



COUNTY OF ORANGE
CEO REAL ESTATE/LAND DEVELOPMENT
333 W. SANTA ANA BLVD., 3RD FLOOR
SANTA ANA, CALIFORNIA 92701

NOTICE OF PREPARATION AND NOTICE OF SCOPING MEETING

DATE: December 19, 2014
SUBJECT: Notice of Preparation of an Environmental Impact Report and Notice of Scoping Meeting
PROJECT TITLE: West Alton Development Plan
APPLICANT: County of Orange

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 an Environmental Impact Report (EIR) is the appropriate environmental document for the West Alton Parkway Parcel Development (Project). The County of Orange (County) will be the Lead Agency for the Project and will be responsible for the EIR 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 EIR also are solicited from any other interested parties (including other agencies and affected members of the public). The 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 **January 19, 2015**.

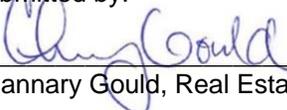
This NOP is available for viewing at http://ocgov.com/gov/ceo/real_estate/currentplans. In addition, a **Scoping Meeting will be held Friday, January 9, 2015 from 1:00 PM to 3:00 PM** at the following location:

Building 317 off Marine Way (see map on reverse side)
Irvine, CA 92618

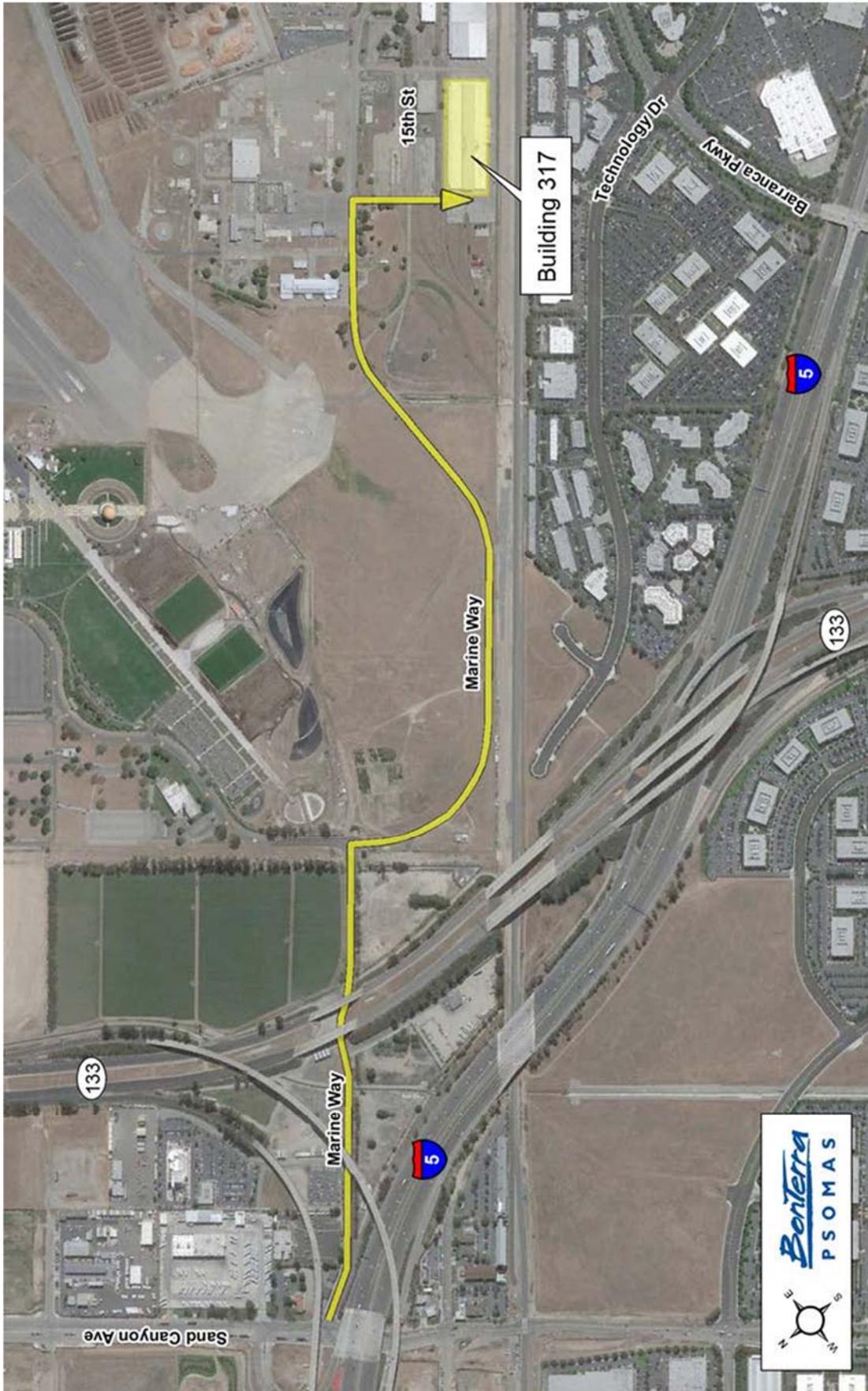
Your agency and other interested parties are invited to attend and submit comments for consideration during preparation of the EIR. All comments and responses to this NOP must be submitted in writing to:

Channary Gould
County of Orange – CEO Real Estate/OC Land Development
333 W. Santa Ana Boulevard
Santa Ana, CA 92701
channary.gould@ocgov.com

Submitted by:


Channary Gould, Real Estate Development Manager

Scoping Meeting Location



West Alton Development Plan

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 an Environmental Impact Report (EIR) for the West Alton development plan (Project). Section 15161 of the State CEQA Guidelines states that an EIR “. . . should focus primarily on the changes in the environment that would result from the development of the project. The EIR shall examine all phases of the project including planning, construction, and operation”.

