

3.10 Land Use and Planning

This section of the EIR identifies existing land uses and applicable policies and analyzes the potential of the project to result in impacts related to land use. The analysis focuses on whether the proposed land uses would be compatible with the surrounding environment as well as consistent with existing regulations and policies.

3.10.1 Environmental Setting

The project site consists of two non-contiguous parcels that are located in the foothills of the Santa Ana Mountains, surrounded by the Cleveland National Forest and within an unincorporated portion of Orange County, to the west of Ortega Highway (see Figure 2.1 in Chapter 2, *Project Description* of this EIR). The two parcels are separated by Long Canyon Road. The project site has an Orange County General Plan Land Use designation of Open Space (OS), and is zoned as General Agriculture (A1).

Phase 1 (south parcel) is approximately 389.6 acres and consists of vacant land that is largely undisturbed. Phase 2 (north parcel) is approximately 194.5 acres and is also primarily vacant land. The project site includes one occupied residence that is located in the southwest corner of Phase 2 (north parcel); this residence would be vacated prior to the start of project construction. In addition, an area in the southwestern portion of the Phase 2 (north parcel) has a previously used private airstrip.

The nearest single-family residences to Phase 1 (south parcel) are located approximately 1,340 feet away to the north, near Long Canyon Road. The nearest sensitive receptor to Phase 2 (north parcel) is a single-family residence located approximately 160 feet from the site boundary to the east, near the southeastern portion of the site. In addition, other existing residential uses are located further to the east, with the nearest structure located approximately 670 feet away. Although low density rural single-family structures are located to the west of the site (the closest is approximately 170 feet away), all of these residences are vacant.

3.10.2 Regulatory Framework

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the designated Metropolitan Planning Organization (MPO) for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. As the designated MPO for the region, SCAG is mandated by the federal government to research and create plans for transportation, growth management, hazardous waste management, and air quality. SCAG's major responsibilities include:

- Maintenance of a continuous, comprehensive, and coordinated planning process resulting in a Regional Transportation Improvement Program.
- Development of demographic projections plus the integrated land use, housing, employment, transportation programs, measures, and strategic portions of the South

Coast Air Quality Management Plan, as well as serving as co-lead agency for air quality planning for the Central Coast and Southeast Desert air basin districts.

- Responsibility under the federal Clean Air Act for determining whether projects, plans, and programs conform to the Clean Air Act.
- To function as the authorized regional agency for intergovernmental review of programs proposed for federal financial assistance and direct development activities.
- Review of environmental impact reports for projects having regional significance for consistency with regional plans.
- To function as the authorized area-wide waste treatment management planning agency pursuant to federal water pollution control statutes.
- Responsibility under state law for preparation of the Regional Housing Needs Assessment (RHNA).

Regional Comprehensive Plan

The 2008 Regional Comprehensive Plan (RCP) is an advisory plan prepared by SCAG that establishes a strategy for defining and solving the region's inter-related housing, traffic, water, air quality and other regional challenges. The RCP ties together SCAG's role in transportation, land use, and air quality planning as well as recommending key roles and responsibilities for public and private sector stakeholders and inviting them to help implement the policies of the RCP. The nine areas covered in the RCP are land use and housing, open space and habitat, water, energy, air quality, solid waste, transportation, security and emergency preparedness, and economy. The Land Use and Housing Chapter and the Open Space and Habitat Chapter of the RCP contains policies that are particularly applicable to the proposed project.

Land and Housing

LU-4 Local governments should provide for new housing, consistent with State Housing Element law, to accommodate their share of forecast regional growth.

Open Space and Habitat

- OSN-4 SCAG should support policies and actions that preserve natural areas, specifically those areas identified in local, state, and federal plans.
- OSN-5 SCAG should support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.
- OSN-6 SCAG should encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.
- OSN-7 SCAG should encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.
- OSN-13 Local governments should develop and implement mitigation for open space impacts by:

- Promoting coordinated mitigation programs for regional projects and establish the basis for inter-regional conservation strategies.
- Planning development in locations least likely to cause environmental impact.

OSN-14: Developers and local governments should implement mitigation for open space impacts through the following activities:

- Individual projects should either avoid significant impacts to regionally significant open space resources or mitigate the significant impacts through measures consistent with regional open space policies for conserving natural lands, community open space and farmlands. All projects should demonstrate consideration of alternatives that would avoid or reduce impacts to open space.
- Individual projects should include into project design, to the maximum extent practicable, mitigation measures and recommended best practices aimed at minimizing or avoiding impacts to natural lands, including, but not limited to FHWA’s Critter Crossings, and Ventura County.

Regional Housing Needs Assessment

State law requires that jurisdictions provide their fair share of regional housing needs. The California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need. In cooperation with HCD, local governments and councils of government are charged with determining the city’s or regions existing and projected housing need as a share of the state-wide housing need. The current Regional Housing Needs Assessment (RHNA) (adopted November 2012) identifies housing needs in each SCAG jurisdiction and allocates a fair share of that need to every community. The RHNA indicates that unincorporated Orange County needs to supply a total of 5,272 housing units for the planning period between 2014 and 2021 (SCAG, 2012a). This total is distributed by income category as shown in **Table 3.10-1**.

**TABLE 3.10-1
REGIONAL HOUSING GROWTH NEEDS UNINCORPORATED ORANGE COUNTY**

Very Low	Low	Moderate	Above Moderate	Total
2,119*	879	979	2,174	5,272
22.3%	18.1%	20%	39.6%	100%

NOTE: Half (1,060) of these Very Low units are assumed to be in the extremely-low category.
SOURCE: SCAG, 2012.

Regional Transportation Plan 2012-2035/Sustainable Communities Strategy

In April of 2012 SCAG adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future. The 2012-2035 RTP/SCS includes a strong commitment to reduce emissions from transportation to comply with SB 375, improve public health, and meet the National Ambient Air Quality Standards as set forth by the

federal Clean Air Act. The RTP/SCS links its goals of sustaining mobility with its goals for fostering economic development; enhancing the environment; reducing energy consumption; promoting transportation-friendly development patterns; and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. In summary, the 2012-2035 RTP/SCS provides a blueprint for improving quality of life for residents by providing more choices for where they will live, work, and play, and how they will move around.

County of Orange General Plan—Land Use Element

Most of the current version of the Orange County General Plan Land Use Element was adopted in 2015. The Land Use Element provides general planning goals and policies for development of unincorporated parcels in Orange County. The Land Use Element goals and policies that are relevant to the proposed project are listed below.

Policy 1: Balanced Land Use - To plan urban land uses with a balance of residential, industrial, commercial, and public land uses.

Policy 2: Phased Development - To phase development consistent with the adequacy of public services and facilities within the capacity defined by the General Plan.

Policy 4: Housing Densities - To provide a variety of residential densities which permit a mix of housing opportunities affordable to the county's labor force.

