



**ORANGE COUNTY PUBLIC WORKS
300 NORTH FLOWER STREET
SANTA ANA, CALIFORNIA 92703**

NOTICE OF PREPARATION AND NOTICE OF SCOPING MEETING

DATE: May 20, 2015
SUBJECT: Notice of Preparation of a Program Environmental Impact Report 623 and Notice of Scoping Meeting
PROJECT TITLE: Orange County Affordable Housing Implementation Program (IP# 15-157)
APPLICANT: OC Public Works/OC Planning
300 North Flower Street, Santa Ana, CA 92703
Rose Fistrovic (714) 667-8858

Notice is hereby given pursuant to Section 15082 of the State California Environmental Quality Act (CEQA) Guidelines (*California Code of Regulations*, Title. 14, §15000 et seq.) that the County of Orange has determined that a Program Environmental Impact Report (Program EIR) is the appropriate environmental document for the Orange County Affordable Housing Implementation Program Project (Project). The County of Orange (County) will be the Lead Agency for the Project and will be responsible for the Program EIR's preparation pursuant to CEQA and the State CEQA Guidelines. The Project's description, location, and an analysis of probable environmental effects are contained in the attached materials.

As required by Section 15082 of the State CEQA Guidelines, this Notice of Preparation (NOP) has been prepared and distributed to solicit comments from potential Responsible and Trustee Agencies on Project-related concerns relevant to each agency's statutory responsibilities. Given the nature of the Project, it has been determined to meet the definition of a project of regional and areawide significance pursuant to Section 15206 of the State CEQA Guidelines. Comments on the content and scope of the Program EIR also are solicited from any other interested parties (including other agencies and affected members of the public). The Program EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

The County requests that any potential Responsible or Trustee Agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the State CEQA Guidelines, which allows for the submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. The County will accept comments from these Agencies and others regarding this NOP through the close of business on June 19, 2015.

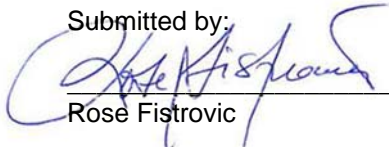
This NOP is available for viewing at www.ocplanning.net and on the attached CD. In addition, a Scoping Meeting, which will be conducted using an open house format (no formal presentation) will be held on June 2, 2015 from 5:30 PM to 7:30 PM at the Santa Margarita Water District Board Room at the address listed below. Staff will be available to take your comments regarding the project.

Santa Margarita Water District Board Room
26111 Antonio Parkway
Rancho Santa Margarita, CA 92688

Your agency and other interested parties are invited to attend and submit comments for consideration during preparation of the Program EIR. All comments and responses to this NOP must be submitted in writing to:

Ms. Rose Fistrovic
OC Public Works/OC Planning
300 North Flower Street,
Santa Ana, CA 92703
Rose.Fistrovic@ocpw.ocgov.com

Submitted by:



Rose Fistrovic

Orange County Affordable Housing Implementation Program

The County of Orange (County) is the Project proponent and will be the Lead Agency under the California Environmental Quality Act (CEQA) for the preparation of a Program Environmental Impact Report (Program EIR) for the Orange County Affordable Housing Implementation Program (Project). Section 15168 of the State CEQA Guidelines states the following:

[a Program EIR] . . . may be prepared on a series of actions that can be characterized as one large project and are related either: (1) Geographically, (2) As logical parts in the chain of contemplated actions, (3) In connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program, or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.



Project Location

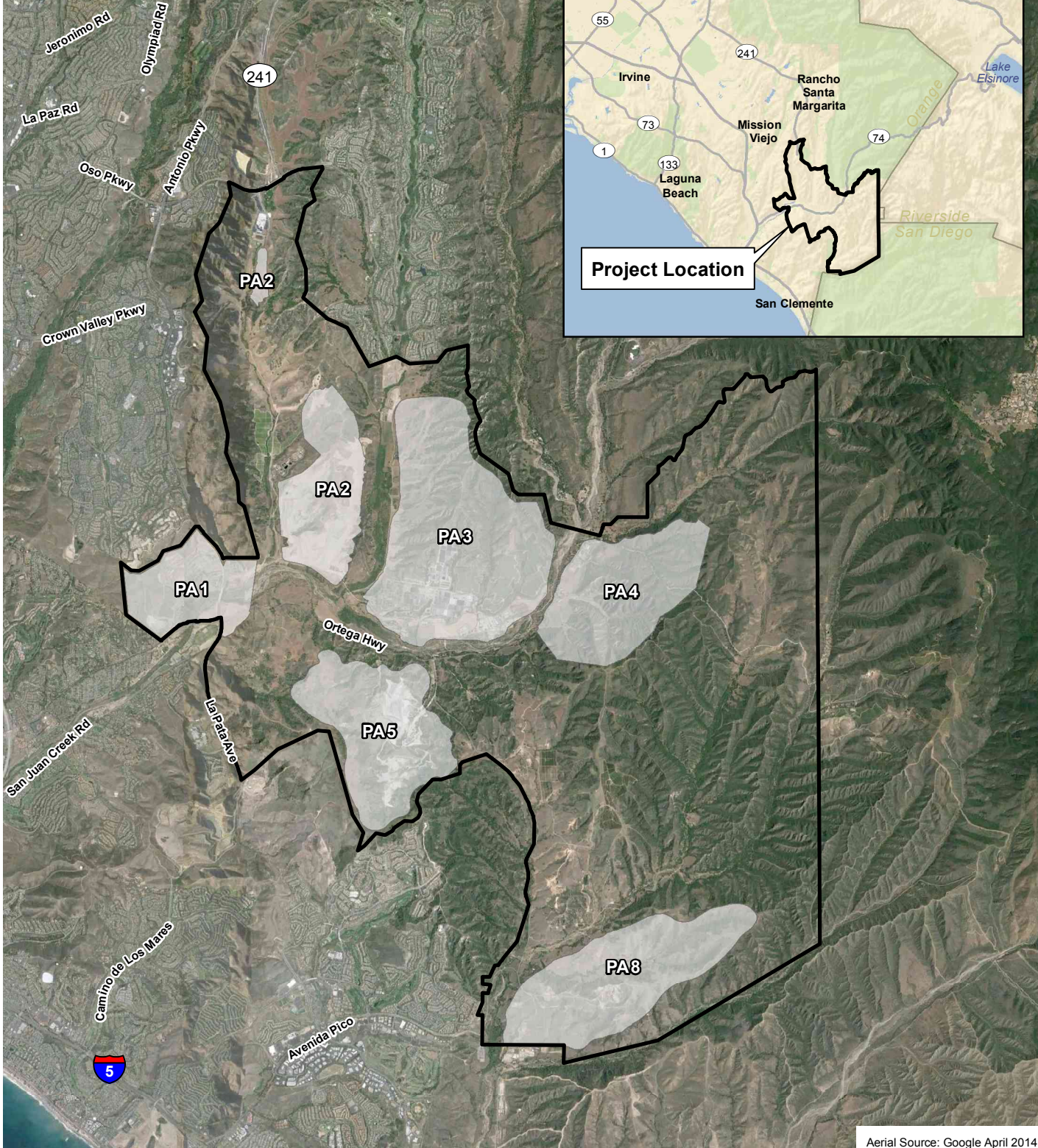
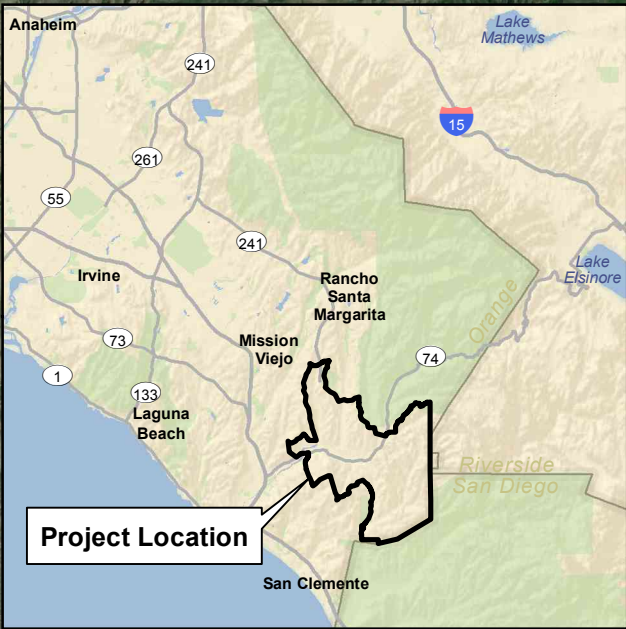
The Project would be implemented within the Ranch Plan Planned Community located in unincorporated southern Orange County. The Ranch Plan Planned Community is adjacent to the planned community of Ladera Ranch and the cities of San Juan Capistrano, and San Clemente on the west; the city of Rancho Santa Margarita on the north; Marine Corps Base (MCB) Camp Pendleton in San Diego County on the south; and Caspers Wilderness Park and the Cleveland National Forest on the property's eastern edge. The regional location and local vicinity maps are depicted in Exhibit 1.