Project Location

The Project is located on County-owned property within the City of Irvine northwest of the intersection of Alton Parkway and Irvine Boulevard. Magazine Road traverses the site in a west-east direction. The Project is bound by Irvine Boulevard on the southwest; existing business/industrial buildings and Irvine Ranch Water District (IRWD) facilities on the south and southeast; and open space property—which is part of the Reserve Area for the Central-Coastal Subregion Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) and owned by the Federal Aviation Administration (FAA)—to the north. The regional location and local vicinity are shown on Exhibits 1 and 2, respectively.

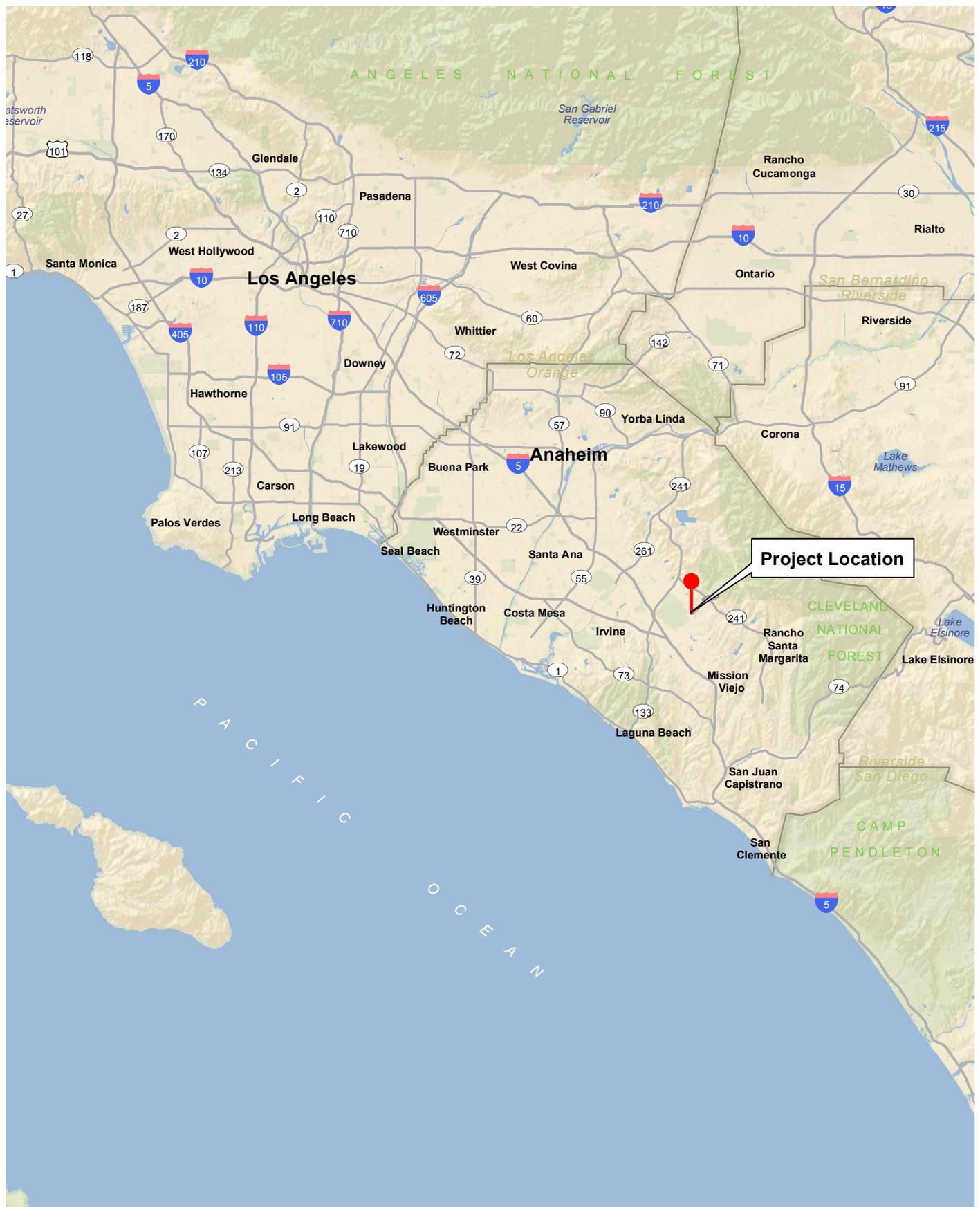
Project Background and Related History

The Department of Navy (DoN) decided to close MCAS El Toro under the Base Realignment and Closure Act in July 1993. Since then, several plans for reuse of the former MCAS El Toro site were considered. The plan for the Orange County Great Park was approved by voters in the March 2002 initiative (Measure W). Measure W amended the County General Plan to designate the unincorporated land for park, open space, and other uses. This removed the former designation for the site as a commercial airport from the County General Plan.

