



COUNTY OF ORANGE OC PLANNING SERVICES
300 N. FLOWER STREET
SANTA ANA, CALIFORNIA 92703

NOTICE OF PREPARATION and NOTICE OF SCOPING MEETING

DATE: September 26, 2013

SUBJECT: Notice of Intent to Prepare Draft Environmental Impact Report/Notice of Scoping meeting

Project Title: The Preserve at San Juan (PA130026)

Applicant: The Preserve at San Juan, LLC, 100 Pacifica, Suite 345, Irvine, CA 92618

Project Contact: Ron Tippetts, OC Public Works/OC Planning Services
OC Public Works, 300 N. Flower Street, Santa Ana, CA 92702-4048
ron.tippetts@ocpw.ocgov.com Phone: (714) 667-8856

Project Description: The Preserve at San Juan project proposes to construct 52 single-family residences on 583.2 acres in the unincorporated portion of Orange County, adjacent to unincorporated Riverside County. In addition, the proposed project includes development of 25 to 50 acres of vineyards that would be located through the site, along with a clubhouse for the private use of the residents. Of the 583.2 acres, 406.8 acres would remain as open space.

Environmental Impact Report: The County of Orange has conducted an Initial Study for the subject project and has determined that an Environmental Impact Report (EIR) is necessary. The County of Orange will be the Lead Agency for the subject project and will prepare the EIR. This Notice of Preparation (NOP) has been prepared and distributed to solicit comments from potential Responsible and Trustee Agencies, and other public agencies so the project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed project can be addressed in the EIR. Interested individuals and groups are invited to comment on the scope of the anticipated EIR. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

Initial Study: The Initial Study is available for review at the County of Orange, Department of Public Works, and on the County website at: <http://ocplanning.net/planning/land/projects>. If you have trouble accessing the Initial Study, an electronic copy is available by contacting the County at the email address above.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, all comments must be received as soon as possible, but **not later than 30 days after receipt of this notice**. All comments and responses to this NOP must be submitted in writing to the County Project Contact listed above.

Public Review Period Ends: October 25, 2013 (at 5:00 p.m.)

Scoping Meeting: A public scoping meeting will be held as noted below to provide a description of the project and to solicit comments relative to the content of the information analyzed in the EIR.

Wednesday, October 16, 2013 – 4:45 p.m. to 6:45 p.m.
Hell's Kitchen
32685 Ortega Highway, Lake Elsinore, CA 92530

Submitted by:


Name: Ron Tippetts
OC Planning Services/Current & Environmental Planning

**County of Orange
The Preserve at San Juan
Orange County, California**

Project Number: PA130026

Notice of Preparation and Initial Study

Prepared for:
Orange County Public Works / OC Planning Services
300 N. Flower Street
Santa Ana, California 92703

Prepared by:
ESA
626 Wilshire Boulevard, Suite 1100
Los Angeles, California 90017

September 2013

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The Preserve at San Juan

Notice of Preparation and Initial Study

Purpose and Scope

The purpose of this Initial Study is to help define the scope of the Environmental Impact Report (EIR) that will be prepared for the Preserve at San Juan project. This Initial Study identifies the potentially significant environmental impacts associated with the project and also identifies impacts determined not to be significant. The proposed project would include the development of 52 single-family residential units in two separate project areas, which would be implemented in two phases (Phase 1 south site, and Phase 2 north site). The total project area includes 583.2 acres, and the project proposes improvements on 176.4 of those acres, the remaining 406.8 acres would remain undeveloped, however, portions may still be utilized for mitigation purposes.

Project Location

The project site is located in the southeastern portion of unincorporated Orange County, to the west of State Route (SR) 74 (Ortega Highway), and adjacent to unincorporated Riverside County (see Figure 1). The two phases of the project are bisected by Long Canyon Road, and the north site is approximately 1,200 feet west of Cariso Village and east of a United States Forest Service (USFS) fire-fighting housing complex, formerly known as the Los Pinos complex.

Existing Conditions

The proposed project site includes and is surrounded by the Cleveland National Forest and private property. The project area consists of varied terrain. The northern portion of the site has a steep ridgeline and the southernmost area is a deep canyon. The bulk of the proposed development area consists of gently rolling hills and small irregular valleys on a large plateau. The site also contains several intermittent streams that are tributaries to San Juan Creek. Elevations range from approximately 3,300 feet above mean sea level (amsl) in the northeast portion of the property to approximately 2,025 amsl in the southern major canyon bottom. Most of the proposed development area is between the elevations of 2,400 and 2,900 feet above amsl.

The project area is largely undeveloped with the exception of Long Canyon Road, which is located between the south site (Phase 1) and the north site (Phase 2). There are also numerous dirt roads and trails present throughout the area. Existing land uses on the south site (Phase 1) include an abandoned residence and vacant land covered in chaparral vegetation, oak trees, and rocky terrain.

Existing land uses on the north site (Phase 2) include vacant land that is primarily occupied by chaparral vegetation, oak trees, stockpiled debris including abandoned vehicles and empty sheds, a small private aircraft dirt landing strip, and few scattered buildings and associated local utilities.

The north site is characterized by ridges, ravines, gullies providing moderate to high topographic relief, rocky terrain, and gentle to steep slopes.

The project is located in the San Juan Creek watershed, which ultimately drains to the Pacific Ocean.

The project area has an Orange County General Plan Land Use designation as “Open Space” (5), and is zoned as “General Agriculture” (A1).

Project Background

Development on the project site has been previously considered. On May 22, 2006, a Notice of Preparation (NOP) and Initial Study were distributed to the State Clearinghouse, interested agencies, and the public for a 30-day public review period. The State Clearinghouse issued a project number for the previous EIR (No. 2006051110) and a public scoping meeting was held on June 1, 2006. Between circulation of the NOP in 2006 and August 2008, the project applicant slightly modified the previous project, which included between 165 and 169 single-family residential units. As a result, the NOP was re-issued and another public scoping meeting was held on August 18, 2008. Prior to circulation of the Draft EIR, the project applicant decided to suspend the previous project in response to a downturn in the residential housing market.

The project has since been redesigned and is smaller than the previous project. Additionally, the project no longer proposes residential units within Riverside County. Since five years have passed since commencement of the previous CEQA documentation, and because the project description has changed, new CEQA documentation is being prepared. This Initial Study has been prepared to evaluate potential environmental impacts of the revised project and determine what potentially significant project impacts need to be evaluated in the EIR.

Project Description

The project applicant, the Preserve at San Juan, LLC, proposes to develop 52 single-family residential lots, with minimum residential lot size of one acre under a proposed “Rural Residential” (1A) General Plan Land Use designation and proposed Agricultural Residential” (AR) zoning. The project would include large areas of open space, and would be developed in two phases (Phase 1 south site, and Phase 2 north site).