Project Background and Related History

On November 8, 2004, the Orange County Board of Supervisors approved the Ranch Plan Planned Community and associated *Ranch Plan Planned Community Program Text*, a General Plan Amendment, a Planned Community Zone Change, and a Development Agreement. In addition, the Board certified *The Ranch Plan Program Environmental Impact Report No. 589* (FEIR 589). The Ranch Plan Planned Community allows for the construction of 14,000 dwelling units, 3,480,000 square feet (sf) of Urban Activity Center (UAC) uses, 500,000 sf of Neighborhood Center uses, and 1,220,000 sf of business park uses. Approximately 75 percent of the Ranch Plan Planned Community site will remain in permanent open space.

The concept for the Ranch Plan Planned Community was developed in coordination with the Orange County Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan (herein referred to as the "Southern Subregion HCP" or "SSHCP") and the San Juan Creek and Western San Mateo Creek Watershed Special Area Management Plan (SAMP) planning programs to ensure that the Ranch Plan Planned Community was consistent with the draft planning guidelines and principles formulated to address biological and water resources in the larger subregion. The SSHCP is a voluntary, collaborative planning program involving landowners, local governments, State and federal agencies, environmental organizations, and interested members of the public. The purpose of the SSHCP is to provide long-term, large-scale

-  Rancho Mission Viejo Planned Community
-  Planning Areas

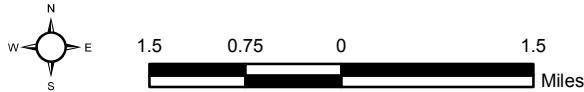


Aerial Source: Google April 2014

Regional and Local Vicinity Map

Orange County Affordable Housing Implementation Program

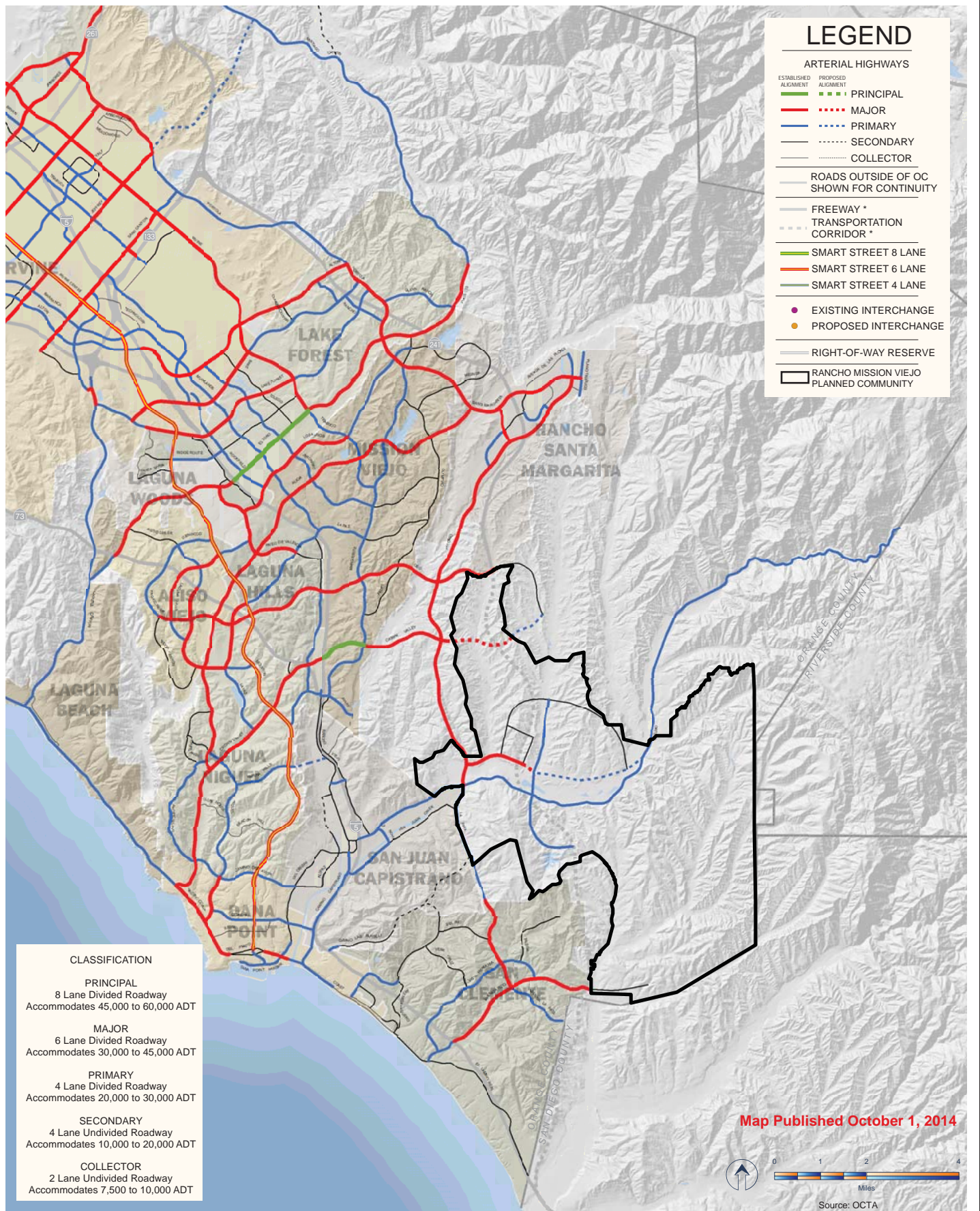
Exhibit 1



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Master Plan of Arterial Highways

Exhibit 2

Orange County Affordable Housing Implementation Program



protection of natural vegetation communities and wildlife diversity while allowing compatible land uses and appropriate development and growth. The purpose of a SAMP is to provide for reasonable economic development and the protection and long-term management of sensitive aquatic resources (biological and hydrological). Under a SAMP, to the extent feasible, federal “waters of the U.S.” (including wetlands) are avoided and unavoidable impacts are minimized and fully mitigated. These programs are discussed further in the Initial Study.