Following closure of the former MCAS El Toro, on March 4, 2003, the County of Orange, the City of Irvine, and the Irvine Redevelopment Agency entered into a three-party, Property Tax Transfer and Pre-Annexation Agreement (Pre-Annexation Agreement) regarding the annexation and reuse of El Toro. As part of the Pre-Annexation Agreement, the City of Irvine agreed to provide certain lands to the County of Orange. The Project site was included in the parcels to be conveyed by the City to the County as part of the Pre-Annexation Agreement over which the County was granted ‘exclusive land use control.’

The parcel, which is approximately 44.16 acres, also includes a wildlife movement corridor that was created as compensatory mitigation for the extension of Alton Parkway. The DoN has released all but approximately 2.45 acres of this property in fee title, with some use restrictions, to the City of Irvine, who in turn conveyed it to the County of Orange as required by the Pre-Annexation Agreement. The 2.45 acres are covered under a lease instrument called a “Lease in Furtherance of Conveyance” or “LIFOC.” Once remediated, the DoN will make a Finding of Suitability to Transfer (FOST) allowing the transfer of the property in fee to Heritage Fields LLC. Subsequently, the property would be transferred to the City of Irvine. The City will then transfer the property to the County of Orange as required by the Pre-Annexation Agreement.

As previously indicated, a portion of the parcel has been designated as a wildlife movement corridor as mitigation for the construction of the extension of Alton Parkway. The majority of

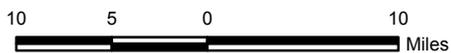


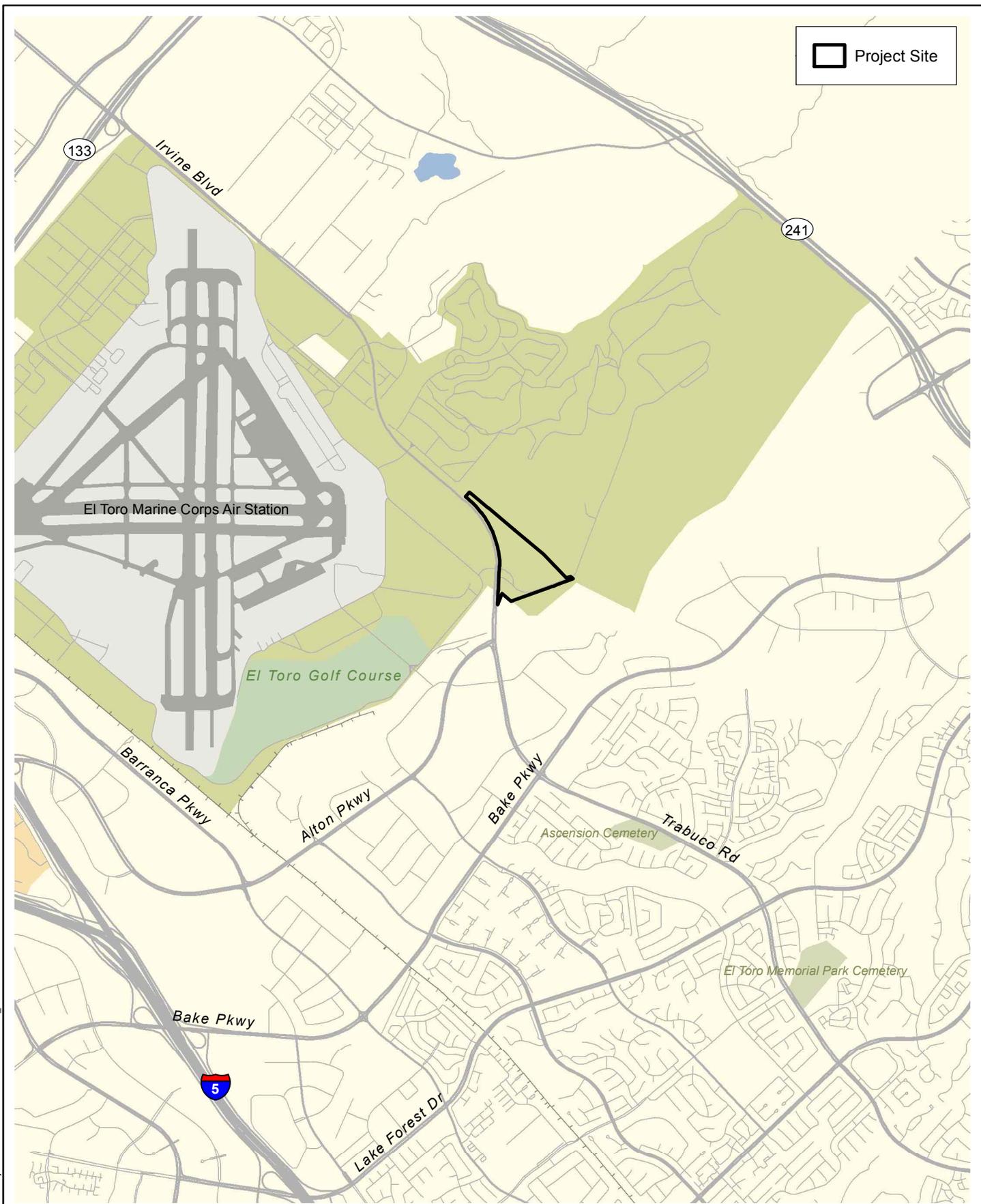
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Regional Location