Policy 7: New Development Compatibility - To require new development to be compatible with adjacent areas.

Policy 8: Creative Design Concepts - To encourage innovative concepts which contribute to the solution of land use problems.

Policy 9: Enhancement of Environment - To guide development so that the quality of the physical environment is enhanced.

Policy 14: To guide physical development within the County while protecting water quality through required compliance with urban and stormwater runoff regulations.

The existing Orange County General Plan Land Use designation for the project site is Open Space (OS), which allows for limited land uses that do not require a commitment of significant urban infrastructure. Permitted compatible uses within Open Space (OS) designated areas include materials recovery/recycling facilities if the design does not adversely impact its open space surroundings; employment uses if they are consistent with the open space character of the area; and low-intensity high technology research and development; office and education uses; and childcare facilities that do not require a commitment of significant urban infrastructure.

As further described below, the project proposes to change the General Plan Land Use of designation from Open Space (OS) to Rural Residential (1A), which allows a minimum density of 0.25 to 0.5 dwelling units per acre, or two to four residences per acre.

County of Orange Zoning Code

The Orange County Zoning Code establishes permitted uses and development standards to guide growth and development throughout unincorporated areas of the county. The existing zoning for the project site is General Agriculture (A1) which provides for agriculture, outdoor recreational uses, and other low intensity activities that maintain a primarily open space character. The General Agriculture (A1) zone allows for residential development at a maximum density of 0.25 dwelling units per acre, or a minimum of four acres per dwelling unit.

As further described below, the project proposes to change the site zoning from General Agriculture (A1) to Residential Agricultural (AR), which provides for single-family residential neighborhoods in conjunction with agricultural and outdoor recreational uses and requires minimum residential lot size of 7,200 square feet. The County's Zoning Code (Section Sec. 7-9-59.1) states that the Residential Agricultural (AR) zone is established to provide for the development and maintenance of medium density single-family residential neighborhoods in conjunction with agricultural and outdoor recreational uses. Specifically, Zoning Code Section 7-9-59.8 provides required site development standards for the Residential Agricultural (AR) zone that include the following:

- Building Site Area: Seventy-two hundred (7,200) square feet minimum.
- Building Height: Thirty-five (35) feet maximum.
- Building Site Coverage: Thirty-five (35) percent maximum.
- Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.

Natural Community Conservation Planning Program

The NCCP Act (the Act), Sections 2800-2840 of the State Fish and Game Code, authorized the preparation of NCCPs to protect natural communities and species while allowing a reasonable amount of economic development.

The project area is within the Southern Subregion Natural Communities Conservation Plan; however, is outside of the Rancho Mission Viejo planning area and, therefore, not subject to the policies set forth in the plan.

Western Riverside County Multiple Species Habitat Conservation Plan

The off-site roadway improvements that would be completed by the project are within the central western portion of the Elsinore Area Plan of the MSHCP, and the proposed project is subject to applicable policies set forth in the MSHCP. The western Riverside County MSHCP, adopted by the County of Riverside on June 17, 2003, serves as a HCP pursuant to the Act and pursuant to Section 10 (a)(1)(B) of the FESA. The Implementation Agreement (IA) sets forth the implementation requirements for the MSHCP as well as procedures and minimization measures related to take of habitats and species considered for conservation. Implementation of the MSHCP authorizes participating jurisdictions to "take" specified plant and wildlife species within the MSHCP Plan Area. In addition, the wildlife agencies, namely CDFW and USFWS, allow take of habitat or individual species outside of the MSHCP Conservation Area in exchange for the

assembly and management of a coordinated MSHCP Conservation Area. The assembly and long-term management of the MSHCP Conservation Area is the responsibility of Riverside County and Cities within the western portion of Riverside County; and private and public entities that conduct activities that would potentially impact the habitats and species considered for conservation under the MSHCP.

3.10.3 Thresholds of Significance

According to Appendix G of the *CEQA Guidelines* and the County of Orange Environmental Analysis Checklist, a project could have a significant adverse effect on land use and land use planning if it would:

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

It was determined in the Notice of Preparations/Initial Studies (Appendices A1 and A2 of this EIR) prepared for the project that implementation of the project would not divide an established community as the site is undeveloped, within an undeveloped rural area of Orange County. The closest community is El Cariso Village, which is a small rural residential area approximately 1,500 feet east of the project site. The City of Lake Elsinore in Riverside County is six miles southeast and the City of Rancho Santa Margarita in Orange County is approximately 6.25 miles west of the project site. The project is not located in an area that would physically divide an established community. Therefore, no further analysis related to division of an established community is included in this EIR.

The potential for a conflict with an applicable habitat conservation plan or natural community conservation plan is described in Section 3.3, *Biological Resources*, of this EIR, where it is determined that the proposed project would not conflict with such a plan, and specific measures are provided for implementation of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) as required.

3.10.4 Methodology

Potential impacts associated with the proposed project are evaluated on a qualitative basis through a comparison of the existing land use and the proposed land uses, in consideration of the applicable planning goals, objectives and policies identified above.

3.10.5 Project Impacts

Impact 3.10.1: 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?

Less than Significant Impact. The project would develop 72 single-family residences and associated infrastructure. In addition, the development would include roadway improvements to areas on Ortega Highway and Long Canyon Road. The project would also include preservation of large areas of open space, as included in Project Design Features PDF-1 and PDF-2.

The proposed project is located within an area of open space land uses, with nearby small areas of rural residential areas, and public facilities such as the El Cariso fire station and trails within the Cleveland National Forest. The proposed project would cluster development on the portion of the project area north and south of Long Canyon Road where the natural terrain is conducive to development, as provided in Project Design Feature PDF-3. A large portion (71 percent) of the project area would remain as open space and would buffer the proposed residential uses from the Cleveland National Forest (Project Design Feature PDF-2), which would ensure that land use effects between the low density low intensity residential and forest/recreation uses would not occur. A description of the proposed project's consistency with applicable Orange County and SCAG plans, policies, and regulations is provided below.

Southern California Association of Governments

The policies from SCAG's *Regional Comprehensive Plan* and the *2008 Regional Transportation Plan* that are relevant to the proposed project are provided in **Table 3.10-1** along with a description of the proposed project's consistency with each policy. SCAG policies largely focus on achieving job and housing balance within individual communities throughout the region, encouraging development patterns and densities that reduce infrastructure costs and reliance on automobile, and promoting public transit use. SCAG also seeks to minimize environmental impacts through the use of "green" building techniques and landscaping practices, provide affordable housing, and minimize new development in open space areas with limited emergency access. The SCAG policies, applicable to the project include provision of housing; and preservation of open space, natural resources, and cultural resources. As described in **Table 3.10-2**, the proposed project is consistent with the applicable SCAGs policies.