As part of the overall approval process for the Ranch Plan Planned Community, an Affordable Housing Implementation Agreement (AHIA) was developed pursuant to the Ranch Plan Development Agreement (RPDA). The AHIA generally requires Rancho Mission Viejo (RMV) to provide the County with developable land at various sites within the Ranch Plan Planned Community ranging in size from 2 to 10 acres, for a total of 60 gross acres of property (Dedicated Land) for rental units for low and very-low income households and restricted to such use for a period of 55 years. RMV would grade the sites; provide access; and extend utilities to the parcels and be compensated by the County for infrastructure costs. It is the County’s responsibility, with input from RMV, to obtain the builder for the Affordable Housing Project who will be responsible for all on-site improvements. In addition, the County is responsible for preparing the CEQA documentation for the Affordable Housing Project’s dwelling units, which are assumed to be over and above the 14,000 dwelling unit cap of the Ranch Plan Planned Community. The County is responsible for all costs associated with mitigating impacts associated with the affordable housing units.

The *Ranch Plan Planned Community Program Text* states that Affordable Housing sites will be identified as part of the Subarea Plans or subsequent Subarea Plan amendments. Currently, RMV has processed the Master Area Plans and Subarea Plans for Planning Areas 1 through 4. Multiple affordable housing sites have been identified in Planning Areas 2 through 4. Though no affordable housing sites were initially identified in Planning Area 1, as discussed below, RMV has entered into an agreement with the County for the development of a site in Planning Area 1.

The AHIA outlines the process and required timeframes for the various steps required for County-provided affordable housing in the Ranch Plan Planned Community. Once RMV provides the required notice and information to the County for a specific housing site (Housing Site), if the County chooses to proceed with development, the acreage is deducted from the 60-acre total and RMV’s obligation under the RPDA and AHIA for that Housing Site is deemed complete. Should the County not be able to perform in the specified timeframes on the Housing Site, the land is returned to RMV for development consistent with the Ranch Plan Planned Community approvals. Replacement of the reverted acreage is not required.

With the loss of redevelopment funds to potentially assist in the construction of affordable housing, the County explored alternative methods of developing the affordable housing units. In December 2013, the County amended the AHIA to allow an option for private sector financing to provide the affordable units on the Ranch. This method would allow for RMV to enter into a long-term ground lease with an affordable housing builder. The lease would restrict the use of the site to low and very low income households for a period of 55 years. RMV would also record an Irrevocable Offer of Dedication (IOD) which would allow the County to obtain the Housing Site after 15 years (but not later than 55 years) following

recordation of the IOD. With this approach, RMV would provide all required infrastructure at no cost to the County. In exchange for the financial benefits to the County, under the private sector approach, RMV would get a credit toward the Dedicated Land equal to the actual gross acreage of the housing site(s) subject to the ground lease multiplied by a factor of two (for example, a five-gross-acre parcel that is developed under this approach would receive a Dedicated Land Credit of ten gross acres). This approach would allow for the transfer of the ground lease to the County in the event of County's acceptance of the IOD.

As part of the amendment to the AHIA, the Board authorized the private sector financing approach for the sites in Planning Area 1 and Planning Subarea 2.1. The amended AHIA also has a provision that, in approving the private sector financing approach for Planning Area 1, the County will have no responsibility for providing Project Mitigation for the Housing Site in Planning Area 1. With regard to the Housing Site in Planning Subarea 2.1, the County would not be required to provide any additional mitigation beyond those measures identified for the cumulative effects of the affordable housing projects outlined in the Program EIR. However, the County will continue to be responsible for all Project mitigation related to affordable housing projects in any other Planning Areas or Subareas of the Ranch Plan.

Project Setting

The Project will be located within the development boundaries of the Ranch Plan Planned Community. The Ranch Plan Planned Community encompasses 22,683 acres, of which 5,573 acres are slated for development. The remainder of the Planned Community will be retained in open space. Substantial portions of the 22,683-acre Project site have been used for ranching and agricultural uses for the past 130 years, and these uses continue today. Commercial nursery operations, research and development uses, various industrial uses, and natural resources extraction are ongoing activities on the Ranch through lease agreements.

Circulation facilities in Ranch Plan Planned Community include State Route (SR) 74, also known as Ortega Highway, which runs in an east-west direction through the Planned Community and connects Riverside County to the east with Interstate (I) 5 to the west. Antonio Parkway/La Pata Avenue is a north-south arterial highway that extends through the western portion of the Project site. Antonio Parkway begins north of the Ranch Plan Planned Community in the city of Rancho Santa Margarita, extends through the Las Flores and Ladera Ranch communities, and enters the Project site. At Ortega Highway, Antonio Parkway turns into La Pata Avenue where it currently terminates at the Prima Deshecha Landfill; however, the extension of La Pata Avenue (known as Avenida La Pata in the city of San Clemente) is currently under construction and is expected to be completed in 2016. Cow Camp Road, also under construction, will provide another east-west route north of San Juan Creek. Cow Camp Road will extend from Antonio Parkway to Ortega Highway in the vicinity of Caspers Wilderness Park. The proposed SR-241 extension south from Oso Parkway to Cow Camp Road would provide an additional north-south route. FEIR 589 provided for an arterial highway (previously referred to as "F" Street, now identified as Los Patrones Parkway) along this alignment if the proposed extension of SR-241 is not constructed. Other roadways will be constructed in conjunction with the development of the Ranch Plan Planned Community.

The planned roadways are depicted on the Orange County Master Plan of Arterial Highways (MPAH) (see Exhibit 2).¹

Several creeks are located within the Project site boundaries. Just north of Ortega Highway, San Juan Creek flows in an east-west direction through the site. San Juan Creek is a major drainage basin that discharges into the Pacific Ocean in the vicinity of the city of Dana Point. Major tributaries to San Juan Creek are Arroyo Trabuco, Oso Creek, Cañada Chiquita, Cañada Gobernadora, Bell Canyon Creek, and Verdugo Canyon Creek. Cristianitos Creek is located south of Ortega Highway and traverses the Project site in a north-south direction. Major tributaries to Cristianitos Creek on the Project site are Gabino Canyon Creek, La Paz Creek, and Talega Canyon Creek. Cristianitos Creek is in the western portion of the San Mateo Creek Watershed.

Development in the Ranch Plan Planned Community will occur in six Planning Areas. Grading of Planning Area 1, known as the Village of Sendaro, was initiated in 2011. This planning area was approved for 1,287 dwelling units and 300,000 sf of non-residential uses in the Urban Activity Center (UAC) designation, and 95,000 square feet of neighborhood center. The first units were available for sale in June 2013. The Master Area Plan for Planning Area 2 and Subarea Plans for four of the five subareas were approved in March 2013. Planning Area 2 has been approved for 3,291 dwelling units, 500,000 sf of non-residential uses in the UAC designation, and 25,000 sf of Neighborhood Center uses. Grading of Planning Area 2 was initiated in late 2013. The first developments in Planning Area 2 are expected to be open for sale in late summer/early fall 2015. The Master Area Plan and Subarea Plans for Planning Areas 3 and 4 were approved in February 2015. A total of 7,500 dwelling units, 2,950,000 sf of non-residential uses in the UAC designation, and 145,000 sf of Neighborhood Center uses have been approved within these two planning areas. The timing for construction has not been determined. No Master Area Plans or Subarea Plans have been processed for Planning Areas 5 and 8.