West Alton Development Plan

Exhibit 1



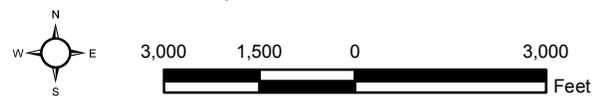


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Local Vicinity

West Alton Development Plan

Exhibit 2



Alton Parkway wildlife movement corridor restoration project was completed in 2012 and has recently begun the third year of monitoring consistent with permit requirements. The Alton Parkway wildlife movement corridor, which will ultimately extend under Irvine Boulevard, provides a connection to Borrego Canyon Wash. It is approximately 300 feet in width, with a channel bottom that varies from 200 to 250 feet in width, and approximately 1,600 feet long. Because of the Project site's proximity to the NCCP/HCP, the Alton Parkway wildlife movement corridor will ultimately be part of a wildlife linkage that will connect the Central and Coastal NCCP/HCP Reserve areas.

Project Setting

The Project site is a triangular shaped parcel that is located within Planning Area 51 in the City of Irvine, which encompasses the former MCAS El Toro property. The Project site is designated on the *City of Irvine General Plan* as "Orange County Great Park" (Planning Area 51) (Irvine 2012a). Table A-1 in the General Plan Land Use Element identifies a variety of uses within this designation, including Multi-Use, Institutional, Industrial, and Commercial. The General Plan Land Use Element identifies Zoning Districts 1.1 (Exclusive Agriculture), 1.4 (Preservation Area), 1.9 (Orange County Great Park), 6.1 (Institutional), and 8.1 (Trails and Transit Oriented Development) as being correlated with the Orange County Great Park land use designation. The City of Irvine Zoning Map designates the site as 1.1 along the easterly portion of the site and 1.4 along the westerly portion of the site.

The parcel is 44.16 acres; however, this includes the wildlife movement corridor and an Orange County Flood Control District (OCFCD) drainage outlet structure, which occupy 11.84 acres. The Alton Parkway wildlife movement corridor effectively splits the site into two development areas. The northern development area is about 21.98 acres and the southern development area is 10.34 acres; resulting in 32.32 net development acres.

The Project site is generally disturbed by prior use and undeveloped, with a portion of the site leased to R&S Soils for green waste operations. The Alton Parkway wildlife movement corridor, Magazine Road, and an existing access road serve as the only other improvements on site. Historically, the site has been leased for agricultural uses, which has resulted in the natural vegetation having been removed from the majority of the site. The wildlife movement corridor has been planted with native vegetation. A feature of the wildlife movement corridor is a 72-inch culvert provided under Alton Parkway to allow wildlife to get from the Project site to a different parcel (known as the Eastern Alton Parcel) owned by the County of Orange. Once the mitigation performance standards established as part of the Alton Parkway permitting process, have been achieved (this is generally five years from initial implementation), the wildlife movement corridor will be turned over to the City of Irvine.

Surrounding uses include undeveloped portions of Planning Area 51, which are slated for development of the Orange County Great Park and the Great Park Neighborhoods. Additionally, immediately south of the Project site are business/industrial uses, and IRWD facilities, which includes two large water reservoirs and other facilities. Recreational vehicle (RV) storage is currently located adjacent to the IRWD facilities. Further to the south, across Alton Parkway, is the James A. Musick Jail, a County-run facility. To the northeast, on the FAA property, is a Federal Bureau of Investigation (FBI) shooting range. Access to the shooting range is via Magazine Road (County of Orange 2011). The Irvine Unified School District has approved plans for a new high school located northeast of the Great Park. The school is anticipated to open in fall of 2016.

The Borrego Canyon Wash is located near the Project site. Borrego Canyon Wash is the ephemeral drainage that originates in the foothills of the Santa Ana Mountains just southwest of Santiago Creek. Water only flows within the drainage following rain events. East of the Project site, the Borrego Canyon Wash is a natural sandy bottom channel with riprap on some banks and vegetation on other banks. The portion of the Wash that runs south of the site has been channelized in a box culvert that crosses under Irvine Boulevard. The Borrego Canyon Wash is designated by the OCFCD as Facility No. F20 (County of Orange 2007).

An aerial photograph of the site and surrounding area is provided in Exhibit 3.