County of Orange General Plan

The County of Orange General Plan establishes policies and regulations that are applicable to the proposed project. The *CEQA Guidelines*, Section 15125, requires that an EIR describe any "inconsistencies" with an applicable general plan, specific plan or regional plan. Although the proposed project would introduce new low density land uses on the site, thus, intensifying the uses as compared to existing almost vacant conditions, project site would be consistent with the General Plan land use policies that are applicable to the proposed project.

The project site is currently designated as OS in the General Plan, which allows for limited land uses that do not require a commitment of significant urban infrastructure that are consistent with the open space character of the area. As stated in the Land Use Element, "*The Open Space category indicates the current and near-term use of the land, most of which is zoned agricultural. It is not necessarily an indication of a long-term commitment to open space uses, except where*

one of the three overlay categories applies (Open Space Reserve, Nature Preserve, and Education Park Compatible).”

The project proposes a General Plan land use designation amendment from OS to Rural Residential (1A), which would allow minimum density of 0.25 to 0.5 dwelling units per acre, or two to four residences per acre. Based on the developed acreage (not including open space areas), the single-family residential development is proposed at a gross density of 0.43 dwelling units per acre (72 units within the 169.5-acre development area), which is well within the area allowed by the proposed land use designation.

With approval of the proposed General Plan land use amendment, the proposed project’s uses would be in conformance with the land use designations for the project site, and conversion of the site from open space to low density residential uses would not result in a conflict with relevant General Plan land use policies, as demonstrated in **Table 3.10-3**. Therefore, implementation of the project would result in less than significant impacts related to a General plan policy adopted for the purpose of avoiding or mitigating an environmental effect.

County of Orange Zoning Ordinance

The project includes a proposed zone change from General Agriculture (A1) to Agricultural Residential (AR). The AR zone provides for the development and maintenance of medium density single-family residential neighborhoods in conjunction with agricultural and outdoor recreational uses. The AR zone allows a minimum residential lot size of 7,200 square feet for residential development, which would be far less than what is proposed to accommodate the 72 single-family residential lots. As described above, the proposed project would develop the single-family residential uses at an average lot size of 23,997 square feet in Phase 1 (south parcel) and 23,667 square feet in Phase 2 (north parcel). This would result in a gross density of 0.43 dwelling units per acre (72 units within the 169.5-acre development area). In addition, Zoning Code Section 7-9-59.8 provides required Site Development Standards that include:

- Minimum Building Lot Area: 7,200 square feet
- Minimum Building Site Area: 14,000 square feet
- Maximum Building Height: 35 feet
- Maximum Building Site Coverage: 35 percent maximum
- Minimum Building Setbacks: Front – 20 feet, Side yard – 5 feet, Rear yard – 25 feet

As proposed by the project, residences would be limited to two stories and 35-feet in height, and would not cover more than 35 percent of the site. The County’s standard review of development plans prior to approval of grading or development permits would ensure that each parcel meets the zoning code requirements. Therefore, impacts related to consistency with zoning would not occur from implementation of the proposed project.

**TABLE 3.10-2
CONSISTENCY OF PROPOSED PROJECT WITH SCAG POLICIES**

Objectives and Policies	Statement of Consistency
Land Use and Housing	
LU-4: Local governments should provide for new housing, consistent with State Housing Element law, to accommodate their share of forecast regional growth.	Consistent. The proposed project would develop 72 single-family residential lots in an area designated for open space, agriculture, and residential land uses. The project would contribute to the ability for the County as a whole to meet demands for housing, particularly single-family homes.
Open Space and Habitat	
OSN-4: SCAG should support policies and actions that preserve natural areas, specifically those areas identified in local, state, and federal plans.	Consistent. Open space within the proposed project accounts for approximately 71 percent of the project area (approximately 414.6 acres). Open space would be concentrated on the project site that would buffer the proposed residential uses and the Cleveland National Forest. This would avoid land use effects between the different uses.
OSN-5: SCAG should support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.	Consistent. The proposed project is required to obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Wildlife Code from the CDFW that would ensure the protection of wetlands unique or sensitive to biological resources. See Section 3.4, <i>Biological Resources</i> , of this EIR for further details.
OSN-6: SCAG should encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.	Consistent. The project site has been subject to a thorough cultural resources evaluation to identify known historic and archaeological resources, as well as to identify the potential to identify previously undiscovered resources. The proposed project would incorporate measures to ensure the protection of recorded and unrecorded cultural resources and archaeological sites. See Section 3.5, <i>Cultural Scientific Resources</i> , of this EIR for further details.
OSN-7: SCAG should encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.	Consistent. The proposed project would be required to implement a SWPPP for construction and BMPs through a WQMP for operational activities that would prevent and contain pollutants from entering the watershed. In addition, the project includes various project design features, including Project Design Features PDF-1, PDF-4, PDF-12, PDF-13, PDF-14, PDF-15, PDF-16, and PDF-17, that would either help prevent or control increased runoff and pollutants from entering the watershed.
<p>OSN-14: Developers and local governments should implement mitigation for open space impacts through the following activities:</p> <p>Individual projects should either avoid significant impacts to regionally significant open space resources or mitigate the significant impacts through measures consistent with regional open space policies for conserving natural lands, community open space and farmlands. All projects should demonstrate consideration of alternatives that would avoid or reduce impacts to open space.</p> <p>Individual projects should include into project design, to the maximum extent practicable, measures and recommended best practices aimed at minimizing or avoiding impacts to natural lands, including, but not limited to FHWA's Critter Crossings, and Ventura County.</p>	Consistent. The proposed project would preserve approximately 71 percent of the project area (approximately 414.6 acres) for open space that would create a buffer between the proposed residential uses and the Cleveland National Forest open space uses. In addition, the project incorporates project design features to protect the significant open space resources, which are the sensitive habitat areas. See Section 3.4, <i>Biological Resources</i> , of this EIR.