Description of the Project

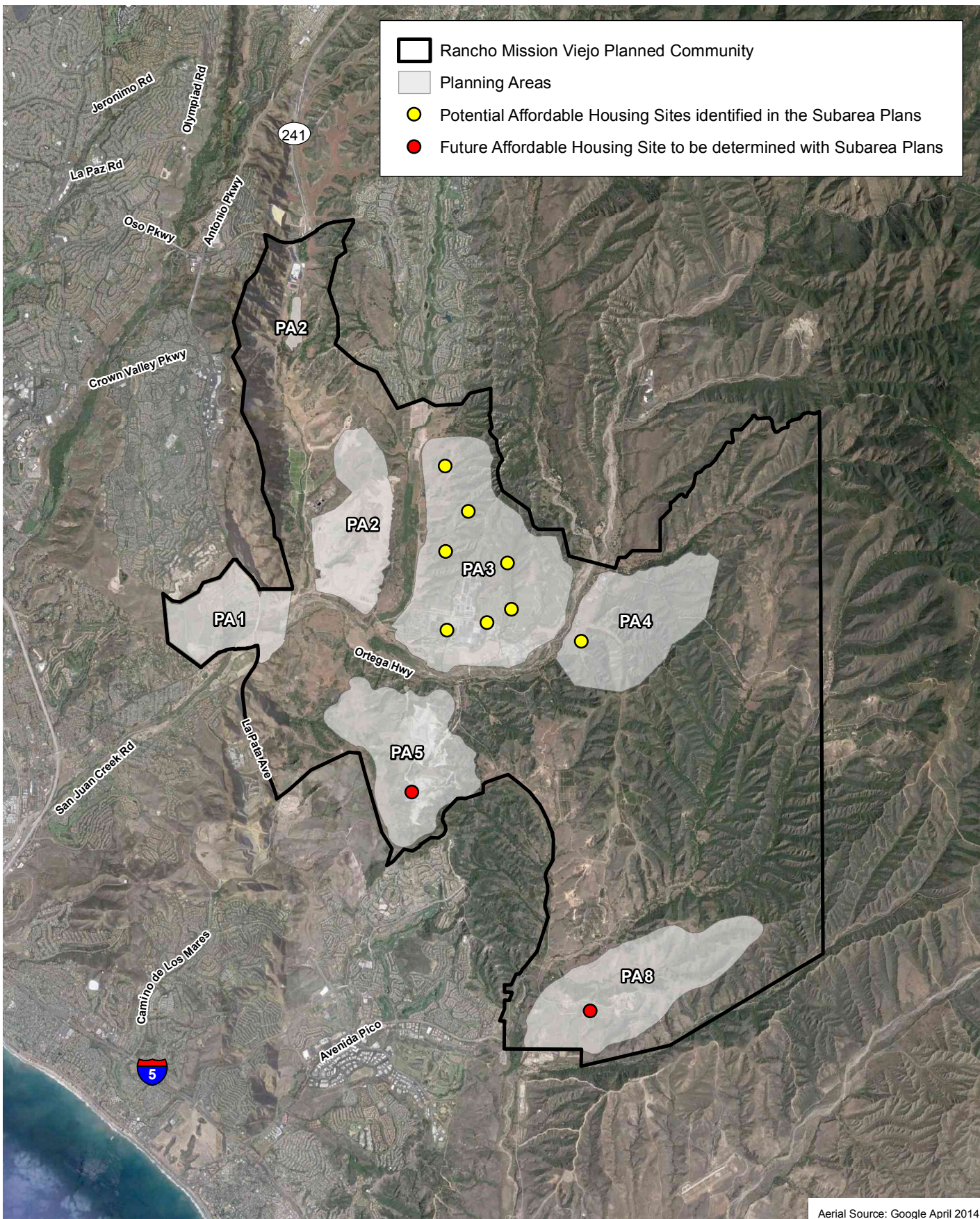
As provided for in the AHIA, RMV will set aside land for the development of rental housing for low and very low income households² in conjunction with the development of the Ranch Plan Planned Community. Development of this rental housing will be constructed at no less than 25 dwelling units per net acre.³ The housing sites will be between two and ten acres in size and distributed throughout the planning areas. Exhibit 3 depicts the Planning Areas

¹ Within the Ranch Plan area, the MPAH has streets designated by letters to reflect a planned circulation network. These streets will be renamed as development occurs.

² The Orange County Housing Element defines Very Low Income as households earning 50 percent or less of the Area Median Income (AMI) and Low Income as households earning 51 to 80 percent of AMI. A "household" consists of all the people occupying a dwelling unit, whether or not they are related. The U.S. Census Bureau identifies the median household income for Orange County between 2009 and 2013 as \$75,422 (County of Orange 2013a; U.S. Census Bureau 2014).

³ The dedication requirement in the AHIA is based on gross acres; however, it establishes a minimum 25 dwelling units per net acre density. At this point in time the site plans for all of the sites have not been established so there is not a way of determining the overall number of net acres associated with the various affordable housing parcels. For purposes of this EIR, the analyses assumes a minimum of 25 dwelling units per gross acre will be provided. Though the number of net acres will be less than gross acres associated with each of the site, for a Program EIR this is a reasonable assumption and allows some flexibility should the density be net acre slightly exceed 25 dwelling units per acre. The total number of units would not be substantially different.

-  Rancho Mission Viejo Planned Community
-  Planning Areas
-  Potential Affordable Housing Sites identified in the Subarea Plans
-  Future Affordable Housing Site to be determined with Subarea Plans

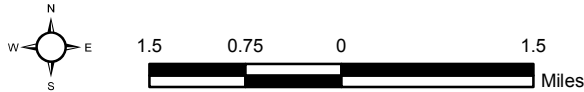


Aerial Source: Google April 2014

Potential Affordable Housing Sites

Exhibit 3

Orange County Affordable Housing Implementation Program



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within the Ranch Plan Planned Community and approximate location of Affordable Housing sites being addressed in this Program EIR.⁴

The County has identified a range of dwelling units on the aggregate of Affordable Housing sites in the Ranch Plan Planned Community, which reflect various implementation strategies. Rather than address a single “Proposed Project”, the Program EIR will address three development alternatives and the No Project Alternative at a comparable level of detail within the body of the report. The three development alternatives being evaluated provide a range in the number of units based on the amount of acreage developed using the private sector financing option.

The 3.4-gross acre site in Planning Area 1 and a 4.4-gross acre site in Planning Subarea 2.1 are being developed using the private sector financing option, providing 7.8 gross acres and an additional 7.8 acres of credit for private financing. As a result, the aggregate 60 gross acres for affordable housing provided for in the RPDA and AHIA is now reduced to a total of 52.2 gross acres with a total of 44.4 acres remaining to be developed.⁵ The alternatives for these 44.4 gross acres are discussed below. The projects in Planning Areas 1 and 2.1 are covered under previous CEQA documents. This Program EIR will address the affordable housing development in Planning Areas 1 and 2 as cumulative projects.

Project Alternatives

Alternative 1: Private Sector Financing Alternative

This alternative assumes that the County would enter into agreements for RMV to implement all of the affordable housing units within the Ranch Plan Planned Community using private-sector financing. As such, a total of 22.2 gross acres of affordable housing would be provided, netting approximately 555 additional affordable units. A 22.2-gross-acre credit would be granted for private sector financing. The affordable housing would be distributed throughout the remaining Planning Areas slated for development. The expected acreage distribution for the units by Planning Area is provided in Table 1. All development would comply with the requirements outlined in the *Ranch Plan Planned Community Program Text*.

Alternative 2: Combined Public and Private Sector Financing Alternative

This alternative assumes that the County would expand private sector financing to cover a third of the remaining acres required for affordable housing (equivalent to 14.8 acres); an additional third (14.8 acres) would be developed using public financing; and the remaining third (14.8 acres) would be the credit allowed for use of private financing. As a result, 29.6 gross acres of affordable housing would be developed and 14.8 gross acres of credit for private financing would be granted. This alternative would provide approximately an additional 740 units. The affordable housing would be distributed throughout each of the

⁴ The Affordable Housing locations in Planning Areas 1 and 2 are based on the locations established based on the Amended AHIA. The locations in Planning Areas 3 and 4 are based on the approved Subarea Plans. Affordable Housing sites for Planning Areas 5 and 8 have not been identified because the Subarea Plans have not been processed for those two Planning Areas.