Description of the Project

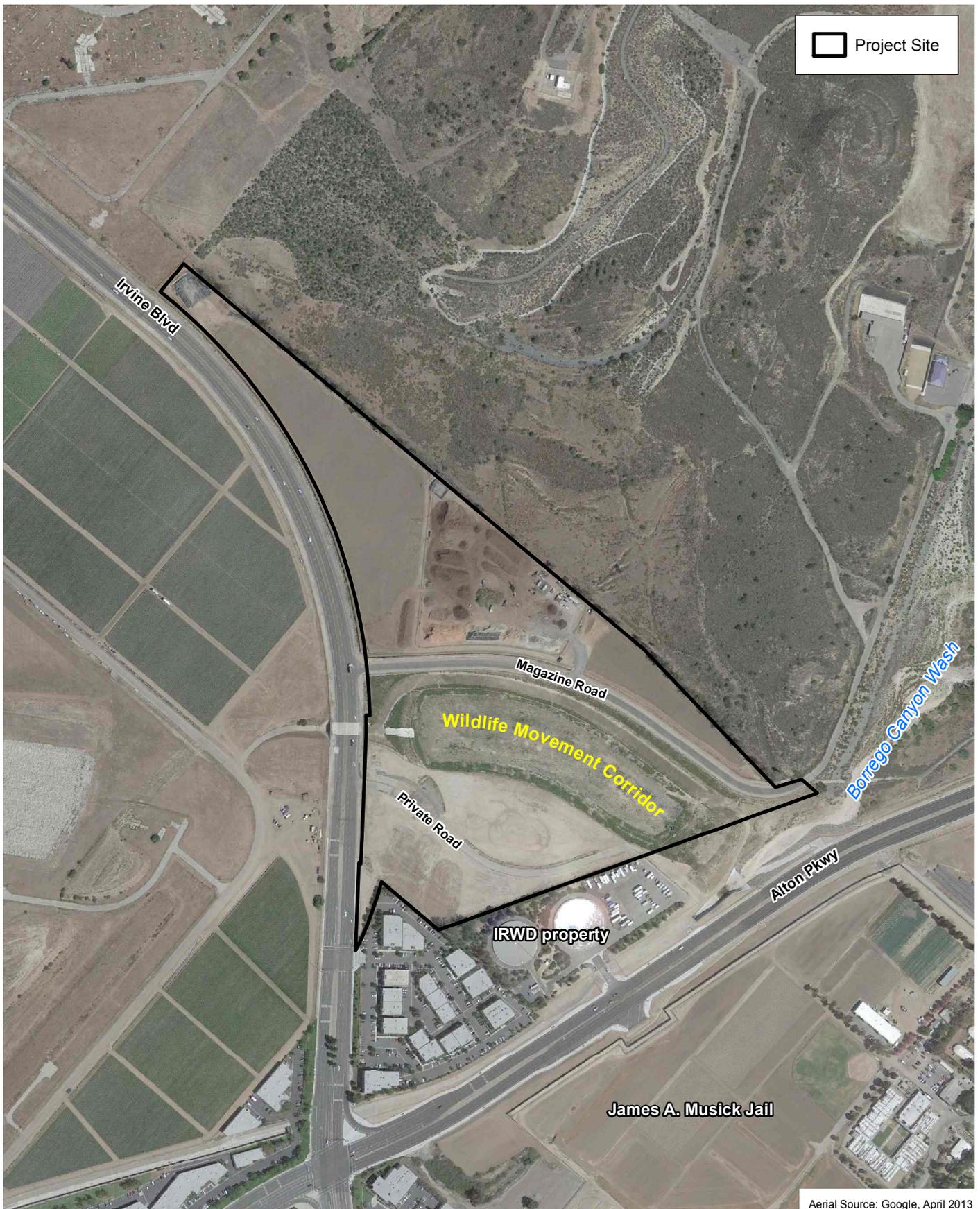
Project Processing

According to Sections 53090–53091 of the California Government Code, counties and cities are exempt from zoning regulations when one entity owns territory within the jurisdiction of another entity. Additionally, according to Section 7-9-20(i) of the Orange County Zoning Code, land owned or leased by the County is not subject to land use regulations of the County, including the Zoning Code, specific plans, and planned communities. Additionally, Section 2.2.4 of the Pre-Annexation Agreement indicates that the “County shall retain exclusive land use control over [its parcels within the Former MCAS EL Toro], and shall be entitled to place any development upon said parcels that County shall determine to be desirable for County’s needs, as though said property remained unincorporated, without the obligations for payment to Irvine of any permit fees or other mitigation/impact fees[.]” That section also states that the City of Irvine is required to “zone County’s parcels and designate them in Irvine’s General Plan in accordance with County’s direction.” Thus the County will be planning and permitting the Project consistent with State law and the consideration given to the County for its assistance and agreement with the annexation of the former MCAS El Toro base property into the City of Irvine.

An amendment to the *City of Irvine General Plan* and Zoning (discussed further below) would be processed by the City as required by Section 2.2.4 of the Pre-Annexation Agreement once the Project is approved by the County of Orange. The proposed land uses, development regulations, circulation, design guidelines, processing requirements and development intensities for the Project site will be identified in a development plan approved by the County. As the County would be providing the necessary approvals for construction, the development plan will serve as the planning document that County staff will use to evaluate the consistency of specific development proposals with the approved Project vision.

The development plan will include development standards and/or design guidelines that will establish parameters for all future development on the subject property. The City of Irvine’s Trails and Transit-Oriented District (TTOD) (8.1) within the City of Irvine’s Zoning Code will serve as the basis on which these development standards and/or design guidelines will be prepared. Generally, the development plan will provide for subsequent approvals by the County of Orange Community Development Director, or his/her designee. Also, findings, procedures and application requirements will be included in the development plan. Should the County of Orange sell a particular development, future entitlements for said development shall be processed through the City of Irvine and per City of Irvine’s application and processing requirements.

