CHAPTER 4
Remaining Significant Impacts

Section 15126.2(b) of the *CEQA Guidelines* requires that the EIR describe any significant impacts, including those that can be mitigated but not reduced to less than significant levels. Potential environmental effects of the proposed project and proposed mitigation measures are discussed in detail in Chapter 3 of this EIR.

Impacts in the following areas would remain significant and unavoidable, even with the incorporation of Project Design Features and feasible mitigation measures.

Aesthetics

The proposed project would result in significant impacts to scenic vistas available from the portions of Ortega Highway, which is an Eligible State Scenic Highway and is designated as a viewscape corridor by the Orange County General Plan. The project would affect views of the unique scenic resources and aesthetic vistas in the Santa Ana Mountains, which are considered by the General Plan Resources Element to possess outstanding scenic qualities. Thus, the project would result in a significant impact on scenic vistas from Ortega Highway. In addition, the proposed project would result in a significant impact related to the existing visual character of the site.

The proposed project would permanently alter the existing views from a largely undisturbed natural setting of hillsides, ridgelines, and native vegetation to a clustered residential development with views of housing and roadways within the natural setting of the area. Implementation of the following Project Design Features would reduce the visual impacts of the project:

- The provision of 414.6 acres or approximately 71 percent of the project site would preserve large areas of scenic vistas onsite, which are adjacent to the vistas within the Cleveland National Forest (PDF-1).
- Open space would be concentrated in the western and northern portions of the project site and the single-family residences would be clustered toward Long Canyon Road to create a buffer between the residential uses and the Cleveland National Forest lands, which would reduce impacts to scenic vistas by preservation of large areas of vistas (PDF-2).
- The project design will maintain similar topographic characteristics as the existing condition (PDF-3), which would retain the exiting character of the project site.
- Conceptual landscape plan has been designed to preserve open space areas, implement and oak tree planting plan, and provide landscaping that would screen views of the

residential buildings and help them blend into the native vegetation surrounding the project site (PDF-4 and PDF-5).

- The Tree Management Preservation Plan would provide for oak tree relocations to be within the project site, which would retain the exiting character of the site (PDF-5).
- Interior private streets have been designed to rural street standards (PDF-6).
- The project circulation is designed to be consistent with the County's Viewscape Typical Section including: an enlarged parkway, a hiking trail, and a lack of curbs (PDF-9).
- The water storage tanks will be visually screened with native/drought-tolerant landscaping and will be painted a neutral tone to blend with the surrounding environment (PDF-19).

In addition, Mitigation Measure MM 3.1-1 is included, which would require the use of earthen tones for exterior paint on the project's structures, and would reduce these impacts, but even with implementation of the Project Design Features and Mitigation Measure MM 3.1-1, the proposed project would still be visually prominent from Ortega Highway, and would result in a substantial change to the existing character of the rural area of native vegetation. Furthermore, the proposed structures would be incompatible with the scale and character of existing views of the undeveloped area and native vegetation. As a result, impacts related to scenic vistas and the existing visual character or quality of the site would be significant and unavoidable.

Noise

Construction activities associated with the proposed project would comply with the permitted construction hours established in the County's Municipal Code; however, project construction would generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity and would expose nearby sensitive receptors to substantial increases in noise levels. Implementation of Project Design Feature PDF-21 that includes the following measures will be implemented to reduce construction-related noise:

- Construction activities will be limited to the hours between 7:00 a.m. to 5:00 p.m., Monday through Saturday, excluding federal holidays, which is consistent with the County's Noise Ordinance.
- During all excavation and grading on-site, the construction contractors will equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards to reduce construction equipment noise to the maximum extent practicable. The construction contractor will place all stationary construction equipment so that emitted noise is directed away from noise sensitive receptors.
- The construction contractor will stage equipment and material stockpiles in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during project construction.

- The construction contractor will limit haul truck deliveries to the same hours specified for construction equipment.
- Electrically powered equipment to be used instead of pneumatic or internal combustion powered equipment, where feasible.
- Unnecessary idling of internal combustion engines (e.g., in excess of 5 minutes) will be prohibited.
- The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.

In addition, Mitigation Measures MM 3.11-1 through MM 3.11-3 would be implemented to provide temporary sound barriers between construction activities and the closest residences during construction activities that could exceed noise limits, provide noticing of the construction activity, and to establish a noise disturbance coordinator. However, it is anticipated that off-site sensitive receptors would still be exposed to a substantial temporary and periodic increase in ambient noise levels. Therefore, noise impacts related to construction would be significant and unavoidable.