⁵ The 44.4 gross acres of affordable housing remaining to be developed is derived by subtracting the 7.8 gross acres of affordable housing already being developed in Planning Areas 1 and 2 and the 7.8 acres of credit for the use of private financing. The total is equivalent to the 60 gross acres required by the AHIA, as amended.

Planning Areas slated for development. The expected acreage distribution for the units by Planning Area is provided in Table 1. All development would comply with the requirements outlined in the *Ranch Plan Planned Community Program Text*.

Alternative 3: Minimum Private Sector Financing Consistent with the Amended AHIA

This alternative assumes RMV would not implement any additional affordable housing per the amended AHIA. The remaining affordable housing sites would be developed by the County using public financing sources. As such, a total of 44.4 gross acres of affordable housing, providing approximately an additional 1,110 units, would be provided. As with the other alternatives, affordable housing would be distributed throughout each of the remaining Planning Areas slated for development (see Table 1). All development would comply with the requirements outlined in the *Ranch Plan Planned Community Program Text*.

No Project Alternative

The No Project Alternative assumes that the affordable housing would not be provided. The property offered for Affordable Housing pursuant to the AHIA would be returned to RMV; however, no additional development beyond the approvals provided in the Ranch Plan would be allowed.

**Table 1
Affordable Housing Gross Acreage and Unit Assumption
by Planning Area**

Planning Area ^a	Alternative 1 Private Sector Financing Alternative			Alternative 2 Combined Private/Public Sector Financing Alternative			Alternative 3 Minimum Private Sector Financing Alternative		
	AH Acres	Acres of Credit ^b	du Built	AH Acres	Acres of Credit ^b	du Built	AH Acres	Acres of Credit ^b	du Built
3	13.2	13.2	330	20.6	14.8	515	35.4	0	885
4	3.0	3.0	75	3.0	0	75	3.0	0	75
5	3.0	3.0	75	3.0	0	75	3.0	0	75
8	3.0	3.0	75	3.0	0	75	3.0	0	75
Totals	22.2	22.2	555	29.6	14.8	740	44.4	0	1,110

AH: Affordable Housing; du: Dwelling Units

^a These are the only Planning Areas in the Ranch Plan Planned Community that are approved for development.

^b Reflects the number of acres developed using private sector financing, resulting in an equivalent credit toward the total number of gross acres required.

Alternative CEQA Baseline

The State CEQA Guidelines, Section 15125 states that “an EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published.... This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.” However, case law has found that a lead agency can justify departing from that norm when necessary to prevent misinforming or misleading the public and decision

makers. (*Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* 57 Cal.4th 439 [2013]).

The case law further states “an existing conditions analysis may take account of environmental conditions that will exist when the project begins operations; the agency is not strictly limited to those prevailing during the period of EIR preparation. An agency may, where appropriate, adjust its existing conditions baseline to account for a major change in environmental conditions that is expected to occur before project implementation. In so adjusting its existing conditions baseline, an agency exercises its discretion on how best to define such a baseline under the circumstance of rapidly changing environmental conditions.” (*Communities for a Better Environment*, supra, 48 Cal.4th at p. 328.)

Given the circumstances under which the Affordable Housing Project will be implemented, the County of Orange has established an alternative baseline that assumes the implementation of the Ranch Plan Planned Community as part of the baseline conditions. An evaluation of impacts using an existing conditions baseline would not accurately reflect the true impacts of the Project. This alternative baseline is justified because the provisions of the AHIA requires RMV to provide the County of Orange with graded sites; provide access; and extend utilities to the parcels. The impacts associated with the site preparation are addressed through FEIR 589 and would have CEQA and regulatory permit compliance prior to issuance of a grading permit. The mitigation associated with the site preparation is the responsibility of RMV. The County would not have a project to implement until these activities have been completed because they are required to occur prior to the County accepting the affordable housing sites. The impacts associated with the following topics would be overstated if existing (undeveloped) conditions were to be used as the Project baseline:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Mineral Resources (Planning Area 5, only)

The RPDA and the AHIA further state that the affordable housing dwelling units are assumed to be over and above the 14,000 dwelling unit cap of the Ranch Plan Planned Community. Mitigation of all costs associated with the mitigation of impacts associated with the affordable housing units is the responsibility of the County of Orange. Therefore, to avoid underestimating the circulation impacts, it is important to have the traffic baseline assume full build out of the Ranch Plan Planned Community.

Anticipated Project Approvals

As a Program EIR, the document to be prepared would address the overall impacts associated with the Project. Subsequent approvals would include site development permits, landscape plans, and building permits. These are discretionary approvals and are subject to the requirements of CEQA. It is intended that the County of Orange would utilize this Program EIR for their approvals; however, subsequent review and documentation may be required pursuant to CEQA Guidelines Section 15162.

Anticipated Schedule

The Project schedule, as currently envisioned, contemplates that the draft Program EIR will be available for public review in late 2015. A 45-day public review period will be provided, after which responses to comments received will be prepared. The Orange County Planning Commission will then hold a public hearing and make a recommendation on certification of the Program EIR to the Board of Supervisors. The Orange County Planning Commission hearing is expected to be scheduled in the first quarter of 2016, with the Board of Supervisors taking action on the Project shortly thereafter.

Project implementation will be determined based on the Ranch Plan Planned Community's development phasing. Housing sites would come available to the County as the Ranch Plan Planned Community development is implemented. The first affordable housing sites being implemented in Planning Area 1 and Subarea 2.1 under the private sector financing option are expected to start construction in 2015 and 2016, respectively. The schedule for the remaining acreage has not been determined. The AHIA commits RMV to providing housing sites based on the issuance of building permits for specific development milestones tied to equivalent dwelling units (EDUs). The accumulated EDU for the Ranch Plan Planned Community development is monitored by an Annual Monitoring Report (AMR) prepared by RMV and reviewed by the County of Orange.

Probable Environmental Effects of the Project

Until the Program EIR analysis is completed, it is not possible to identify with precision the probable environmental effects of the Project. However, the County has performed an Initial Study (a copy of which is attached to this notice) to identify the reasonably foreseeable and potentially significant adverse environmental effects of the Project, which the County believes require further and more detailed analysis in the Program EIR. The County has identified the following specific topics as requiring detailed Program EIR analysis due to potentially significant impacts:

- Air Quality
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Public Services
- Transportation/Traffic

Additionally, while the Initial Study concludes that significant Project impacts are not anticipated, the County intends to provide more detailed information on the following topics in the Program EIR:

- Hydrology and Water Quality
- Population and Housing (growth inducing impacts)
- Recreation
- Utilities and Service Systems

Based on the Initial Study, the Project would not result in any potentially significant effects with respect to the topical issues listed below. The issues have been scoped out of the Program EIR because the County will be provided graded building pads and all impacts to these resources would have been fully addressed in Final EIR 589:

- Aesthetics
- Agricultural and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Mineral Resources

Conclusion

The County requests the public's careful review and consideration of this notice, and it invites any and all input and comments from interested agencies and persons regarding the preparation and scope of the draft Program EIR.



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Program Environmental Impact Report # 623; IP # 15-157

Orange County Affordable Housing Implementation Program

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/Forestry Res. | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emiss. | <input type="checkbox"/> Hazards/Hazardous Mat. | <input type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION (ND) will be prepared pursuant to CEQA Guidelines Article 6, 15070 through 15075.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION (MND) will be prepared pursuant to CEQA Guidelines Article 6, Sec. 15070 through 15075.