**TABLE 3.10-3
 CONSISTENCY OF PROPOSED PROJECT WITH THE COUNTY OF ORANGE GENERAL PLAN**

Objectives and Policies	Statement of Consistency
Land Use Element	
Policy 1 Balanced Land Use. To plan urban land uses with a balance of residential, industrial, commercial, and public land uses.	Consistent. The project would introduce up to 72 single-family while preserving 414.6 acres of open space, which provides a balance of land uses.
Policy 2 Phased Development: To phase development consistent with the adequacy of public services and facilities within the capacity defined by the General Plan.	Consistent. The project applicant would be required to pay appropriate impact fees to cover the cost of public services. Furthermore, as described in Section 3.11, Public Services, of this EIR, the proposed project would not exceed the service need of the project.
Policy 3 Housing Densities: To provide a variety of residential densities which permit a mix of housing opportunities affordable to the county's labor force.	Consistent. The proposed project would develop 72 single-family residential housing units, which would contribute to the ability for the County to meet demands for housing a variety of housing types.
Policy 4 Land Use/Transportation Integration: To plan an integrated land use and transportation system that accommodates travel demand.	Consistent. As described in Section 3.13, Transportation and Traffic, of this EIR, the proposed project includes improvements to the local roadway transportation system to accommodate traffic generated from the project.
Policy 6 New Development Compatibility: To require new development to be compatible with adjacent areas.	Consistent. The proposed project would develop 72 single-family residences and provide a buffer of open space between the residences and the Cleveland National Forest open space (Project Design Features PDF-1 and PDF-2). Project design features would further enhance the rural characteristics of the project (Project Design Features PDF-6, PDF-9, and PDF-19).
Policy 8 Enhancement of Environment: To guide development so that the quality of the physical environment is enhanced.	Consistent. The proposed project would preserve 414.6 acres (71 percent of the project area) for open space, which would preserve and enhance the natural, physical environment, and to create a buffer between the residential development and the natural environment of the Cleveland National Forest. Additionally, streets would be designed with rural character (Project Design Feature PDF-6), the development would be clustered in order to minimize impacts to environmental resources (Project Design Feature PDF-2), and a conceptual landscape plan would be prepared with applicable scenic and specific plan requirements (Project Design Feature PDF-4) to enhance the design and reduce impacts.
Policy 9 Enhancement of Environment. To guide development so that the quality of the physical environment is enhanced.	Consistent. The purpose of this policy is to ensure that land use activities seek to enhance the physical environment. This policy does not mean that environmental enhancement precludes development. It recognizes the need to improve both the manmade and natural environments. Where aspects of the natural environment are deemed to be truly important, this policy requires that measures be taken to preserve these aspects. Consistent with this policy, the proposed project would preserve a substantial portion of the natural, physical environment, which includes blue line streams, natural oak woodlands, habitat areas, sensitive species, wildlife movement areas, in addition to other resources. Additionally, an Oak tree mitigation program would be implemented that would preserve, restore, and enhance on-site oak groves through sustainable tree plantings (as well as native tree planting). In addition, runoff from the developed areas of Phases 1 and 2 would be collected in vegetated swales that would be constructed as part of the project. The swales would retain, filter, and infiltrate the increased flow anticipated from the increased impervious surface created with development of the Area Plan and would also decrease pollutants in the runoff. Prior to the issuance of a grading permit, a final WQMP would be developed for implementation by the HOA, the entity owning and maintaining the swales. The WQMP would provide guidelines to reduce pollution levels in storm water discharge.
Policy 14 To guide physical development within the County while protecting water quality through required	Consistent. Runoff from the developed areas of the project would be collected in vegetated swales that would retain, filter, and infiltrate the increased flow anticipated from the increased impervious surface created with development of the

Objectives and Policies	Statement of Consistency
<p>compliance with urban and stormwater runoff regulations.</p>	<p>project and would also decrease pollutants in the runoff. In addition, a WQMP would be implemented to ensure that water quality protection principles are properly implemented.</p> <p>The Preserve at San Juan Area Plan was designed to maintain existing natural drainage patterns to the extent feasible, and so that flows to the downstream facilities would remain close to conditions that exist prior to implementation of the project. To avoid and minimize potential effects to streams, the design of this Area Plan avoids placement of development, through or adjacent to existing streams to the extent feasible. The one stream would need to be crossed, would be done by installation of a half-arch metal culvert, which would completely across the stream and water area, thereby minimizing interface with the stream and potential water quality impacts.</p>
Resources Element	
<p>Goal 1 Protect wildlife and vegetation resources and promote development that preserves these resources.</p> <p>Objective 1.1: To designate open space areas that preserve, conserve, maintain, and enhance the significant natural resources and physical features of unincorporated Orange County.</p> <p>Policy 1 Wildlife and Vegetation. To identify and preserve the significant wildlife and vegetation habitats of the County.</p> <p>Objective 1.1: To prevent the elimination of significant wildlife and vegetation through resource inventory and management strategies.</p>	<p>Consistent. As part of the project, 414.6 acres of open space would be preserved that would support wildlife and vegetation resources. Further, the Project Design Features and mitigation measures in Section 3.4, <i>Biological Resources</i> would provide for protection of wildlife and vegetation resources, such as sensitive species and Oak trees (Project Design Features PDF-1, PDF-2, PDF-5, PDF-22).</p>
<p>Policy 1.1: To guide and regulate development of the unincorporated areas of the County to ensure that the character and natural beauty of Orange County is retained</p> <p>Goal 3: Manage and utilize wisely the County's landform resources.</p> <p>Objective 3.1: To minimize to the extent feasible the disruption of significant natural landforms in Orange County.</p> <p>Policy 5 Landforms. To protect the unique variety of significant landforms in Orange county through environmental review procedures and community and corridor planning activities.</p>	<p>Consistent. The proposed project would cluster residences on level portions of the project site, to protect unique landforms, minimize grading, and balance soils onsite (Project Design Features PDF-2 and PDF-3).</p>
<p>Goal 1: Promote optimum sustainable environmental quality standards for air resources.</p> <p>Objective 1.1: To the extent feasible, attainment of federal and state air quality standards by the year 2007.</p> <p>Policy 1: To develop and support programs which improve air quality or reduce air pollutant emissions.</p>	<p>Consistent. The proposed project would not result in air quality emissions that would exceed regional standards, as described in Section 3.3, Air Quality. Thus, the project would be compliant with environmental standards, comply with attainment goals (which the air quality thresholds are based upon), and would not increase pollutant emissions.</p>
<p>Goal 2 To encourage through a resource management effort the preservation of the County's cultural and historic heritage.</p>	<p>Consistent. A cultural resources study was conducted for this Area Plan by qualified archaeologists. The study consisted of records searches and field reconnaissance, and concluded that no known historic, archaeological, or paleontological resources occur on the project site. However, the area has been identified as highly sensitive for cultural</p>

Objectives and Policies	Statement of Consistency
<p>Objective 2.2 Take all reasonable and proper steps to achieve the preservation of archaeological and paleontological remains, or their recovery and analysis to preserve cultural, scientific, and educational values.</p>	<p>resources; therefore, Section 3.5, <i>Cultural Resources</i> includes mitigation measures to implementation during project construction to ensure consistency with the cultural resources policies by facilitating the recovery and analysis of important cultural and paleontological resources, if identified on the project site.</p>
<p>Objective 2.3 Take all reasonable and proper steps to achieve the preservation and use of significant historic resources including properties of historic, historic architectural, historic archaeological, and/or historic preservation value.</p>	
<p>Objective 2.4 Provide assistance to County agencies in evaluating the cultural environmental impact of proposed projects and reviewing EIRs.</p>	
<p>Cultural Resources Policies</p>	
<p>The following policies addressing archaeological, paleontological, and historical resources shall be implemented at appropriate stages of planning, coordinated with the processing of a project application as follows:</p>	
<ul style="list-style-type: none">• Identification of resources shall be completed at the earliest state of project planning and review such as general plan amendment or zone change.• Evaluation of resources shall be completed at intermediate stages of project planning and review such as site plan review, as subdivision map approval or at an earlier stage of project review.• Final preservation actions shall be completed at final stages of project planning and review such as grading, demolition, or at an earlier stage of project review.	
<p>Archaeological Resources Policies</p>	
<ul style="list-style-type: none">• To identify archaeological resources through literature and records research and surface surveys.• To evaluate archaeological resources through subsurface testing to determine significance and extent.• To observe and collect archaeological resources during the grading of a project.• To preserve archaeological resources by:<ul style="list-style-type: none">o Maintaining them in an undisturbed condition;o Excavating and salvaging materials and information in a scientific manner.	
<p>Paleontological Resources Policies</p>	
<ul style="list-style-type: none">• To identify paleontological resources through literature and records research and surface surveys.• To monitor and salvage paleontological resources during	