Phase 1 (the south site) of the project would develop 30 single-family residences. As shown in Table 1, Phase 1 development would occur on approximately 105.2 acres or 27 percent of the 388.7-acre site. Phase 2 (the north site) would develop 22 single-family residences and a club house facility for resident use. This development would occur on approximately 71.2 acres or 37 percent of the 194.5-acre site. The total project area (both Phases 1 and 2) includes 583.2 acres, and the project proposes improvements on 176.4 of those acres. The remaining 406.8 acres (69.8 percent of the project area) would remain undeveloped open space. Development areas associated with Phases 1 and 2 are shown in Figure 3.

TABLE 1: PROJECT DEVELOPMENT AREA SUMMARY

Total project area	583.2 acres	
Total area proposed for development	176.4 acres	
Percent of total proposed for development	30.2%	
Percent of total proposed for open space	69.8%	
	Phase 1 South	Phase 2 North
Proposed number of residential units	30	22
Proposed average lot size	65,230 square feet	52,892 square feet
Gross acreage	388.7	194.5
Proposed developed acreage	105.2	71.2
Proposed undeveloped acreage	283.5	123.3
Percent of acreage developed	27%	37%

Source: The Preserve at San Juan, 2013.

Phase 1 of the project would include off-site improvements to Long Canyon Road to provide an enhanced roadway to serve both phases of the project. In addition, during both phases, the project would develop the associated on-site roadway system and utility infrastructure to service the new residential uses. The network of internal roadways within both sites would be designed with cul-de-sacs and landscaped planter islands to provide efficient and safe circulation throughout the project area.

The proposed project also includes development of 25 to 50 acres of vineyards throughout both phases of the project. The vineyards would contribute to the aesthetic quality and character of the site, and would not include wine making facilities. It is anticipated that the grapes would be harvested and sold. The vineyards would be planted on the existing natural terrain and vegetation of the project site, and would be owned, operated/maintained by a homeowner's association (HOA). HOA fees would pay for the operation of the vineyards; homeowners would not be individually responsible.

Since the project site is located within a high fire hazard area a fuel modification plan is required. Per Guideline C-05 of the Orange County Fire Authority (OCFA), which complies with the requirements of Section 317 of the California Fire Code, development within high fire hazard areas are required to incorporate fuel modification zones into the site plan. A fuel modification zone is an area of land where combustible vegetation has been removed and/or the area is modified with drought-tolerant, fire-resistant plants in order to provide a reasonable level of protection to structures from wildlands and vegetation fires. The minimum width of a fuel modification area is 170 feet, and in some cases, the width increases due to type of terrain and/or type and mass of vegetation (OCFA, 2011).

Water service to the new residences would be supplied by the Elsinore Valley Municipal Water District (EVMWD). However, approximately 208 acres of the project site would require annexation into EVMWD. The proposed project would include on-site and off-site improvements to the EVMWD infrastructure system. All of the off-site water distribution improvements would occur within the existing EVMWD right-of-way. The new on-site water distribution facilities would include a 12-inch distribution line that would be constructed throughout the developed portions of the project site during each construction phase. In addition, two 500,000 gallon water storage tanks would be installed, one within each phase.

Wastewater would be disposed of through the use of individual septic tanks located on each residential lot that would transmit the liquid portion of the waste to community leach fields. Leach fields would be located throughout the development area that would each serve several homes based on the specific percolation characteristics of that leach field area.

Construction Schedule

Grading for the project would balance on-site, meaning that no import or export would be required. The south site (Phase 1) would be developed first, with grading occurring in two stages. The first stage of grading would take 6 to 10 months, with the second stage taking 6 to 8 months. Construction of the homes is anticipated to take 12 to 24 months. However, overall development of the proposed project is dependent on economic factors at the time of construction.

Grading and construction of homes on the north site (Phase 2) would be similar to that of the south site.

Discretionary and Other Implementing Approvals

The proposed project described above includes a request for the approval of the following from Orange County:

- Certification of the EIR
- General Plan Amendment
- Zone Change
- Area Plan
- Tentative Tract Maps
- Use Permit (for the clubhouse)
- Grading and Building Permits

Other permits and approvals that may be required include the following:

- U.S. Army of Corps of Engineers (USACE): CWA Section 404 Permit
- U.S. Fish and Wildlife Service (USFWS): Endangered Species Act Section 7 Consultation
- California Department of Fish and Wildlife (CDFW): Streambed Alteration Agreement
- California Regional Water Quality Board (RWQCB): Construction General Permit, CWA Section 401 Permit
- California Department of Transportation (Caltrans): Rights-of-Way Encroachment Permit
- Riverside County: Grading and Building Permits

Potential Impacts

Technical studies will be prepared, and the EIR for the proposed project will fully analyze each topic identified in the Initial Study Checklist (Appendix G in the California Environmental

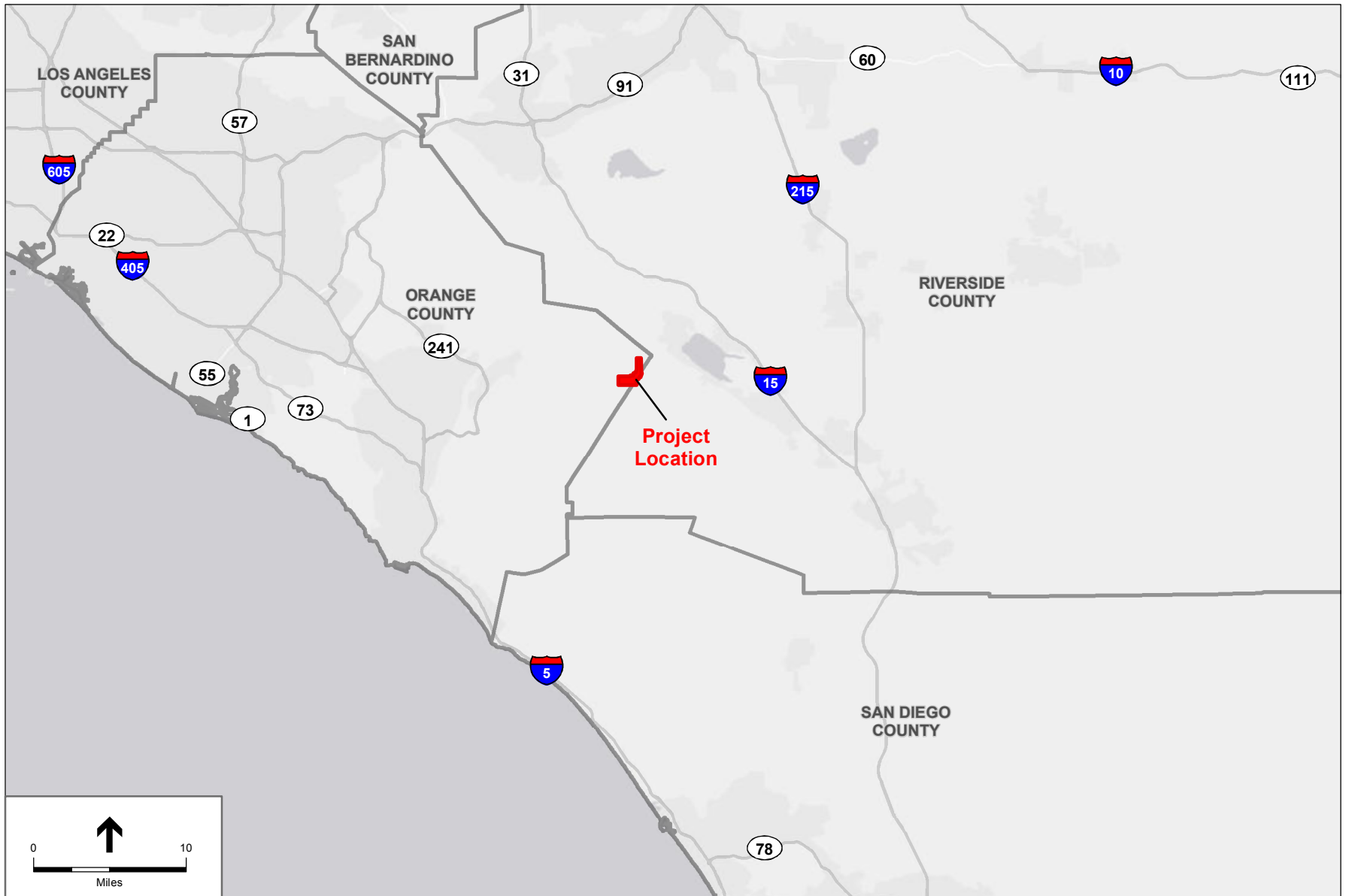
Quality Act (CEQA) Guidelines) with the potential for environmental impacts. The Initial Study identifies potential significant impacts in the areas of:

- Aesthetics
- Agriculture and forestry resources
- Air quality
- Biological resources
- Cultural resources
- Geology and soils
- Greenhouse gas emissions
- Hazards and hazardous materials
- Hydrology and water quality
- Land use and planning
- Noise
- Population and housing
- Public services
- Recreation
- Transportation/traffic
- Utilities and service systems

As there are no mining or significant mineral deposits within the project site, impacts to mineral resources would not occur and will not be discussed in the EIR.

Mitigation measures and project design features will be included in the EIR to mitigate impacts to the greatest extent possible.

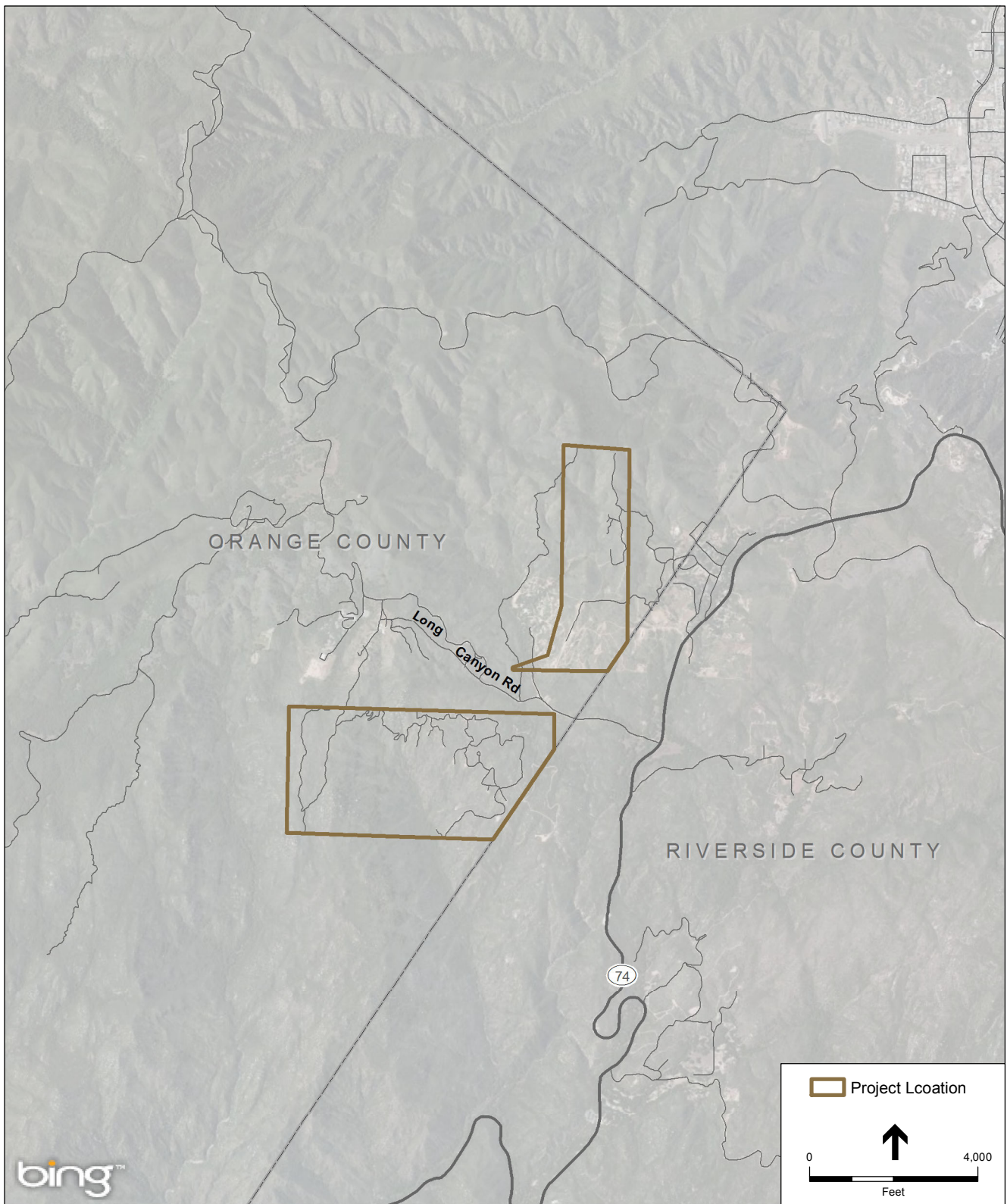
CEQA Guidelines Section 15126.6 requires a description of reasonable alternatives to the proposed project. Project alternatives will be determined based on project impacts.