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

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

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

I find that 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, 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 (Sec. 15164)

Signature: Rose Fistrovic Date: 5/15/15



ENVIRONMENTAL ANALYSIS CHECKLIST

Program Environmental Impact Report # 623

Orange County Affordable Housing Implementation Program

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
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1. AESTHETICS. Would the project:

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

2. AGRICULTURE & FORESTRY RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by 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:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal system where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. HYDROLOGY & WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 in the project area to excessive noise levels?	<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
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<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
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 results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance 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 effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

CUD: Revised 01/2014

Introduction

The Program EIR will be addressing the three alternatives and the No Project Alternative at a comparable level of detail. If any alternative will have an impact (direct or cumulative), it will be discussed in the Program EIR. As such, any reference to the “Project” in this Initial Study is a reference to all alternatives (see Table 1).

This Project is somewhat unique in that AHIA requires that RMV provide the County with graded building sites. Therefore, many of the impacts often associated with the construction of housing would have occurred prior to the land being offered to the County and have been addressed in FEIR 589 prepared for the Ranch Plan Planned Community. Therefore, no further evaluation of these issues is required in this Program EIR. This would apply to the following topical areas:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Mineral Resources

1. AESTHETICS

a) Would the project have a substantial adverse effect on a scenic vista?

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. There are no designated scenic vistas within the Ranch Plan Planned Community limits; however, there are numerous locations with views of the Ranch Plan Planned Community project site. The Affordable Housing Project would be constructed within the development areas already approved as part of the Ranch Plan Planned Community. The building sites would be provided to the County already graded. The additional development provided as part of the Project would be viewed in the context of the larger Ranch Plan Planned Community. As such, the overall general character of the site and views from surrounding areas would not be substantially different with implementation of the Project.

The affordable housing products would need to comply with the design requirements provided for in the *Ranch Plan Planned Community Program Text*. The Project would be visually consistent with the visual character of the Ranch Plan Planned Community. Therefore, no new significant impact on scenic vistas or visual character are anticipated. Further evaluation of this issue in the Program EIR is not required, and no additional mitigation is necessary.

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

Less Than Significant Impact. The County of Orange Transportation Element's Scenic Highways Plan has designated three roadways within the Ranch Plan Planned Community as Landscape Corridors:

- Ortega Highway (SR-74) from Cow Camp Road to I-5
- Antonio Parkway from Avenida Empresa to Ortega Highway
- Cow Camp Road from Ortega Highway (SR-74) to Antonio Parkway

According to the Scenic Highway Component (County of Orange 2005a, 2005b):

A landscape corridor traverses developed or developing areas and has been designated by the Orange County General Plan for special treatment to provide a pleasant driving environment as well as community enhancement. Development within a Landscape Corridor should serve to complement the scenic highway and should, to the maximum extent possible, follow the adopted Landscape Typical Section as described in the Orange County General Plan Transportation Element Scenic Highways Plan. Any variation to the typical section should be addressed in the scenic corridor implementation plans.

RMV, through the development of Planning Area 1, has provided improvements to each of these scenic highways consistent with the County Scenic Highway requirements. However, pursuant to the Master Area Plan for Planning Area 1, the Class I bike trail and the riding and hiking trail designated along Ortega Highway are provided outside the roadway cross-section. These facilities will be located parallel to San Juan Creek and will be constructed in conjunction with the development of the planning areas.

Ortega Highway is also eligible to be included on the State Scenic Highway System, but has never been officially designated as a Scenic Highway (Caltrans 2011).

The improvements to each of the scenic highways have been or, in the case of Cow Camp Road, will be provided by RMV as part of the Ranch Plan Planned Community. The Project will not be responsible for these improvements and no further discussion of Scenic Highways is anticipated in the Draft Program EIR. However, should the traffic analysis identify the need for improvements to these scenic highways beyond what is being provided by the Ranch Plan Planned Community, consistency with the Scenic Highways Component of the County General Plan's Transportation Element will be addressed in the Program EIR.

d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Lighting associated with Project construction would be consistent with the lighting associated with surrounding development. Since the affordable housing sites would all be located within the Planning Areas of the Ranch Plan Planned

Community, it would not introduce a new light source into areas not exposed to lighting. Design guidelines within the *Ranch Plan Planned Community Program Text* provide for measures to minimize light spillage, which would be reviewed as part of site development plans. No further analysis of this issue will be included in the Program EIR and no additional mitigation is required.

2. AGRICULTURE AND FORESTRY RESOURCES

- a) Would the project 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) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**
- c) Would the project 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) Would the project result in the loss of forest land or conversion of forest land to non-forest use?**
- e) Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?**

No Impact. Because the Project would be located on parcels that were already graded and would be located within the Ranch Plan Planned Community development areas, no new impacts to Important Farmland would result for the Project. Therefore, no further analysis of this issue will be included in the Program EIR and no additional mitigation is required.

No part of the Project site or adjacent areas is zoned forest land, timberland, or timberland zoned for Timberland Production, nor would the Project result in the loss of forest land or conversion to non-forest use. Further evaluation of this issue in the Program EIR is not required, and no mitigation is necessary.

3. AIR QUALITY

- a) Would the project conflict with or obstruct implementation of the applicable Air Quality Plan?**
- b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?**
- c) Would the project 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) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The Project would generate additional localized air emissions from both construction activities and long-term operation of the Project. The Project's compliance with South Coast Air Quality Management District (SCAQMD) standards will be assessed. The Program EIR will include an air quality study to evaluate potential emissions. The Program EIR will also include an evaluation of the Project's consistency with adopted regional air quality plans and policies.

e) Would the project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. The Project does not propose any land uses that are identified by the SCAQMD as odor sources of concern (e.g., wastewater treatment plants, agricultural operations, landfills, composting sites, food processing plants, chemical plants, or refineries) (SCAQMD 1993). Residential development is not associated with odor-generating activities. As such, the Project would not create an odor nuisance. Further evaluation of this issue in the Program EIR is not required, and no mitigation is necessary.

4. BIOLOGICAL RESOURCES

a) Would the project 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) Would the project 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) Would the project 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) Would the project 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) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Would the project conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Affordable Housing Project would be constructed within the Ranch Plan Planned Community on parcels that have already been graded and which have had vegetation removed. The Affordable Housing parcels would be located within the Planning

Areas consistent with the assumptions of the Southern Subregion HCP. Mitigation for the impacts to biological resources is provided through the Ranch Plan Planned Community. Further evaluation of biological resources in the Program EIR is not required, and no additional mitigation is necessary.

5. CULTURAL/SCIENTIFIC RESOURCES

- a) **Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?**
- b) **Would the project cause a substantial adverse changed in the significance of an archaeological resource pursuant to Section 15064.5?**
- c) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**
- d) **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

No Impact. By the time the Project is implemented, all mass grading would have already occurred and the measures required by FEIR 589 to minimize impacts on cultural resources will have been implemented. Because of the absence of native ground disturbance associated with the Project, no direct or indirect impacts to historical, archaeological, or paleontological resources would occur, nor would the Project disturb any human remains. Further evaluation of this issue in the Program EIR is not required, and no additional mitigation is necessary.

6. GEOLOGY AND SOILS

- a) **Would the project 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) **Would the project result in substantial soil erosion or the loss of topsoil?**
- c) **Would the project 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) **Would the project be located on expansive soils, as defined in Table 18-1-B of the California Building Code (1994), creating substantial risks to life or property?**

Less Than Significant Impact. The Affordable Housing sites would be developed on graded sites and, before any construction occurs, RMV would have been required to satisfy the

applicable measures and regulatory requirements adopted in conjunction with the Ranch Plan Planned Community. As such, no significant impacts for geology and soils will result based on this Project. Any additional finish grading that may be required for the development of the Affordable Housing Project would be done in compliance with the Orange County Grading Code and the California Building Code. The Program EIR will not provide any further evaluation of geology and soils and no additional mitigation is necessary.

e) Would the project 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?