Project Site



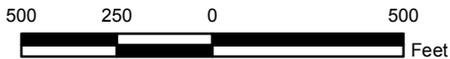
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Aerial Source: Google, April 2013

Aerial Photograph

Exhibit 3

West Alton Development Plan



Bonterra
PSOMAS

(Rev: 12-18-2014 JAZ) R:\Projects\LowEnt (LOW)\J0001\Graphics\2 Alton\NOP\ex3_Aerial.pdf

Proposed Land Uses

The Project proposes a multi-family development, with an average of 30 units per acre. A total of 970 multi-family units are proposed. North of the wildlife movement corridor, approximately 660 units would be constructed, with the remaining 310 units being located south of the wildlife movement corridor. The units would be up to 5 stories (70 feet maximum height) with both surface and garage parking. The wildlife movement corridor would be protected onsite. Exhibit 4 provides a conceptual site plan.

On-Site Infrastructure Improvements

General infrastructure will be provided on site to support the proposed land uses, including streets; storm drain system improvements (including storm water detention and treatment systems); and utility lines for sewer, domestic water, recycled water, gas, electrical, communication, and closed circuit television services (CCTV). The Project may include a sewer lift station and force main.

Off-Site Improvements

A number of off-site improvements are required to serve the Project and will be provided as part of future development. The following improvements may be implemented, or funded by “fair share” contributions as part of the Project

- Improvements to Irvine Boulevard along the Project frontage (may include minor street pavement widening, signalized intersection[s], curb and gutter, and sidewalk improvements).
- Utility and storm drain system extensions and connections within Irvine Boulevard (includes sewer, water, gas, communication and CCTV services, and storm drain improvements).

Potential City of Irvine Actions

Upon Project approval consistent with the Pre-Annexation Agreement, the Orange County Board of Supervisors will recommend changes to the City of Irvine General Plan and Zoning Ordinance. The following identifies the anticipated modifications to the General Plan and Zoning Ordinance.

General Plan Amendment

The General Plan Amendment would include revisions to Table A-1 in the City of Irvine Land Use Element to allow for the Project within the proposed 8.1D zone. In addition, other minor changes to other sections of the *City of Irvine General Plan* may be required for consistency purposes. The specific modifications would be identified as part of the development plan, and addressed in the preparation of the EIR.

Zoning Ordinance Amendment

Changes to the Irvine Zoning Code would also be needed to implement the densities and character of the Project. Changes to Section 3-37-39, 8.1, Trails and Transit Oriented Development (TTOD), to allow for the Project would include, but would not be limited to:

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Site Plan Summary

- Multi-Family Residential

Source: KTG 2014

Conceptual Site Plan

Exhibit 4

West Alton Development Plan



- Addition of area 8.1D TTOD, County of Orange Great Park Neighborhood West Alton Project and
- Revision to Section 3-37-39.B.1 to allow up to 80 dwelling units per net acre with area 8.1D; and
- Increase the total maximum average daily trips (ADTs) in Planning Area 51.

Changes to Section 9-51, Planning Area 51 (Orange County Great Park), to allow for the Project, including, but not limited to:

- Revisions to the Zoning Ordinance Map for Planning Area 51 to reflect the proposed zoning, indicated in Exhibit 5; and
- Revisions to the 8.1, Trails and Transit Oriented Development Zoning District Intensity, to reflect the Project;

As necessary, changes to other sections of the City of Irvine Zoning Ordinance for consistency purposes would be identified with the development plan and the preparation of the EIR.

Project Alternatives

The County proposes to study four Alternatives including a No Project Alternative. The Proposed Alternatives are as follows:

Alternative 1: Single-Family Homes Alternative. Alternative 1 assumes development of single-family units to the north and south of the Alton Parkway wildlife movement corridor. The precise number of units will be determined once the technical analysis is complete and there is an understanding of the significant impacts.

Alternative 2: Mixed Use Alternative. Alternative 2 assumes that the County would develop the site with mixed use. The portion of the Project site south of the wildlife movement corridor would be developed as office buildings, consistent with the land uses currently existing south of the Project site. A reduce number of multi-family housing units would be constructed north of the wildlife movement corridor. The precise number of units will be determined once the technical analysis is complete and there is an understanding of the Project's potentially significant impacts.