SOURCE: ESRI

The Preserve at San Juan . 120826

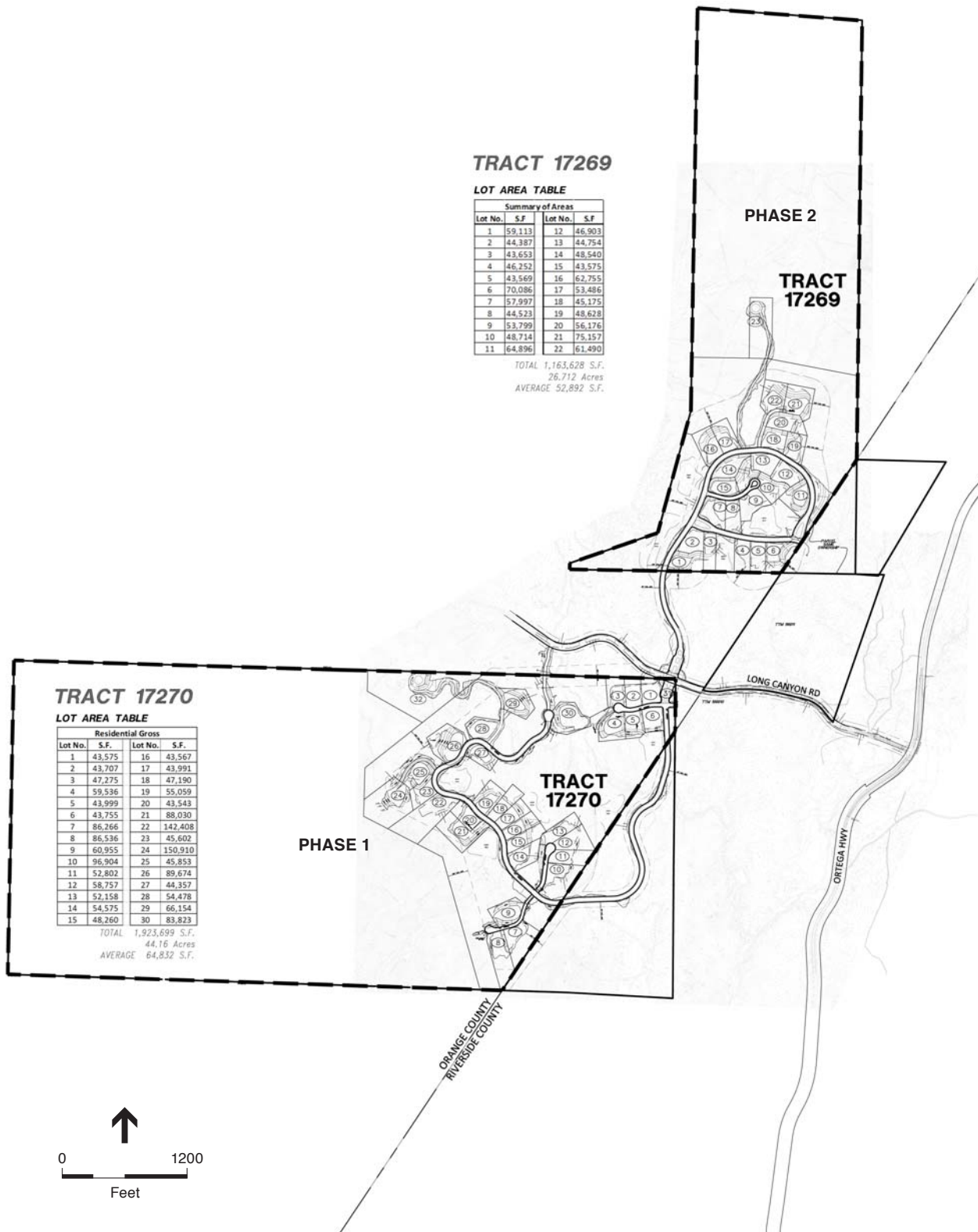
Figure 1
Regional Location



SOURCE: USGS

The Preserve at San Juan . 120826

Figure 2
Project Location



Initial Study Checklist

The Initial Study and Notice of Preparation for the project were prepared in accordance with CEQA Guidelines Section 15063 which states:

“Following preliminary review, the lead agency shall conduct an initial study to determine if the project may have a significant effect on the environment. If the lead agency can determine that an EIR will clearly be required for the project, an initial study is not required but still may be desirable.”

The County of Orange, as lead agency, has determined that there is substantial evidence that the proposed project may cause a significant effect on the environment. Based on this determination, and in accordance with CEQA Guidelines Section 15063, the lead agency is required to prepare an EIR.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by that project, involving at least one impact that is a "Potential Significant Impact" or "Less than Significant Impact with Mitigation" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Land Use and Planning
<input checked="" type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Air Quality	<input checked="" type="checkbox"/>	Noise
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Population and Housing
<input checked="" type="checkbox"/>	Cultural/Scientific Resources	<input checked="" type="checkbox"/>	Public Services
<input checked="" type="checkbox"/>	Geology and Soils	<input checked="" type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Transportation/Traffic
<input checked="" type="checkbox"/>	Hazards and Hazardous Materials	<input checked="" type="checkbox"/>	Utilities and Service Systems
<input checked="" type="checkbox"/>	Hydrology and Water Quality	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant with Mitigation Incorporation” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (see Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analyses.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.



ENVIRONMENTAL ANALYSIS CHECKLIST
Planning Application PA130026
The Preserve at San Juan

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE & FORESTRY RESOURCES.				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California <u>Agricultural Land Evaluation and Site Assessment Model</u> (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 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:</p>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES AND SUPPORTING DATA SOURCES:

	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
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rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

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

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

Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

4. BIOLOGICAL RESOURCES. Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 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 checked="" 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐
6. GEOLOGY AND SOILS. Would the project:				
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.	☐	☐	☐	☒

ISSUES AND SUPPORTING DATA SOURCES:

	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
ii. Strong seismic ground shaking?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" 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 on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. HAZARDS & HAZARDOUS MATERIALS. Would the project:

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 checked="" 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 checked="" 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 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"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. HYDROLOGY & WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 lowering of the local groundwater table level (e.g., the production rate of the 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 checked="" 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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES AND SUPPORTING DATA SOURCES:

	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
f. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. LAND USE & PLANNING. Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. MINERAL RESOURCES. Would the project:				
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"/>
12. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
ambient noise levels in the project vicinity above levels existing without the project?				
e. For a project located within an airport land use plan or, where such 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 the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. POPULATION & HOUSING. Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
14. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
occur or be accelerated?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. TRANSPORTATION/TRAFFIC. Would the project:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. UTILITIES & SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. MANDATORY FINDINGS

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does project have environmental effects which will cause substantial adverse cause effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION:

Based upon the evidence in light of the whole record documented in the attached environmental checklist explanation, cited incorporations and attachments, I find that the proposed project:

- a. **COULD NOT** have a significant effect on the environment, and a negative declaration (ND) will be prepared pursuant to CEQA Guidelines Article 6, Sections 15070 through 15075.
- b. **COULD** have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures have been added to the project or revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) will be prepared pursuant to CEQA Guidelines Article 6, Sections 15070 through 15075.
- c. **MAY** have a significant effect on the environment, which has not been analyzed previously. Therefore, an environmental impact report (EIR) is required.
- d. **MAY** have a “potentially significant effect on the environment” or “potentially significant effect 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 the attached sheets. An EIR is required, but it must analyze only the effects that remain to be addressed.
- e. Although the proposed project could have a significant effect on the environment, because potentially effects 1) have been analyzed adequately in an earlier EIR or ND/MND pursuant to applicable legal standards and 2) have been avoided or mitigated pursuant to that earlier EIR/ND/MND, including revisions or mitigation measures that are imposed upon the project, nothing further is required.
- f. Although the proposed project could have a significant effect on the environment, because potentially effects 1) have been analyzed adequately in an earlier EIR or ND/MND pursuant to applicable legal standards and 2) have been avoided or mitigated pursuant to that earlier EIR/ND/MND, including revisions or mitigation measures that are imposed upon the project. **However, 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 (Section 15164)

Signature: _____



Planner: Ron Tippets

Dept: OC Planning Services/Current & Environmental Planning Section

Telephone: (714) 667-8856

NOTE: All referenced and/or incorporated documents may be reviewed by appointment only, at the County of Orange Public Works Department, 300 N. Flower Street, Santa Ana, California, 92703 unless otherwise specified. An appointment can be made by contacting the CEQA Contact Person identified above.

Revised 5/14/2012

Environmental Analysis

The Preserve at San Juan (PA130026)

1. AESTHETICS. Would the project:

- a. Have a substantial adverse effect a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact

The project site is located within Cleveland National Forest, which is characterized by visual resources unique to the area. Features that substantially contribute to the visual character of the area include topography, natural vegetation, natural watercourses, and scenic vistas to and from the project area.

There are no official state scenic highways in the vicinity of the project site, as designated by Caltrans under the California Scenic Highway Program. However, Ortega Highway (SR 74) is an eligible state scenic highway (Caltrans, 2013). In addition, the Orange County Scenic Highways Plan classifies Ortega Highway as a Viewscape Corridor, which traverses unique or unusual scenic resources with aesthetic values.

The proposed project would introduce new permanent structures into a natural landscape that could be visible from adjacent land uses and roadways. Potential aesthetic impacts that may result include the construction of slopes and retaining walls, and a significant alteration in the appearance of the site from off-site vantage points, such as Ortega Highway. In addition, potential light and glare impacts that may result in increased levels of illumination and glare that could impact residential neighborhoods. Therefore, potential impacts to existing scenic vistas, scenic resources, visual character, and related to light and glare may result from the proposed project. The EIR will evaluate potential impacts and provide mitigation measures, as necessary, to reduce impacts to aesthetics resources.

2. AGRICULTURE & FORESTRY RESOURCES. Would the project:

- 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?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)?
- d. Result in the loss of forest land or conversion of forest land to non-forest use.
- 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?

Potentially Significant Impact

The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) monitors the quantity and quality of farmland in the state and produces maps and statistical data on agricultural resources. The

project site is not located in an area classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) by the FMMP (DOC, 2013).

Williamson Act agricultural land is land that is contracted to be held as an agricultural preserve in order to protect these lands from urban development. The project site is not included in any Williamson Act contract. Although the project site is zoned A1 for General Agricultural, it is largely undeveloped, and no agricultural uses or resources exist on-site.

Development of the project would not convert farmland to non-agricultural uses or conflict with a Williamson Act Contract. While the entire project site is zoned "General Agricultural" (A1), no agricultural uses or resources exist on-site. Therefore, the project would not involve other changes to the existing environment that would result in the conversion of farmland to non-agricultural use. However, impacts related to the proposed zone change from "General Agricultural" (A1) to "Agricultural Residential" (AR) will be evaluated in the EIR.

The project site is not zoned for forest land, but is located within the congressional boundary of the Cleveland National Forest, and the project would convert forest land to non-forest uses (off-site roadways). As a result, potentially significant impacts related to forest land may occur, and this will be evaluated in the EIR.

3. AIR QUALITY. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 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)?
- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact

The project site is located within the South Coast Air Basin (SCAB) where state and federal air quality standards are often exceeded. SCAB falls under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Potential impacts that may result from the proposed project include generation of both short-term and long-term air quality impacts, both individually and cumulatively.

Construction-related emissions would be generated from vehicle emissions of heavy construction equipment, worker vehicle trips, and fugitive dust from grading and other soil disturbance. The primary contribution to long-term operational emissions would be from vehicle emissions from project generated vehicle trips.

An air quality analysis will be prepared for the EIR to evaluate the proposed project, and assess both long- and short-term impacts. The EIR will include mitigation measures, if necessary, to reduce impacts. Consistency with local, state and federal air quality standards and plans will also be included in the EIR analysis to ensure compliance with all regulations.

According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project does not include any uses identified by the SCAQMD as

being associated with odors. The proposed project would involve only residential uses, which are not expected to result in objectionable odors for the occupants of the proposed project or for the neighboring recreational uses. The project does include septic systems that utilize individual lot holding tanks where the household generated solids are treated and stored, and then the liquid by-products are piped to and dispersed in leach fields that would be located within the development area and sited on appropriate soils. Development and operation of septic systems are permitted and regulated by the Santa Ana RWQCB. Approval of the septic systems by the Santa Ana RWQCB would ensure appropriate design and function, which would provide that impacts related to odors would not occur. Therefore, impacts associated with operational odors are not required to be further analyzed in the EIR.

Odors resulting from the construction of the proposed project are not likely to affect a substantial number of people due to the fact that construction activities do not usually emit offensive odors, and the project is not located near existing residential uses. Potential odor emitters during construction activities include asphalt paving and the use of architectural coatings and solvents. SCAQMD Rules 1108 and 1113 limit the amount of VOCs from cutback asphalt and architectural coatings and solvents, respectively. Given mandatory compliance with SCAQMD rules, no construction activities or materials are proposed that would create a significant level of objectionable odors. As such, potential impacts related to construction odors would be less than significant, and will not be further evaluated in the EIR.

4. BIOLOGICAL RESOURCES. Would the project:

- 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 Services?
- 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 Services?
- 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?
- 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?
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact

The project site is located within the San Juan Creek watershed and is largely undeveloped. The biotic community of the project site consists of dense chaparral and coast live oak riparian forest. Ephemeral ponds also occur on-site. These natural communities have the potential to be habitats for sensitive plants, endangered, threatened, or rare animal species, and could likely serve as wildlife corridors. The project site is located within the County of Orange's Southern Natural Community Conservation Plan (NCCP) and adjacent to lands in Riverside County that are part of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP).

The grading and construction of the proposed project area would impact existing vegetation, including coast live oaks, and would potentially result in direct and indirect impacts to some of the sensitive plant and animal species that may occur in the project area. The project could also impact riparian communities and wildlife corridors. In addition, the project may conflict with local policies or ordinances protecting biological resources and the Orange County NCCP and Western Riverside County MSHCP.