Objectives and Policies	Statement of Consistency
<p>the grading of a project.</p> <ul style="list-style-type: none"> • To preserve paleontological resources by maintaining them in an undisturbed condition. • To develop, utilize, and promote effective technical conservation and restoration strategies 	
<p>Goal 1: Ensure an adequate dependable supply of water of acceptable quality for all reasonable uses</p>	<p>Consistent. The project would be served by the Elsinore Valley Municipal Water District, which has confirmed water supply and quality to serve the proposed project through a Will-Serve Letter and through development of the Urban Water Management Plan that shows the Districts water resources through 2040.</p>
<p>Policy 5 Water Quality. To protect water quality through management and enforcement efforts.</p>	<p>Consistent. A Conceptual WQMP has been prepared for the proposed project; and a Final WQMP would be reviewed and approved by the County as part of the project's Final Subdivision Map prior to issuance of a grading permit for the project. The Final WQMP would implement BMPs to comply with applicable existing regulations for eliminating or minimizing pollutants in storm water runoff during construction and operation of the project. The Final WQMP and BMPs would constitute management and enforcement efforts consistent with this policy.</p>
<p>Policy 3 Energy Conservation. To encourage and actively support the utilization of energy conservation measures in all new and existing structures in the County.</p>	<p>Consistent. The project would include the following energy conserving features:</p> <ul style="list-style-type: none"> • Builder-installed indoor appliances, including dish- washers, showers and toilets, would be low-water use. • Drought-tolerant, native landscaping would be used. • Smart Controller irrigation systems would be installed public and common area landscaping
Safety Element	
<p>Goal 1: Provide for a safe living and working environment consistent with available resources.</p>	<p>Consistent. The project would be developed pursuant to all federal, state, and county building development standards including the: California Building Code, California Fire Code, California Plumbing Code, and other related safety standards to ensure a safe environment for residents and structures.</p>
<p>Objective 1.1: To identify public safety hazards and determine the relative threat to people and property in Orange County.</p>	<p>Consistent. The potential safety hazards related to the proposed project are identified and analyzed in Sections 3.6, Geology and Soils, 3.8 Hazards and Hazardous Materials, and Section 3.15 Transportation and Traffic. As shown, potential safety hazards are less than significant with implementation of Project Design Features, existing regulations, and identified mitigation measures.</p>
<p>Goal 2: Minimize the effects of public safety hazards through implementation of appropriate regulations and standards which maximize protection of life and property.</p>	<p>Consistent. As discussed throughout Sections 3.6, Geology and Soils, 3.8 Hazards and Hazardous Materials, and Section 3.15 Transportation and Traffic public safety hazards would be minimized through implementation of existing regulations.</p>
<p>Objective 2.1: To create and maintain plans and programs which mitigate the effects of public safety hazards.</p>	<p>Consistent. The project includes a Fire Master Plan and a Fuel Modification Plan to mitigate the potential impacts of wildfire on public safety.</p>
<p>Objective 2.2: To encourage the development and utilization of technologies that minimizes the effects of public safety hazards.</p>	<p>Consistent. The project utilized wildfire modeling software to identify the locations of potential hazards and appropriately develop fuel modification plans and fire master plans to reduce impacts related to wildland fires on public safety.</p>
<p>Goal 3: Raise the awareness of Orange County residents, workers, and visitors to the potential threat of public safety hazards.</p> <p>Objective 3.1: To provide information, training, and assistance to reduce loss of life and injury and to protect private and public property from public safety dangers.</p> <p>Policy 6: To provide technical and policy information regarding structural and wildland fire hazards to</p>	<p>Consistent. As described in Section 3.13, Public Services a mitigation measure has been included to ensure that the project's Homeowners Association provide disclosure of fire hazards and the location of fire and emergency services to all residents. This information shall be provided in information provided to new homeowners and within regular communications to residents from the HOA.</p>

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<p>developers, interested parties and the general public through all available media.</p> <p>Policy 11: To maintain fire hazard information in the County's Buyer Notification Program.</p>	
<p>Policy 9: To encourage improvement of fire defense systems in hazardous areas.</p>	<p>Consistent. The project includes a Fire Master Plan and a Fuel Modification Plan to mitigate the potential impacts of wildfire on public safety.</p>
<p>Transportation Element Scenic Highways Plan Component</p>	
<p>Goal 1: Preserve and enhance unique or special aesthetic and visual resources through sensitive highway design and the regulation of development within the scenic corridor.</p>	<p>Consistent. The proposed project would cluster residences on level portions of the project site, to protect unique landforms, and special aesthetic and visual resources (Project Design Features PDF-2 and PDF-3).</p>
<p>Objective 1.1: Protect and enhance the County's beauty, amenities and quality of life within the unincorporated areas.</p>	<p>Consistent. The proposed project would enhance the quality of life within the unincorporated area by integrating with and being sensitive to the environmental constraints of the existing terrain, geology, blue line streams, and the California live oak trees to offers a large lot and remote lifestyle in a natural setting that is not commonly found within Orange County.</p>
<p>Objective 1.2: Add to the pleasure of its residents and visitors by enhancing scenic routes.</p>	<p>Consistent. The</p>
<p>Objective 1.4: Preserve established Scenic Highways in order to protect the existing scenic qualities of these corridors.</p>	<p>Consistent. There are no established Scenic Highways in the vicinity of the project site. Although, Ortega Highway is an Eligible State Scenic Highway – not officially designated, no effects related to established Scenic Highways would occur from implementation of the proposed project.</p>
<p>Objective 1.5: Develop the roadway portion of the scenic corridors in a manner that recognizes the natural scenic resources of the corridor and is sensitive to them to the maximum extent feasible.</p>	<p>Consistent. The proposed project recognizes the scenic resources in the area by developing the project around the existing terrain, geology, blue line streams, and the California live oak trees. In addition, mitigation measures and Project Design Features related to landscaping, paint colors, the and oak tree planting plan, provide consistency between the proposed project and this objective.</p>
<p>Objective 1.6: Require sufficient setback from the scenic corridor, where feasible, for the purpose of preserving the corridor's scenic qualities.</p>	<p>Consistent. The proposed structures are set back from Ortega Highway, and located from Long Canyon Road. This setback, as described in Section 3.1, <i>Aesthetics</i>, integrates the proposed project into the topography of the area.</p>
<p>Transportation Element</p>	
<p>Policy 1.2: Apply conditions to land use development projects to ensure that the direct and cumulative impacts of these projects are mitigated consistent with established level of service policies.</p>	<p>Consistent. The project includes roadway improvements that would ensure that circulation facilities would continue to operate within an appropriate level of service.</p>
<p>Objective 2.1: Plan, develop and implement a circulation system in the unincorporated areas, which is consistent with the Master Plan of Arterial Highways and circulation plans of adjacent jurisdictions.</p>	<p>Consistent. The project would include local streets within the developed portions of both project phases that would not conflict with the Master Plan of Arterial Highways and circulation plans of adjacent jurisdictions.</p>
<p>Policy 2.4: Apply conditions to development projects to ensure compliance with OCTA's transit goals and policies.</p>	<p>Consistent. As described in Section 3.15, <i>Transportation and Traffic</i>, the proposed project would result in a less than significant impact to alternative transportation facilities. Any transit program requirements related to bus or rail would be provided by OCTA upon the agency's review of the tentative tract map.</p>
<p>Policy 2.5: Apply conditions to development projects to ensure implementation of the Circulation Plan as</p>	<p>Consistent. The proposed project includes roadway improvements that would ensure that would ensure adequate and safe roadway capacity. Project implementation would not conflict with implementation the County's Circulation Plan. Appropriate conditions of approval will be applied to the project by the County to ensure compliance with applicable</p>