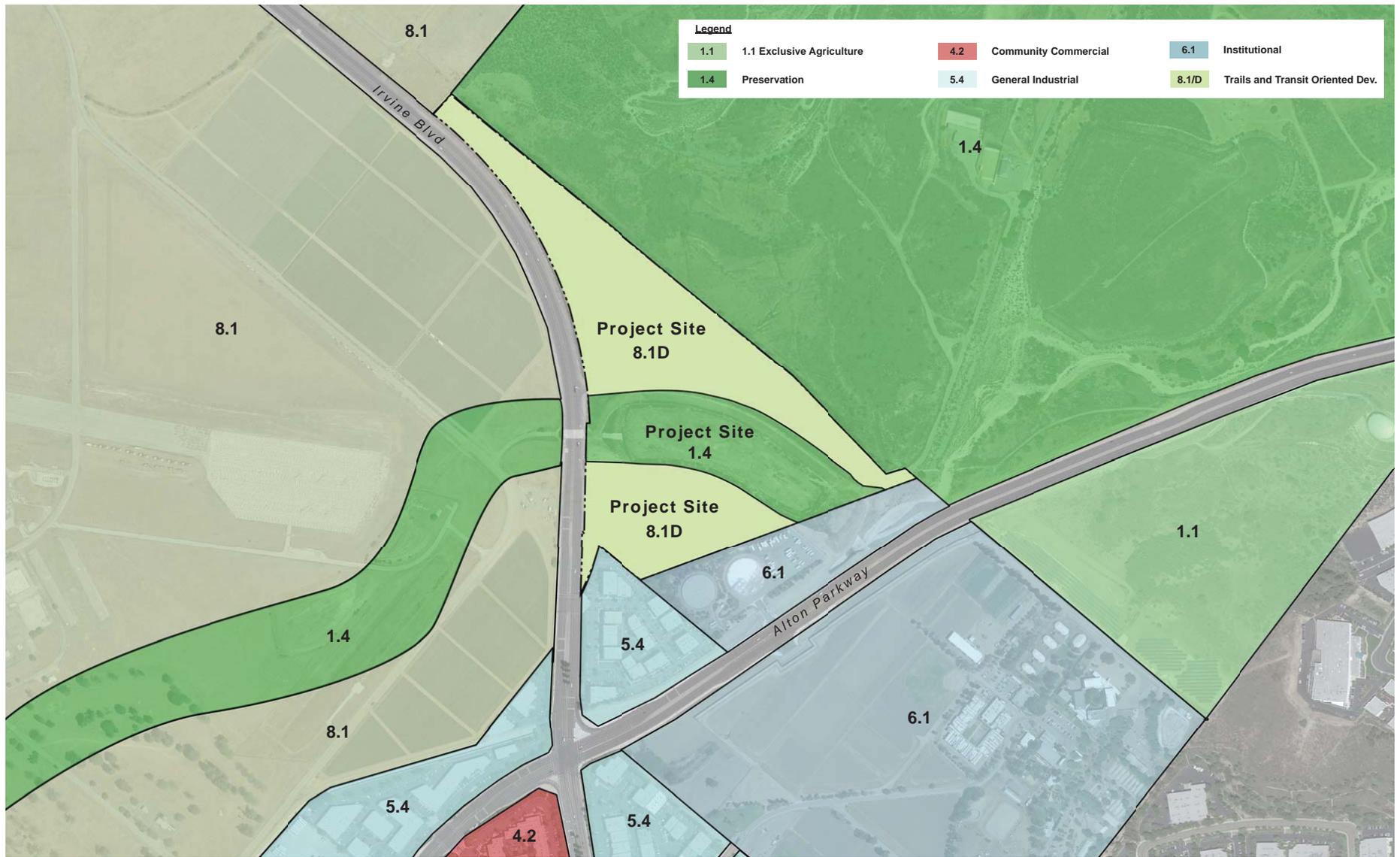
Alternative 3: Age-Qualified Alternative. Alternative 3 assumes that the County would develop all, or a portion, of the residences as age-qualified (over 55 years old). It is anticipated that the total number of units developed would be the same.

Alternative 4: No Project Alternative. The No Project Alternative assumes the existing site would continue the current R&S Soils use for green waste operations or other agricultural-related land uses allowed under existing regulations.

Anticipated Project Approvals

The County of Orange is the lead agency on the Project. Table 1 provides a listing of the anticipated approvals by the County of Orange. Recognizing that Project implementation will require approvals from multiple agencies, a listing of the actions of the Responsible agencies is provided following Table 1.

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Source: KTG 2014

Proposed Land Use Plan

Exhibit 5

West Alton Development Plan



TABLE 1
COUNTY OF ORANGE REQUIRED APPROVALS

Acting Body	Action
County of Orange Planning Commission	<ul style="list-style-type: none"> ▪ Recommendation to Board of Supervisors regarding certification of the Final EIR. ▪ Recommendation to Board of Supervisors regarding the proposed development plan.
County of Orange Board of Supervisors	<ul style="list-style-type: none"> ▪ Certification of the Final EIR and adoption of Findings of Fact and a Statement of Overriding Considerations. ▪ Approval of the proposed development plan. ▪ Approval of the Mitigation Monitoring and Reporting Program. ▪ Recommendation to the City of Irvine for the proposed General Plan Amendments and Zone Change
OC Planning Department (Planning, Building, Grading)	<ul style="list-style-type: none"> ▪ Approval of land use proposals including, but not limited to, Use Permits, Site Development Permits, Special Use Permits and Variances to allow implementation of the development plan. ▪ Approval of a Water Quality Management Plan. ▪ Issuance of grading, building, and occupancy permits. ▪ Implementation of the Mitigation Monitoring and Reporting Plan.

Approvals from other agencies may also be required as necessary. It is anticipated this would include the following:

- **City of Irvine.** The City Council would be requested by the Orange County Board of Supervisors to adopt the County-proposed General Plan Amendment to amend the maximum allowable development intensities allowed on the site and amend the Zoning Ordinance, which would include rezoning the County-owned property to 1.4 Preservation for the wildlife movement corridor and to the Trails and Transit Oriented Development District (8.1D) for the rest of the project site.

City of Irvine Planning and Development Services Department would be requested to issue Encroachment Permits for connections within the public right-of-way

- **Irvine Ranch Water District.** Approval of a Water Supply Assessment and for water and sewer line connections.
- **U.S. Army Corps of Engineers.** Evaluation and permitting pursuant to Section 404 of the Clean Water Act (issuance of a Nationwide Permit), if determined to be necessary.
- **California Department of Fish and Wildlife.** Evaluation and permitting pursuant to Section 1600 (et. seq.) of the *California Fish and Game Code*, if determine to be necessary.
- **Regional Water Quality Control Board.** Issuance of a National Pollutant Discharge Elimination Systems Permit to ensure that construction site drainage velocities are equal

to or less than the pre-construction conditions and that downstream water quality is not worsened.