A detailed biological assessment will be prepared to evaluate the project and will be included in the EIR. It will identify all biological resources and provide mitigation measures to reduce potential impacts. In addition, coordination with the USFWS and CDFW would ensure that required permits are obtained and adverse effects to habitats and protected wetlands are minimized. A discussion of permits, impacts, and mitigation measures will be provided in the EIR.

5. CULTURAL/SCIENTIFIC RESOURCES. Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact

According to the Orange County General Plan Resources Element, the project site is not located within a known area of sensitivity for paleontological, archaeological, or historical cultural resources. In addition, the project site has no structures that are more than 50 years old that would qualify as a historical resource. However, numerous archaeological resources have been previously identified within one mile of the project. Therefore, unidentified archaeological resources may be present on the undeveloped, vegetation covered project area, and could be impacted by the proposed project.

A majority of the project area is composed of undifferentiated late Cretaceous granodiorite. This igneous formation has no potential to contain fossils and therefore is not paleontologically sensitive. However, the northern portion of the north site (Phase 2) contains exposures of the marine late Cretaceous Bedford Canyon formation, which has a moderate paleontological sensitivity, meaning that it has potential to produce fossils that are abundant and of good quality. As a result, project-related excavation and grading in this area of the project site have the potential to adversely affect paleontological resources. The EIR will include an evaluation of potential archaeological and paleontological resources on the project site and potential impacts from implementation of the proposed project.

6. GEOLOGY AND SOILS. Would the project:

- 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.
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soils, as defined in Table 18-1- of the California Building Code (2001), creating substantial risks to life or property?

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system where sewers are not available for the disposal of wastewater?

Potentially Significant Impact

There are no Alquist-Priolo fault zones mapped on or adjacent to the project site. In addition no faults have been identified on or nearby the project site. The closest major active fault is the Whittier-Elsinore Fault Zone, which is four miles northeast of the project area. Thus, the likelihood of surface fault rupture at the site is considered remote. As a result, the project would not result in impacts related to fault ruptures, and further discussion of fault ruptures will not be included in the EIR.

However, because the project is located within a seismically active region, in fairly close proximity to faults, the proposed project improvements are likely to be subjected to substantial ground motion during the design life of the project. Therefore, impacts related to seismic shaking are potentially significant and will be evaluated in the EIR.

The project site contains ridges, ravines, and gullies that form the dominant physiographic features, providing moderate to high topographic relief, rocky terrain, and gentle to steep slopes. As a result, the project area could be at risk for landslides, soil erosion, and the loss of topsoil.

Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. The project site is not underlain by a high groundwater table or fine-grained sands. Hence, the project is not located in a liquefaction zone, and impacts are less than significant and will not be included in the EIR evaluation.

Expansive soils are fine-grained soils (generally high plasticity clays) that can undergo a significant increase in volume with an increase in water content and a significant decrease in volume with a decrease in water content. Changes in the water content of an expansive soil can result in severe distress to structures constructed upon the soil. The project site is underlain by rock, and not by expansive soils. Thus, impacts from expansive soils are less than significant and will not be included in the EIR evaluation.

Subsidence usually occurs as a result of excessive groundwater pumping or oil extraction. The proposed project would not require groundwater pumping, nor would oil extraction occur as a result of the proposed project. As a result, the proposed project would not result in impacts related to subsidence, and evaluation related to subsidence will not be included in the EIR.

The project proposes to install and operate septic systems. The proposed septic systems include individual lot holding tanks where the household generated solids are treated and stored, and then the liquid by-products are piped to and dispersed in community leach fields. Potential impacts to on-site soils and the ability to support the use of septic tanks will be evaluated in the EIR.

7. GREENHOUSE GAS EMISSIONS. Would the project:

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

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

Potentially Significant Impact

Construction and operation of the proposed project would result in generation of greenhouse gas emissions. Specifically, greenhouse gas emissions attributable to the proposed project would be generated from: construction, area sources, mobile sources, energy (electricity and natural gas) consumption, water consumption, and solid waste generation.

Overall, an increase in operational greenhouse gas emissions at the project site is expected to occur from the 52 new single-family residences. In addition, although short-term in nature, construction activities associated with the proposed project would result in generation of greenhouse gas emissions. A technical analysis will be included in the EIR to identify potential impacts and provide mitigation measures, if necessary, to reduce impacts related to greenhouse gas emissions. The potential increases in greenhouse gas emissions from implementation of the proposed project will be quantified in the technical analysis. In addition, the EIR will include an evaluation of the proposed project's consistency with the California Air Resources Board's Climate Change Scoping Plan, and AB 32.

8. HAZARDS & HAZARDOUS MATERIALS. Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 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?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 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?
- e. For a project located within an airport land use plan or, where such 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?
- f. For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Impact

A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The County of Orange Environmental Health Division was designated by the State Secretary for Environmental Protection on January 1, 1997, as the Certified Unified Program Agency (CUPA) for Orange County (County of

Orange Health Care Agency Environmental Health Services 2011). The CUPA is the local administrative agency that coordinates the following six programs regulating hazardous materials and hazardous wastes: Hazardous Waste, Underground Storage Tanks, Aboveground Petroleum Storage Tanks, Hazardous Materials Disclosure, Business Plan, and California Accidental Release Program.

Additionally, the Orange County Code of Ordinances provides regulations for the use and storage of hazardous materials. Section 3-3-14 of Chapter 27 requires the Chemical Classification packet to be completed and approved prior to approval of plans and/or the storage, use, or handling of chemicals on any project site.

Currently, the project site is vacant and undeveloped. The project site is not included on a list of hazardous material sites, and no known hazardous materials exist on site (Envirostor, 2013). The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be needed for fueling and servicing construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by Orange County regulations, which the project construction activities are required to strictly adhere to. As a result, hazardous material impacts related to construction activities would be less than significant.

Operation of the proposed project includes activities related to residential development, which generally would use hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, and aerosol cans. Although residents of the project would utilize common types of hazardous materials, normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the project. Therefore, operation of the proposed project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste during operation of the proposed project. Furthermore, the project would not result in reasonably foreseeable accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.

The project site is not located within 0.25 mile from an existing or proposed school, and is not within an airport land use plan or within two miles of a public or private airport. The closest airport, Skylark Airport, is approximately seven miles east of the project site. The north site includes an existing dirt runway; however, the runway is no longer operated and would be converted to residential uses with implementation of the proposed project. Therefore, the proposed project would not handle hazardous materials near a school or result in impacts related to airports.

The project site is located within a high fire hazard area, and a fuel modification plan is required and included as part of the proposed project. Information related to the fuel modification plan, construction methods, emergency access and evacuation routes will be included in the EIR to evaluate the potential fire related impacts. The EIR will also include mitigation measures, if necessary, to reduce potential impacts related to wildland fires.