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applicable.	County General Plan circulation policies.
Policy 3.1: Maintain acceptable levels of service on arterial highways pursuant to the Growth Management Element of the General Plan.	Consistent. As described Section 3.15, <i>Transportation and Traffic</i> , the proposed project would not result in unacceptable levels of service on arterial highways.
Policy 3.2: Ensure that all intersections within the unincorporated portion of Orange County maintain a peak hour level of service “D”, according to the County Growth Management Plan Transportation Implementation Manual.	Consistent. As described Section 3.15, <i>Transportation and Traffic</i> , the proposed project would not result in unacceptable levels of service.
Policy 3.3: Evaluate all proposed land use phasing plans for major development projects to ensure maintenance of acceptable Levels of Service on arterial highway links and intersections.	Consistent. The Section 3.15, <i>Transportation and Traffic</i> evaluated the cumulative impacts of all proposed development projects in the area of the project and would not result in unacceptable levels of service.
Goal 5: Manage peak hour traffic congestion to achieve an acceptable LOS on existing and future circulation plan facilities in the unincorporated areas of the County.	Consistent. As described Section 3.15, <i>Transportation and Traffic</i> , the proposed project would not result in unacceptable levels of service.
Policy 5.1: Establish “traffic impact fees” for application to County development projects with measurable traffic impacts, as defined in the Growth Management Element of the General Plan. These fees may serve as local matching funds for Orange County Measure “M” state and federal highway funding programs.	Consistent. The project would pay all applicable traffic impact fees as defined in the Growth Management Element of the General Plan as required by the County of Orange.
Policy 5.2: Use uniform analytical methods, in conformance with the Growth Management Plan, Measure M, and the Congestion Management Plan (CMP) to aid in transportation planning and impact evaluation and support the development and utilization of sub-area models to address detailed transportation issues.	Consistent. Section 3.15, <i>Transportation and Traffic</i> includes a traffic analysis that utilizes methodologies and computer modeling approved by the County of Orange. The traffic study is consistent with traffic modeling that occurs within the local and regional project vicinity to aid in transportation planning.
Policy 5.5: Require as conditions of approval that the necessary improvements to arterial highway facilities, to which a project contributes measurable traffic, be constructed and completed within a specified time period or ADT/peak hour milestone to attain a Level of Service “D” at the intersections under the sole control of the County.	Consistent. As described above, the proposed project includes roadway improvements that would ensure that key intersections serving the project site would operate at a LOS “D” or better.
Policy 5.7: Requires a condition of approval, that a development mitigation program, development agreement or developer fee program be adopted to ensure that development is paying its fair share of the costs associated with that development pursuant to Policy 5.1 (“Traffic Impact Fees”).	Consistent. The project would pay all applicable traffic impact fees as defined in the Growth Management Element of the General Plan as required by the County of Orange.
Growth Management Element	
Goal 2: Ensure that adequate transportation facilities,	Consistent. The proposed project would include local streets within the developed portions of both project phases and

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public facilities, equipment, and services are provided for existing and future residents.	improvements to existing roadways to ensure adequate transportation facilities for existing and future residents.
Objective 2: The circulation system shall be implemented in a manner which achieves the established Traffic Level of Service Policy.	Consistent. The proposed project would implement a circulation system within the development portions of the project site and offsite roadway improvements to maintain the required level of service.
Policy 3: It is the policy of the County that within three years of issuance of the first use and occupancy permit for a development project or five years of the issuance of a finished grading permit or building permit for said development project, whichever occurs first, that the necessary improvements to arterial highway facilities, to which the project contributes measurable traffic, are constructed and completed to attain LOS D at intersections under the sole control of the County.	Consistent. The proposed project would not result in unacceptable levels of service; but would implement roadway improvements to provide safety enhancements along Ortega Highway.
Public Services and Facilities Element	
Policy 1 Phasing and Funding. To implement public facilities in a manner that supports the implementation of the overall land use development policies and the needs of County residents and is consistent with the funding capabilities of the County. Proponents of planned communities or tentative tract or parcel maps in conventionally zoned communities shall provide ultimate, fair share infrastructure improvements for regional services as required by County and service provider plans in effect at the time of project implementation. Proponents shall also participate, on a fair share basis, in provision of community level facilities. The County and service providers shall strive to provide facilities and services necessary to complete the service system.	Consistent. Conditions of approval would be applied to the project requiring payment of adopted development impact fees to address the project's fair share cost for public services and facilities. The project would pay applicable development fees for its fair share cost pertaining to schools, police service, fire protection services, and libraries. In addition, the project would implement roadway and water storage and supply improvements to serve the project
Water System	
Goal 1: Encourage the planning and development of a water conveyance and distribution system to meet the County's future demand.	Consistent. The proposed project would construct an onsite water system and improve the existing off-site water distribution system to provide for future water demand in the project area.
Policy 1: To ensure the adequacy of water system capacity and phasing, in consultation with the service providing agency(ies), in order to serve existing and future development as defined by the General Plan.	Consistent. The proposed project has been coordinated with the water service provider who has prepared a Wil-Serve Letter, which states that the water system would be adequate to serve the proposed project.
Wastewater System	
Goal 1: Support the planning and development of a wastewater system to meet both the County's demand and attain water quality goals.	Consistent. The onsite wastewater treatment systems have been designed to provide secondary treatment, reuse, and disposal of wastewater that would meet the County's water quality standards, as described in Section 3.9, <i>Water Quality and Hydrology</i> .
Policy 1: To protect quality in both delivery systems and	Consistent. The onsite wastewater treatment systems have been designed to provide secondary treatment, reuse, and

