
- Offsite impacts
- Short-term construction impacts
- Long-term operational impacts
- Direct impacts
- Indirect impacts
- Cumulative impacts

4.2 Environmental Factors Potentially Affected

This document incorporates the Environmental Checklist Form from Appendix G of the CEQA Guidelines.

Table 5 below lists the environmental factors that are evaluated in this document. Environmental factors that are checked contain at least one impact has been determined to be a “Potentially Significant Impact.” Environmental factors unchecked indicate that impacts were determined to have resulted in no impacts, less than significant impacts, or less than significant impacts with mitigation measures or County Standard Conditions of Approval incorporated into the Project.

Table 5: Environmental Factors Potentially Affected

<input type="checkbox"/> Aesthetics (4.5)	<input type="checkbox"/> Mineral Resources (4.16)
<input type="checkbox"/> Agriculture & Forestry Resources (4.6)	<input type="checkbox"/> Noise (4.17)
<input type="checkbox"/> Air Quality (4.7)	<input type="checkbox"/> Population & Housing (4.18)
<input type="checkbox"/> Biological Resources (4.8)	<input type="checkbox"/> Public Services (4.19)
<input type="checkbox"/> Cultural Resources (4.9)	<input type="checkbox"/> Recreation (4.20)
<input type="checkbox"/> Energy (4.10)	<input type="checkbox"/> Transportation (4.21)
<input type="checkbox"/> Geology and Soils (4.11)	<input type="checkbox"/> Tribal Cultural Resources (4.22)
<input type="checkbox"/> Greenhouse Gas Emissions (4.12)	<input type="checkbox"/> Utilities & Service Systems (4.23)
<input type="checkbox"/> Hazards & Hazardous Materials (4.13)	<input type="checkbox"/> Wildfire (4.24)
<input type="checkbox"/> Hydrology & Water Quality (4.14)	<input type="checkbox"/> Mandatory Findings (4.25)

<input type="checkbox"/> Land Use & Planning (4.15)	
---	--

4.3 Thresholds of Significance

Thresholds of significance are identifiable quantitative, qualitative or performance level standards of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by a Lead Agency and compliance with which means the effect will normally be determined to be less than significant (Guidelines §15064.7(a)).

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 of the State CEQA Guidelines to assist in the determination of a potentially significant impact. 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).

4.4 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 existing environmental setting will normally constitute the baseline physical conditions that will assist the County in a determining if an impact is significant.

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

4.5 Aesthetics

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

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

Response to Question c): <add analysis>

Site Character and Quality

Surrounding Character and Quality

Response to Question d): <add analysis>

4.6 Agriculture and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>

<p>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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

Response to Question c): <add analysis>

Response to Question d): <add analysis>

Response to Question e): <add analysis>

4.7 Air Quality

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

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

Response to Question c): <add analysis>

Response to Question d): <add analysis>

4.8 Biological Resources

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

f) Conflict with 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 type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	--------------------------

Response to Question a): <add analysis>

Response to Question b): <add analysis>

Response to Question c): <add analysis>

Response to Question d): <add analysis>

Response to Question e): <add analysis>

Response to Question f): <add analysis>

4.9 Cultural Resources*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

Response to Question c): <add analysis>

4.10 Energy

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>
b) Conflict or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Impact Question a): <add analysis>

Response to Impact Question b): <add analysis>

4.11 Geology and Soils

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Impact Question a-i): <add analysis>

Response to Impact Question a-ii): <add analysis>

Response to Impact Question a-iii): <add analysis>

Response to Impact Question a-iv): <add analysis>

Response to Impact Question b): <add analysis>

Response to Impact Question c): <add analysis>

Response to Impact Question d): <add analysis>

Response to Impact Question e): <add analysis>

Response to Impact Question f): <add analysis>

4.12 Greenhouse Gas Emissions*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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 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 type="checkbox"/>

Response to Impact Question a): <add analysis>

Response to Impact Question b): <add analysis>

4.13 Hazards and Hazardous Materials <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Impact Question a): <add analysis>

Response to Impact Question b): <add analysis>

Response to Impact Question c): <add analysis>

Response to Impact Question d): <add analysis>

Response to Impact Question e): <add analysis>

Response to Impact Question f): <add analysis>

Response to Impact Question g): <add analysis>

4.14 Hydrology and Water Quality

Would the project:

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

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	--------------------------

Response to Question a): <add analysis>

Response to Question b): <add analysis>

Response to Question c): <add analysis>

Response to Question d): <add analysis>

Response to Question e): <add analysis>

4.15 Land Use and Planning

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

4.16 Mineral Resources

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

4.17 Noise

Would the project result in:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

Response to Question c): <add analysis>

4.18 Population and Housing*Would the project:*

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

Response to Question a): <add analysis>**Response to Question b):** <add analysis>

4.19 Public Services

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a-i) Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a-ii) Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a-iii) Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a-iv) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a-v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Question a-i): <add analysis>

Response to Question a-ii): <add analysis>

Response to Question a-iii): <add analysis>

Response to Question a-iv): <add analysis>

Response to Question a-v): <add analysis>

4.20 Recreation

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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 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 type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

4.21 Transportation

Would the project:

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

Refer to CEQA Guidelines Section 15064.3 to assist in determining potentially significant to this topical environmental issue.

Response to Impact Question a): <add analysis>

Response to Impact Question b): <add analysis>

Response to Impact Question c): <add analysis>

Response to Impact Question d): <add analysis>

<p>4.22 Tribal Cultural Resources</p> <p><i>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:</i></p>	<p>Potentially Significant Impact</p>	<p>Less than Significant With Mitigation Incorporated</p>	<p>Less than Significant Impact</p>	<p>No Impact</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 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 Resource 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 type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

4.23 Utilities and Service Systems

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

Response to Question c): <add analysis>

Response to Question d): <add analysis>

Response to Question e): <add analysis>

4.24 Wildfire

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

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <add analysis>

Response to Question c): <add analysis>

Response to Question d): <add analysis>

4.25 Mandatory Findings of Significance <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 type="checkbox"/>

Response to Question a): <add analysis>

Response to Question b): <query current projects lists from County and other jurisdictions>

The following table provides a summary of related projects in the vicinity of the Project site, which is used in the cumulative impact analysis. <insert other jurisdictions as required>

Table 6: Related Projects

Project	Location	Description
County of Orange		
<other jurisdictions>		
Source: OC Public Works, Development Services/Planning <date>		

Response to Question c): <add analysis>

Chapter 5: Summary of Mitigation Measures and Project Design Features

<add intro>

<add table organized by topical issue>

Chapter 6: References