9. HYDROLOGY & WATER QUALITY. Would the project:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of the 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)?

- 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?
- d. Substantially alter drainage patterns 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 manner which would result in in flooding on- or offsite?
- 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?
- f. Otherwise substantially degrade water quality?
- 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?
- h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?
- 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?
- j. Inundation by seiche, tsunami, or mudflow?

Potentially Significant Impact

The project site is located in the San Juan Creek watershed, which ultimately drains to the Pacific Ocean. There are two ephemeral tributary drainages (Long Canyon Stream and an unnamed stream) on-site that convey water to San Juan Creek during storm events. Drainage at the project site occurs through surface percolation and overland sheet flow. Drainage is generally in a southeasterly direction. The project site is located within the San Juan Hydrologic Unit in the San Diego Basin and subject to the water quality objectives, beneficial uses, and policies detailed in the Water Quality Control Plan for the San Diego Basin (Basin Plan). The San Diego Water Quality Control Plan designates seven existing beneficial uses for all waterbodies within the San Juan Creek Watershed: Agricultural Supply, Industrial Service Supply, Contact Water Recreation, Non-contact Water Recreation, Warm Freshwater Habitat, Cold Freshwater Habitat, and Wildlife Habitat. In addition, two reaches of San Juan Creek have an additional existing beneficial use: Spawning, Reproduction, and/or Early Development (RWQCB, 2011). According to the San Diego RWQCB, San Juan Creek is listed as impaired water under 2010 Section 303(d) of the Clean Water Act. San Juan Creek is impaired by bacterial pollutants, DDE, phosphorus, selenium, total nitrogen and toxicity.

The project has the potential to result in impacts related to hydrology and water quality, because the area is currently undeveloped and construction of the project would alter landforms through substantial grading that has the potential to result in increased erosion and sediment contribution to nearby creeks or other detrimental hydromodification impacts. Further, wastewater would be disposed of through the use of individual septic tanks located on each residential lot that would transmit the liquid portion of the waste to community leach fields, which has the potential to contribute to water quality impairments for bacteria. In addition, improper handling of construction materials and/or equipment may result in accidental spills that could adversely affect water quality. Potential long-term water quality impacts include the permanent addition of impervious surfaces and pollutants typical of urban runoff (such as pesticides, fertilizers, vehicle hydrocarbons, greases, oil, plastics, bacteria and litter) potentially leading to an increase of water quality impairments. The EIR will evaluate potential impacts related to water quality standards, degradation of water quality, and alteration of drainage patterns.

The site does not directly overlie a groundwater basin due to its location and elevation; as such groundwater recharge would not be hindered by implementation of the proposed project. The project site would have water

supplied by EVMWD, which is a blend of local groundwater, surface water from Railroad Canyon Reservoir (Canyon Lake), and imported water. The EIR will evaluate potential impacts related to groundwater supplies.

The site is not located within a 100-year flood zone on the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM 0602452050C and 06059C0375H) and is not subject to flooding. As a result, the EIR will not include discussion related to flood zones.

The nearest large water body is Lake Elsinore, which is approximately four miles to the southeast over the Elsinore Mountains and well below the elevation of the project site. As a result, the project site is not located within an area subject to flooding due to failure of a dam or levee or inundation by seiche, tsunami, or mudflow because no large bodies of water are nearby or is below the elevation of the project site. As a result, the EIR will not include discussion related to dam inundation, seiche, tsunami, or mudflow.

10. LAND USE & PLANNING. Would the project:

- a. Physically divide an established community?
- 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?
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Potentially Significant Impact

The project would not divide an established community as the site is undeveloped, and within an undeveloped rural area of Orange County. There are no adjacent communities. As a result, the project would not conflict with, or physically divide an established community.

The Orange County General Plan designates the project area as "Open Space" (5), which identifies major parks, beaches, forests, and other territory for potential permanent open space. It also provides for limited land uses that do not require a commitment of significant urban infrastructure. The existing zoning is "General Agricultural" (A1), which provides for agriculture, outdoor recreational uses, and other low intensity activities that maintain a primarily open space character. The General Agricultural zone allows for residential development at a maximum density of 0.25 dwelling units per acre, or a minimum of four acres per dwelling unit.

The proposed project requires a General Plan Land Use designation amendment from Open Space to Rural Residential 1A, and a proposed zone change from "General Agricultural" (A1) to "Agricultural Residential" (AR) zoning. Approval of the General Plan amendment and zone change would result in project consistency with land use and zoning designations. The EIR will include details related to the changes in the land use and zoning designations. The EIR will also address County's General Plan policies, the project's consistency with the County's development standards, and potential impacts to the Orange County Southern NCCP and to the nearby Western Riverside County MSHCP.

11. MINERAL RESOURCES. Would the project:

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

No Impact

No mining or significant mineral deposits are known to exist within the project area. The Old Dominion Mine is located approximately one mile northwest of the project site (north site - Phase 2). This mine is located within a fissure vein of the Bedford Canyon Formation, and mining was conducted from 1894 until 1943. The proposed project would not affect the Old Dominion Mine area. Furthermore, the project would not result in the loss of a known mineral resource, either valuable to the region or delineated on a land use plan. Impacts related to mineral resources would not occur from implementation of the proposed project.

12. NOISE. Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a private or public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working the project area to excessive noise levels?

Potentially Significant Impact

The site is located in a relatively remote portion of southeastern Orange County, with currently minimal development within the project area. The site is undeveloped, and minor noise is generated by existing land uses and vehicular trips along Long Canyon Road. The Orange County General Plan provides policies and standards related to noise.

The project proposes to develop 52 single-family residential units in an undeveloped area. Construction activities related to the project would involve the use of heavy equipment and operation of construction-related vehicles, which would generate noise levels in excess of ambient levels in the project area, and may be in excess of noise standards. Long-term operation noise impacts would primarily be associated with vehicle trips, which would generate an incremental increase in traffic noise within the project area. Thus, implementation of the project may result in a permanent increase in ambient noise levels in the project vicinity. The EIR will evaluate noise generated from implementation of the project.

In addition, ground-borne vibration and ground-borne noise could originate from earth movement during the construction phase of the proposed project. Significant vibration is typically associated with activities such as blasting or the use of pile drivers, which may be required during construction. Actual construction techniques are being developed and will be discussed in the EIR, and the EIR will evaluate potential impacts related to construction from both vehicle and equipment noise, and vibration.

The project site is not located within an airport land use plan or within two miles of a public or private airport. The closest airport, Skylark Airport, is approximately seven miles east of the project site. The north site (Phase 2) includes an existing dirt runway; however, the runway is no longer operated and would be converted to residential

uses with implementation of the proposed project. Therefore, the proposed project would not result in noise impacts related to airports or airstrips.