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groundwater basins through effective wastewater system management.	disposal of wastewater within the project site. The use of treated effluent for fuel modification irrigation provides an effective wastewater management system that protects water quality.
Policy 3: To ensure the adequacy of wastewater system capacity and phasing in consultation with the service providing agency(ies) in order to serve existing and future development as defined by the General Plan.	Consistent. The onsite wastewater treatment systems have been designed to ensure the capacity needed to provide service to each residence.
Waste Management	
Goal: Maintain a competitive rate for disposal in Orange County.	Consistent. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations. The proposed project and the commercial waste hauler that serves the project would be required to comply with these mandates regarding solid waste management, which are also implemented by the landfill facilities.
Policy 3: To promote the utilization of waste recycling and reuse measures which extend the operating life of existing solid waste facilities.	
Orange County Fire Authority	
Goal 1: Provide a safe living environment ensuring adequate fire protection facilities and resources to prevent and minimize the loss of life and property from structural and wild land fire damages.	Consistent. The proposed project would implement a Fire Master Plan (Project Design Features PDF-10 and PDF-11) with fuel modification zones that would minimize the risk of wildfires and the potential for loss of life and property from structural and wildland fire damage. With the implementation of the project's fuel modification features, the risk of wild land fires to the proposed project would be substantially reduced.
Goal 2: To provide an adequate level of paramedic service for emergency medical aid in order to minimize trauma of injury of illness to patients.	Consistent. The incremental increase of population generated by the proposed project would not affect the ability of medical providers to provide adequate levels of paramedic service. Due to the limited increase in development that would occur from the project, the effect on paramedic services would be negligible. The proposed project would implement all applicable safety and fire features per the OCFA requirements, thus minimizing the demand for paramedic services. Further, conditions of approval would be applied to the project requiring payment of adopted development impact fees to address the project's fair share cost of medical services and facilities.
Objective 1: To achieve desired level of fire protection and paramedic service through coordinated land use and facility planning.	Consistent. Compliance with the applicable regulatory requirements and implementation of the Project Design Features including the approved fuel modifications and Fire Master Plans (Project Design Features PDF-10 and PDF-11) would ensure that the project would not significantly affect fire level of protection services. Further, conditions of approval would be applied to the project requiring payment of adopted development impact fees to address the project's fair share cost for fire and paramedic protection services and facilities.
Policy 3: Site Design Criteria. Require all land use proposals to implement adequate site design so as to maximize fire protection and prevention in order to minimize potential damages. The site design criteria shall be established to reflect the levels of protection needed for projects in various fire hazard areas. Such criteria shall include consideration as to: structure type and density, emergency fire flow and fire hydrant distribution, street pattern and emergency fire access, fuel modification programs, automatic fire sprinkler systems, and other requirements as determined by the Fire Chief. In accordance with the Insurance Services Office (ISO) suggested standards, ultimate fire protection rating shall be maintained by General Plan land use categories as follows:	Consistent. The following features of the proposed project would ensure the project is consistent with this policy. <ul style="list-style-type: none"> • The project would be designed to provide fire-resistant construction for all structures, including utilizing fire-resistant building materials and sprinklers. • Three fuel management zones are planned for the project would provide fire protection for development within the Area Plan from the potential of fire hazard. • A fire Master Plan has been approved by the Orange County Fire Authority for the Area Plan, which provides appropriate fire safety protective measures.
1) ISO 3 for all urban development including Residential	

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(1C and 1B), Commercial (2A and 2B), Employment (3.0) and Public Facilities (4.0) which are within 5 miles from a fire station and less than 1000 feet from a hydrant; and 2) ISO4 for Rural Residential (1A) which are within 5 miles from a fire station and less than 100 feet from a hydrant. For areas greater than 5 miles or 1,000 feet, the ISO suggested standard is 9.	
Orange County Sheriff	
Goal 1: Assure that adequate Sheriff patrol service is provided to ensure a safe living and working environment.	Consistent. The incremental increase in population from the project would not substantially impact Sheriff protection services. Further conditions of approval would be applied to the project requiring payment of adopted development impact fees to address the project's fair share cost for police protection services and facilities.
Objective 1.1: To maintain adequate levels of Sheriff patrol services through coordinated land use and facility planning efforts.	Consistent. See response to Goal 1 above.
Policy 1 Land Use Review. To continue to coordinate land use proposal reviews with the County Sheriff-Coroner Department to assure that Sheriff patrol service shall be adequately addressed.	Consistent. Pursuant to County policy, the Orange County Sheriff's Department would review all major land use proposals prior to project approvals to ensure that adequate Sheriff service is available and/or can be extended to the project.
Schools	
Goal 1: Encourage the funding and development of adequate school facilities to meet Orange County's existing and future demand.	Consistent. The project will pay the required Senate Bill 50 mitigation fees pursuant to Government Code Section 65995 to the school district to fully mitigate the project's impacts to school facilities.
Objective 1.1: To achieve the desired level of school facilities through coordinated land use and facility planning.	Consistent. The project will pay applicable school impact fees per Senate Bill 50, which would be utilized to fund school service and facilities that serve the project area.
Policy 1: To coordinate land use proposal reviews with appropriate school districts to assure that facility needs shall be adequately addressed, including the notification and participation of school district planners in initial County studies of all major developments.	Consistent. The project will pay applicable school impact fees per Senate Bill 50, which would be utilized to fund school services and facilities that serve the project area. Pursuant to County policy, the school district would review the project prior to its approval to ensure that school services are adequately addressed.
Policy 3: To continue to require compliance with AB 2926.	Consistent. The project will pay applicable school impact fees per Senate Bill 50, which would not conflict with development impact fees implemented by AB 2926, which allows school districts to collect impact fees from developers of new residential space.
Library	
Goal 1: Assure that an adequate level of library service is provided within the service area of the Orange County Public Library.	Consistent. The incremental population increase resulting from the project would minimally impact library services and would not affect the ability of local libraries to provide library services. Further, the project will pay development impact fees to offset the incremental increase in demand for library services and facilities created by the project.
Recreation Element	
Goal 1: Provide adequate local park sites to meet the recreation needs of existing and future residents and	Consistent. The project's residents would create additional recreational demands on existing parks and recreation facilities. The project is not proposing new park or recreational facilities; however, is adjacent to large areas of