No Impact. RMV will provide connections to utilities and serve infrastructure to the building pads. The Project will be served by an existing sewer system and does not propose the use septic tanks or alternative wastewater disposal systems. Therefore, no soils impacts related to septic tanks or alternative wastewater disposal systems would occur. Further evaluation of this issue in the Program EIR is not required, and no mitigation is necessary.

7. GREENHOUSE GAS EMISSIONS

PROJECT IMPACT ANALYSIS

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

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

Potentially Significant Impact. The Program EIR will include a greenhouse gas (GHG) emissions study to disclose the existing and future potential emissions from both construction activities and long-term use. The Program EIR will include an evaluation of the Project's consistency with applicable plans and policies for reducing GHG emissions.

8. HAZARDS AND HAZARDOUS MATERIALS

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

b) Would the project 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) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. In conjunction with grading of the Ranch Plan Planned Community, RMV will implement the required measures associated with known hazardous materials risks on site. When the County receives the graded parcel, any potential impacts associated with known contaminants would have been reduced to less than significant and no further action would apply.

Hazardous materials are routinely used during construction; however, there are regulations in the Uniform Fire Code that would apply to the handling of these materials that would reduce potential hazards to less than significant levels. Further evaluation of hazardous materials in the Program EIR is not required, and no mitigation beyond compliance with existing regulations is necessary.

d) Would the project 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?

No Impact. In Orange County, there are 17 sites on the Hazardous Waste and Substance Site List (also known as the Cortese List) (DTSC 2014). The closest site is the former Marine Corps Air Station (MCAS) El Toro facility in Irvine which, at the closest point, is approximately eight miles north of the Ranch Plan Planned Community. Based on the distance from this site, the Project would not expose the public to hazardous materials associated with the sites on the Cortese List. Further evaluation of this issue in the Program EIR is not required, and no mitigation is necessary.

e) Would the project be 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?

No Impact. John Wayne Airport is the closest commercial airport, which is located approximately 18 miles from the Project site. There are no private airstrips in the vicinity of the Project site. Further evaluation of this issue in the Program EIR is not required, and no mitigation is necessary.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. There are no designated evacuation routes within the Project site boundaries; therefore, the Project would not impair a designated evacuation route. Additionally, the Project would not impair the use of the arterial network that provides access to the Project site. Further evaluation of this issue in the Program EIR is not required, and no mitigation is necessary.

h) Would the project 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?

Less Than Significant Impact. As part of the Ranch Plan Planned Community project, a minimum 110-foot fuel modification zone is provided surrounding all development areas. Additional measures provided in the *Wildland Fire Management Plan* (contained in the FEIR 589 Adaptive Management Plan, which is Appendix J of FEIR 589) and *Ranch Plan Planned Community-Wide Fire Protection Plan* would provide the necessary emergency access and

fire safety issues for the development areas within the Ranch Plan Planned Community. RMV's implementation of these required measures will minimize the potential significant risk of loss, injury, or death involving wildland fires. Further evaluation of this issue in the Program EIR is not required, and no additional mitigation is necessary.

9. HYDROLOGY AND WATER QUALITY

- a) Would the project violate any water quality standards or waste discharge requirements?**
- e) Would the project 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) Would the project otherwise substantially degrade water quality?**

Less Than Significant Impact. RMV will grade the Affordable Housing parcels, will implement the water quality treatment basins, and construct the backbone storm drainage system that would be constructed as part of the Planning Area improvements before the County receives the parcels. These improvements would implement the *Ranch Plan Planned Community Runoff Management Plan (ROMP)*, which provides the comprehensive watershed planning guidance for the Ranch Plan Planned Community. However, although the parcels will be graded, they would be unfinished and site improvements would still be required. As part of construction activities, the County would be required to obtain a National Pollutant Discharge Elimination System (NPDES) General Construction permit and comply with the permit requirements effective at the time of construction. To address post-construction erosion and discharge impacts, the Affordable Housing parcels would be required to comply with the approved Water Quality Management Plan (WQMP) for the applicable Planning Area. The WQMP identifies measures to treat and/or limit the entry of contaminants into the storm drain system. These impacts would be less than significant with implementation of adopted regulatory standards; however, this issue will be discussed in the forthcoming Draft Program EIR.

- b) Would the project 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) Would the project substantially alter the existing drainage pattern of the site or area including the alteration of the course of a stream or river, in manner which would result in substantial erosion or siltation on or off-site?**
- d) Would the project 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 a manner which would result in flooding on- or offsite?**

Less Than Significant Impact. Potable water service is provided to the Project site by the Santa Margarita Water District (SMWD). As discussed under Utilities and Service Systems (Section 17), there will be an analysis of water usage, and a Water Supply Assessment (WSA) for the Project will be prepared and discussed in the Draft Program EIR. The Project would not involve direct withdrawals of groundwater. Implementation of the Project would reduce the pervious areas available for potential natural recharge (due to the construction of buildings, parking areas, and other improvements); however, the total Project area is relatively small (approximately 30.0 to 52.5 acres, dependent upon the alternative selected) in relation to the total size of the groundwater subbasin. Additionally, it is assumed that the Project area will be developed as part of the Ranch Plan Planned Community. The Project site is not within a designated recharge area. As previously indicated, the watershed management measures adopted in conjunction with FEIR 589 ensure that the Ranch Plan Planned Community would not result in alteration of stream courses or substantially increase the rate of runoff. Since the affordable housing parcels will be located within the areas assumed for development, the impact would be less than significant and no additional mitigation is required. As individual parcels are developed, the site plans would be reviewed to ensure no site modifications have been made that would be inconsistent with the WQMP. No further analysis of this threshold will be provided in the forthcoming Draft Program EIR.

- g) Would the project 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) Would the project place within a 100-year flood hazard area structures, which would impede or redirect flood flows?**
- i) Would the project 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) Would the project be subject to inundation by seiche, tsunami, or mudflow?**

No Impact. The Project site will be located within the development areas of the Ranch Plan Planned Community. The issues will be addressed and corrective measures taken as part of the grading permit processes for each Planning Area to address potential impacts associated with 100-year flood hazard; exposure to flooding as a result of failure of a levee or dam; and inundation by seiche, tsunami, or mudflow. Therefore, no housing or structures would be subjected to these hazards. Further evaluation of these issues in the Program EIR is not required, and no mitigation is necessary.

10. LAND USE AND PLANNING

- a) Would the project physically divide an established community?**

No Impact. The Affordable Housing Project would be integrated into the Ranch Plan Planned Community development areas. These sites are identified at the time the Subarea Plans are prepared. Therefore, they would be developed to be compatible with surrounding uses. As identified in FEIR 589, the Ranch Plan Planned Community would not have any physical impact on existing communities. Therefore, no impacts on existing development would

result from Project implementation. Further evaluation of this issue in the Program EIR is not required, and no mitigation is necessary.

- b) Would the project 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?**

Potentially Significant Impact. The Program EIR will evaluate the compatibility of each alternative with the applicable policies of the General Plan and regional planning documents, including the Regional Housing Needs Assessment.

- c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?**

No Impact. As indicated above in Checklist Response 4(f), the Project site is located within the Southern Subregion HCP; however, the affordable housing parcels will all be within Planning Areas that are not within a “Reserve” area. As such, the Project would not conflict with the applicable habitat conservation plan and no further evaluation of this issue is required in the Program EIR.