13. POPULATION & HOUSING. Would the project:

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

Potentially Significant Impact

The proposed project would develop 52 single-family residential units, and improve existing roadways and water infrastructure in an area that is currently designated for open space and other low-impact uses. The project would require a general plan and zone change to allow for the proposed density of residential uses within the project area. In addition, the project would require the extension of water infrastructure to serve the project. Thus, the project would result in growth both directly and indirectly, and the EIR will analyze the increased population that would be generated by the project.

The project would develop residential housing in an undeveloped area, where no housing currently exists. As a result, no housing or people would be displaced due to implementation of the project, and no replacement housing would be necessary. Displacement of persons and replacement housing will not be included in the EIR.

14. PUBLIC SERVICES. Would the project:

- 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?

Potentially Significant Impact

The project site is undeveloped open space and vacant land, located in unincorporated Orange County within the service areas of the following major public services:

- Fire and emergency services: The project area is in the jurisdiction of OCFA – Battalions 6 and 7. The closest OCFA fire station is the Trabuco Fire Station 18 on 30942 Trabuco Canyon Road in Trabuco Canyon.
- Police protection: The project area is in the jurisdiction of the South Operations of the Orange County Sheriff’s Department.
- School services: Saddleback Valley Unified School District.

Implementation of the project would introduce up to 52 single-family residences to the project area, which would result in the need for additional fire, emergency, medical, and police personnel and equipment in order to service the residents of the proposed project. This could result in impacts related to the ability of fire and police to provide adequate levels of service, and may result in the need for new or physically altered facilities to serve the project.

In addition, the new residences would generate additional elementary, intermediate, and high school students. The introduction of new students into an already crowded school district may result in a significant impact to schools. The EIR will analyze the projected population increase from implementation of the project include evaluation of the existing service providers and their ability to provide services to the proposed project.

15. RECREATION. Would the project:

- 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?
- b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Potentially Significant Impact

The proposed project would introduce a new residential population in the vicinity of recreational trails and facilities in Cleveland National Forest. However, the project would include large expanses of open space that include trail facilities. In addition, the project would include a clubhouse that would provide recreation for residents of the proposed project. As a result, the project may increase the use of existing park and recreation facilities. Potential effects to park and recreation facilities from the population increase resulting from the project will be evaluated in the EIR.

16. TRANSPORTATION/TRAFFIC. Would the project:

- 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?
- 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?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Conflict with adopted policies, plan or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)

Potentially Significant Impact

The existing roadways that would serve the project are Ortega Highway and Long Canyon Road. There is limited access to the interior of the project site via unimproved roadways used by the USFS and the public for access to recreation areas. The project would include off-site roadway improvements to Long Canyon Road. Additionally,

the project would provide a new network of internal roadways within the project site to accommodate the vehicle trips that would be generated by the 52 single-family residential units.

The EIR will evaluate the vehicle trips generated from construction and operation of the proposed project and the potential impacts to the local and regional street system. The EIR will also evaluate the new internal circulation system and potential impacts related to hazardous design features. Furthermore, the EIR will evaluate the proposed emergency access and project effects related to emergency response.

The project does not propose any uses (i.e., blinking strobes, lights) that would affect air traffic patterns or air traffic levels. The closest airport, Skylark Airport, is approximately seven miles east of the project site. No impacts related to air traffic patterns would occur. In addition, the project would not conflict with adopted policies, plans or programs supporting public transit, bicycle, pedestrian or other alternative transportation systems.

17. UTILITIES & SERVICE SYSTEMS. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 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 impacts?
- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 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?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state and local statutes and regulations related to solid waste?

Potentially Significant Impact

The project would install septic tanks and leach field systems to provide wastewater treatment to the residential development. The new facilities would be designed to meet the treatment requirements of the RWQCB. In addition, the project would require on-site stormwater facilities, an extension of the existing water system, and would generate solid waste during construction and operation of the project. The EIR will provide an analysis of wastewater treatment, stormwater drainage, water supplies, and solid waste disposal capacity. The EIR will also include an analysis of water supplies from the EVMWD and the extension of infrastructure to serve the proposed project.

18. MANDATORY FINDINGS

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of 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?
- b. Does the project have possible environmental effects, which are individually limited but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of an individual 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.)

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

Potentially Significant Impact

The project has the potential to alter or reduce the habitat of wildlife and a number of plant species on the project site. A biological resource study will be prepared to identify existing habitat and wildlife resources, potential impacts of construction and operation of the proposed project, and provide mitigation measures, as necessary, to reduce impacts. The project also has the potential to impact cultural resources related to California's prehistory. A cultural resource study will be prepared to identify resources within the project area, potential impacts, and mitigation measures to reduce impacts.

The proposed project has the potential to cumulatively contribute to aesthetics, air quality, biological resources, cultural resources, greenhouse gas emissions, land use, hydrology, water quality, noise, public services, utilities, and traffic/transportation impacts. The EIR will evaluate the project's contribution to cumulative impacts in these and other resource areas.

As described above, the proposed project could result in impacts related to several environmental resource areas from construction and operation of the proposed project. Thus, the proposed project may cause a substantial adverse effect on human beings and an EIR will be prepared.

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South Coast Air Quality Management District (SCAQMD). 2007. *CEQA Air Quality Handbook*, April 2007.

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DETERMINATION:

Based upon the evidence in light of the whole record documented in the attached environmental checklist explanation, cited incorporations and attachments, I find that the proposed project:

- e. **COULD NOT** have a significant effect on the environment, and a negative declaration (ND) will be prepared pursuant to CEQA Guidelines Article 6, 15070 through 15075.
- f. **Could** have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures have been added to the project or revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) will be prepared pursuant to CEQA Guidelines Article 6, 15070 through 15075.
- g. **MAY** have a significant effect on the environment, which has not been analyzed previously. Therefore, an environmental impact report (EIR) is required.
- h. **MAY** have a "potentially significant effect on the environment" or "potentially significant effect 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 the attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.
- i. **Although** the proposed project could have a significant effect on the environment, because potentially effects (1) have been analyzed adequately in an earlier EIR or ND/MND pursuant to applicable legal standards; and (2) have been avoided or mitigated pursuant to that earlier EIR/ND/MND, including revisions or mitigation measures that are imposed upon the project, nothing further is required.
- j. **Although** the proposed project could have a significant effect on the environment, because potentially effects (1) have been analyzed adequately in an earlier EIR or ND/MND pursuant to applicable legal standards and (2) have been avoided or mitigated pursuant to that earlier EIR/ND/MND, including revisions or mitigation measures that are imposed upon the project. **However, 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 (Section 15164)

Signature: 
Planner: Ron Tippet
Current & Environmental Planning Section

Telephone: (714) 667-8856

NOTE: All referenced and/or incorporated documents may be reviewed by appointment only, at the County of Orange Public Works Department, 300 N. Flower Street, Santa Ana, California, unless otherwise specified. An appointment can be made by contacting the CEQA Contact Person identified above.

Revised 5-25-10