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preserve natural resources within unincorporated Orange County.	recreational open space. In addition, the project would be required to pay established in-lieu park fees to mitigate impacts to local and neighborhood park facilities that serve the project area.
Policy 2.32: To acquire park lands by requiring residential developers to provide a minimum of 2.5 net acres of usable local park land (i.e. park land that is relatively level, served by utilities, for multipurpose playfields, court sports, etc) for each prospective 1,000 residents. In no case shall the credit given for park land and improvements exceed the total requirements under the Local Park code. No credit banking shall be permitted when a developer provides full requirement in acreage and also provides improvement.	Consistent. See response to Goal 1 above.
Policy 2.4: To acquire local park lands in unincorporated areas to provide active recreation facilities to meet the needs of present and future residents through dedications, or irrevocable offers of dedication, in fee title from residential developers.	Consistent. See response to Goal 1 above.
Noise Element	
Policy 4.1: To enforce the County's Noise Ordinance to prohibit or mitigate harmful and unnecessary noise within the County.	Consistent. The project would comply with the County's Noise Ordinance during both construction and operation. Potential operational noise impacts would be mitigated with implementation of Project Design Features and the mitigation measures listed in Section, 3.11, <i>Noise</i> . While construction noise may temporarily exceed levels permitted by the County of Orange Noise Ordinance, such noise is treated as being in compliance if it occurs during the designated construction hours prescribed by the Noise Ordinance. As the project's construction activities would occur during the designated construction hours, the project would comply with the Noise Ordinance. The project's operational noise from the residential land uses would not exceed the County's exterior or interior noise standards.
Policy 4.5: To require that noise from motors, appliances, air conditioners, and other consumer products does not disturb occupants of surrounding properties.	Consistent. As described in Section, 3.11, <i>Noise</i> , heating and air conditioning systems that would be installed with the proposed project would not result in noise impacts on surrounding residential uses.
Goal 5: To fully integrate noise considerations in land use planning to prevent new noise/land use conflicts.	Consistent. The project's proposed single-family land uses would not result in noise in excess of the County's exterior or interior noise standards. In addition, developed portions of the project area would be surrounded by vegetated buffer areas (fuel modification zones) that would prevent noise related land use conflicts.
Policy 5.1: To utilize the criteria of acceptable noise levels for various types of land uses as depicted in Table VIII-2 (in the County of Orange General Plan Noise Element) in the review of development proposals.	Consistent. The project's proposed residential uses would be within the acceptable noise levels as depicted in Table VIII-2 of the County's General Plan. In addition, and as described above, Project Design Features and mitigation measures (listed in Section, 3.11, <i>Noise</i>) would be implemented to ensure that project related noise effects would be minimized.
Policy 5.4: To stress the importance of building and design techniques in future site planning for noise reduction.	Consistent. As described above, the development portions of the project area would be surrounded by buffers that would reduce noise effects on adjacent land uses. In addition, Project Design Features and mitigation measures (listed in Section, 3.11, <i>Noise</i>) would be implemented to ensure that project related noise effects are limited.
Goal 6: To identify and employ mitigation measures in order to reduce the impact of noise levels and attain the standards established by the Noise Element, for both interior areas and outdoor living areas for noise sensitive land uses.	Consistent. The project would comply with the County of Orange Noise Ordinance. Additionally, the project would implement Project Design Features and mitigation measures (listed in Section, 3.11, <i>Noise</i>) to minimize noise to the extent feasible. During project operation, project residents and surrounding noise sensitive receptors would not be exposed to noise levels that would exceed the standards established by the Noise Element.

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Policy 6.2: Continue enforcement of Chapter 35 of the Uniform Building Code, currently adopted edition, and the California Noise Insulation Standards (Title 25 California Administrative Code).	Consistent. All new residential units developed as part of the project would be constructed in accordance with the applicable provisions of Chapter 35 of the Uniform Building Code and the California Noise Insulation Standards (Title 25 California Administrative Code).
Policy 6.3: To require that all new residential units have an interior noise level in living areas that is not greater than 45 decibels CNEL with it being understood that standard construction practices reduce the noise level by 12 decibels CNEL with the windows open and 20 decibels CNEL with the windows closed. Higher attenuation than listed above may be claimed if adequate field monitoring or acoustical studies are provided to and approved by the County.	Consistent. The project would develop all residential units developed in accordance with the County adopted noise standards. In addition, as described above, the new residential units would be constructed in accordance with the applicable provisions of Chapter 35 of the Uniform Building Code and the California Noise Insulation Standards (Title 25 California Administrative Code).
Policy 6.5: All outdoor living areas associated with new residential uses shall be attenuated to less than 65 decibels CNEL.	Consistent. The project site is surrounded by rural and open space land use. There are no known noise generators that would result in outdoor noise levels exceeding 65 CNEL. In addition, the project would construct all residential uses in accordance with the County adopted noise standards.
Policy 6.7: To apply noise standards as defined in the Noise Element for noise-sensitive land uses.	Consistent. The proposed residential uses would be developed and operated consistent with the Noise Element standards for noise-sensitive land uses. As described above, Project Design Features and mitigation measures (listed in Section, 3.11, <i>Noise</i>) would be implemented, which would apply the noise standards within the Noise Element.
Housing Element	
Strategy 5a: Encourage the use of energy conservation features in residential construction, remodeling and existing homes.	Consistent. Residential development as part of the project would conform to Title 24 energy requirements. Other energy conserving features incorporated as part of the project include: <ul style="list-style-type: none"> • Builder-installed indoor appliances, including dishwashers, showers and toilets, would be low-water use. • Drought-tolerant, native landscaping would be used. • Smart Controller irrigation systems would be installed.

3.10.6 Cumulative Impacts

The cumulative study area for land use and planning include all areas within the unincorporated Orange County, and the adjacent city areas of Lake Elsinore, Rancho Santa Margarita, and Mission Viejo. As shown in **Table 3-1**, several residential and commercial projects are proposed within the nearby geographical area including: the Lakeshore Point and Villages at Lakeshore projects within the City of Lake Elsinore; the Ranch Plan Planning Area 2 in unincorporated Orange County, and Robinson Ridge in the City of Rancho Santa. The projects within the City of Lake Elsinore are the closest related projects, approximately 2.4 miles from the proposed project. Because of this distance, cumulative land use compatibility impacts, which are a function of the relationship between the interactive effects of a specific development site and those of its immediate environment, would not occur. Therefore, the proposed project would not have a cumulatively considerable impact regarding land use.

As described previously in this section, land use impacts related to the proposed project would be a less than significant with respect to conflict with applicable regulations, policies, and standards of the General Plan, zoning ordinance, and SCAG regional policies. The related projects would also be subject to applicable regulatory policies and plans, which would reduce potential land use conflicts and conflicts with policies adopted for the purpose of avoiding or mitigating an environmental effect. As a result, cumulative impacts related to land use and planning would be less than significant.