11. MINERAL RESOURCES

- a) Would the project 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) Would the project result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.**

No Impact. There is an existing sand mining operation in Planning Area 5; however, the development pad for the Affordable Housing site in Planning Area 5 would be graded prior to the County receiving the parcel. The impacts on the mineral resources in Planning Area 5 were addressed as part of FEIR 589 and the Board of Supervisors made a Finding of Fact and adopted a Statement of Overriding Considerations at the time the Ranch Plan Planned Community was approved and FEIR 589 was certified. This Project would not have any new impacts on existing and potential mineral resources that were not previously addressed. Further evaluation of this issue in the Program EIR is not required, and no mitigation is necessary.

12. NOISE

- a) Would the project expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?**
- c) Would the project cause substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. The Project scenarios would increase traffic levels resulting in a potential increase in cumulative noise levels in exceedance of established thresholds. A noise evaluation will analyze the potential changes in the noise environment and any possible conflicts with existing adjacent land uses. The Project's consistency with the General Plan and other applicable planning policies pertaining to noise will be evaluated.

b) Would the project expose persons to or generate excessive groundborne vibration or groundborne noise levels?

d) Would the project cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. The Project would involve construction activities that would result in short-term increases in ambient noise levels. Minimal grading activities would be required since the County would receive the Affordable Housing parcels as a graded pad. Therefore, excessive groundborne vibration or groundborne noise are not expected. The nature of the construction (i.e., residential development) would not require night construction or excessively noisy activities. Compliance with existing regulations (Noise Ordinance) would ensure these potential impacts are less than significant. Though not required, the Program EIR will provide a discussion of potential construction related impacts and identify the applicable standard conditions of approval.

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

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

No Impact. The Project site is not located within an airport land use plan area or within two miles of a public airport. There are no private airstrips in the vicinity of the Project site. Further evaluation of this issue in the EIR is not required, and no mitigation is necessary.

13. POPULATION AND HOUSING

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

Less Than Significant Impact. The Project would result in the construction of additional housing within the Ranch Plan Planned Community limits. Though significant impacts growth inducing impacts are not anticipated, this issue will be addressed in the Program EIR.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. Since there is no development on site, the Project would not result in the displacement of any housing or a substantial number of people. Construction of replacement housing would not be required. Further evaluation of this issue in the Program EIR is not required, and no mitigation is necessary.

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?**
- ii) Police protection?**
- iii) Schools?**
- iv) Parks?**
- v) Other Public Facilities?**

Less Than Significant Impact. The Project would introduce new structures, increase the development intensity, and increase the number of people at the site, which could create additional demands for public services. Though the impacts are expected to be less than significant, the Program EIR will evaluate the Project's impacts on public services, including fire, police, schools, parks, libraries, and other public facilities. The impact analyses will be based on consultations with the local service providers. Potential service impacts associated with Project implementation can be related to provision of adequate service levels; environmental effects associated with the provision of additional services; and the need to upgrade and/or provide additional facilities to serve the Project.

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 occur or be accelerated?

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

Less Than Significant Impact. The Project's housing units will be occupied by residents that would generate a demand for recreational facilities. The Draft Program EIR will assess whether construction and operation of the Project would adversely affect existing recreational facilities or require new or expanded facilities whose construction could result in environmental effects.

16. TRANSPORTATION/TRAFFIC

- a) Would the project 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) Would the project 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?**

Potentially Significant Impact. The Project would increase the number of vehicles going to and coming from the site and may result in traffic congestion and deterioration of level of service on the roadways and freeways surrounding the site. The Draft Program EIR will summarize the findings of a traffic impact assessment that evaluates the transportation impacts associated with implementing the Project in accordance with County and regional guidelines. Impacts on pedestrian and bicycle paths and mass transit services will also be addressed. Project consistency with the Orange County Congestion Management Program and other regional transportation programs will also be discussed.

- c) Would the project 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?**

No Impact. The Project would not directly generate air traffic or create a demand for air transportation. There are no airports near the site, and the Project would not impact operations at John Wayne Airport, the nearest airport. No impact would occur, and no mitigation is necessary. Further evaluation of this issue in the Draft Program EIR is not required.

- d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

- e) Would the project result in inadequate emergency access?**

No Impact. Internal access roads would adhere to applicable established design guidelines; therefore, no design hazards are anticipated. At the time specific development projects are identified, design review would ensure adequate emergency access is provided.

Farming and ranching activities will be removed from the development area as a result of grading; therefore, conflicts associated with incompatible uses at the time the Project is constructed would be eliminated. No uses are proposed that would result in incompatibility with surrounding areas, thereby resulting in safety hazards.

Further evaluation of these issues in the Draft Program EIR is not required.

- f) Would the project conflict with adopted policies, plan or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

No Impact. The Project would not conflict with adopted policies, plans, or programs pertaining to alternative modes of transportation. The Ranch Plan Planned Community incorporates regional and local pedestrian and bicycle trails (including the San Juan Creek Class I Regional Bikeway Trail), as well as riding and hiking trails (including the San Juan Creek Regional Riding and Hiking Trail). These facilities provide opportunities for alternative non-motorized transportation modes and would be the responsibility of RMV. Providing affordable housing would not conflict with the policies associated with alternative modes of transportation or result in any measures that would decrease performance or introduce safety hazards for these facilities. Though there are no planned transit stops at this time, as the Ranch Plan Planned Community builds out, the need for transit stops may be evaluated in the future. The Project does not preclude future transit use. Further evaluation of these issues in the Draft Program EIR is not required.

17. UTILITIES AND SERVICE SYSTEMS

- a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) Would the project 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?**
- d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**
- e) Would the project 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?**

Potentially Significant Impact. The Program EIR will evaluate the increased demand for water and wastewater treatment demands and the Affordable Housing Project's potential to generate discharges that could exceed the wastewater treatment requirements at SMWD facilities.

- c) Would the project 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?**

No Impact. As discussed above in Section 9, Hydrology and Water Quality, the storm drainage system would be constructed as part of the Planning Area improvements. At the time the Project storm water collection facilities internal to the Affordable Housing parcels would be implemented that drain to the storm drain system. However, as part of the Ranch Plan Planned Community, the sizing of the storm drains and any associated infiltration basins or detention basins would account for the Affordable Housing development area.

Therefore, no new or expanded storm drain facilities would be required to serve the Project. No impacts would occur and this topic will not be addressed in the Program EIR.

- f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?**

Less Than Significant Impact. The Project would generate solid waste and a demand for solid waste disposal services. However, the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939) required all counties to prepare a County Integrated Waste Management Plan (CIWMP). In 2007, the County of Orange adopted the Strategic Plan Update to the Regional Landfill Options for Orange County (RELOOC), which provides a 40-year strategic plan for waste disposal for Orange County. OC Waste & Recycling uses long-range population projections when planning for the solid waste disposal needs in the County. The waste disposal service serving the Project site would be required to abide by the applicable waste reduction and recycling programs required under existing regulations (the California Mandatory Commercial Recycling Law [AB 341]). Based on the long-range capacity and compliance with existing regulations, impacts related to solid waste would be less than significant. Therefore, this topic will not be addressed in the Program EIR.

18. MANDATORY FINDINGS OF SIGNIFICANCE

PROJECT IMPACT ANALYSIS

- 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?**

Less Than Significant Impact. The Project would not have direct impacts on cultural or biological resources because the development sites will be graded prior to the County receiving the parcels. No new impacts beyond those identified in FEIR 589 would occur. The Project will not result in the degradation of the quality of the environment; in substantial reduction in the habitat of a fish or wildlife species; in a drop in fish or wildlife population to below self-sustaining levels; in threats to the elimination of a plant or animal community; in a reduction in the number or restriction in the range of a Rare or Endangered plant or animal; and/or in the elimination of 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 cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. The Project has the potential to degrade the quality of the natural and human environment related to air quality, noise, traffic, and land use compatibility and could also cumulatively affect the human environment. Because of this potential for significant adverse effects, a Program EIR will be prepared for the Project.

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