- **Orange County Fire Authority.** Issuance of a Fire Master Plan.

Anticipated Schedule

The Project schedule, as currently envisioned, contemplates that the draft EIR will be available for public review in late summer or fall of 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 EIR to the Board of Supervisors. Public hearings are anticipated in late 2015 and early 2016.

Project implementation, which may occur in phases, will be based on market demand and may be initiated in 2016.

Probable Environmental Effects of the Project

Until the EIR analysis is completed, it is not possible to identify with precision the potential 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 EIR. Additionally, there are several topics where the Initial Study has indicated an anticipated less than significant impact; however, these topics are still identified as being evaluated in the EIR due to anticipated public interest. The County has identified the following specific topics as requiring detailed analysis:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

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 EIR because impacts to these resources have been determined negligible.

- Forestry Resources
- 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 EIR.



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Environmental Impact Report 621 West Alton Development Plan

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 checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture/Forestry Res. | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Mat. | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" 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 ADDITONS 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: Channary Gould December 19, 2014
Name: Channary Gould, Real Estate Development Manager Date:



ENVIRONMENTAL ANALYSIS CHECKLIST

ENVIRONMENTAL IMPACT REPORT 621 WEST ALTON WEST DEVELOPMENT PLAN

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

2. AGRICULTURE & FORESTRY RESOURCES.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such 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"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
f. For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. HYDROLOGY & WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. LAND USE & PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would 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"/>

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" 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
18. MANDATORY FINDINGS				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does project have environmental effects which will cause substantial adverse 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

West Alton Development Plan

PROJECT IMPACT ANALYSIS

1. AESTHETICS

- a) Would the project have a substantial adverse effect on a scenic vista?**
- b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No Impact. The Project is not located within a scenic vista, and there are no scenic resources including trees, rock outcroppings, and historic buildings within or adjacent to the Project limits. In addition, according to the County, City, and Caltrans visual resources maps, there are no designated or eligible State or local scenic highways in the vicinity of the Project site. (Caltrans 2011; County of Orange 2005b; Irvine 2012a). Therefore, the Project would not result in substantial adverse effect on a scenic vista or damage scenic resources. No impacts are expected. Further evaluation of these issues in the EIR is not required, and no mitigation is necessary.

- c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**
- d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

Potential Significant Impact. The large portion of the Project site is currently in agricultural production and a portion serves as wildlife corridor, which is mitigation for Alton Parkway Extension Project. The Project would lead to visual changes, including potential changes to the visual character of the site and impacts associated with the introduction of new light and glare. The Draft EIR will include a discussion of the existing and proposed visual character with use of photographs to document views of the Project site. Potential light and glare impacts associated with new sources of light and glazing materials will also be discussed in the Draft EIR.

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?**
- 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?**

Potential Significant Impacts. According to the California Farmland Mapping Program, the Project site is designated as “Prime Farmland” (FMMP 2011). Therefore, the Project has a potential to convert prime farmland into non-agricultural uses. No lands subject to a Williamson Act Contract are present on the Project site. The EIR will evaluate impacts to farmlands in detail and the potential of conversion of other farmlands to non-agricultural uses. The EIR will also

include an evaluation of the Project's consistency with the -adopted plans and policies regarding agriculture production.

- 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?**

No Impact. The Project would not result in pressures to convert forest lands to other uses because no forest uses exist on site. 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 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 construction and operation. The Project's compliance with South Coast Air Quality Management District (SCAQMD) standards will be assessed in the EIR. The EIR will include an air quality analysis to evaluate potential emissions from both construction activities and ground transportation. The EIR will provide the summaries of pollutant descriptions; pertinent air quality regulations; local air quality conditions; and Project-generated air pollutant emissions. The EIR will also include an evaluation of the Project's consistency with adopted regional air quality plans and policies. Additionally, the analyses will include a determination of Project conformity with the Air Quality Management Plan for the South Coast Air Basin. If potential significant impacts are identified, appropriate mitigation measures will be recommended.

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

No Impact. The Project does not propose any land uses that are identified by the SCAQMD as odor sources of concern (such as wastewater treatment plants, agricultural operations, landfills, composting, food processing plants, chemical plants, or refineries). The Project would increase vehicular trips to and from the site; however, the increase would not result in detectable odors. No impacts are expected. Further evaluation of this issue in the 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.**

Potentially Significant Impact. Other than the Alton Parkway wildlife movement corridor, the site supports limited native vegetation; however, the site is also adjacent to the Reserve Area for the NCCP/HCP (discussed below). There is a potential for indirect impacts to sensitive species. The Draft EIR will summarize the findings of a literature review; general plant/wildlife surveys; a jurisdictional delineation; and an assessment of the site's potential to support special status plant and wildlife species through focused surveys for special status plant species and burrowing owl. Potential impacts to sensitive species, riparian habitat, wetlands, and wildlife movement will be identified in the Draft EIR and mitigation for significant impacts will be provided, as necessary.

- 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?**

Less Than Significant Impact. The Orange County Central-Coastal NCCP/HCP covers a 208,000-acre area at the central and coastal portions of Orange County and includes land in the City of Irvine. Though the Project site is not within the Reserve Areas, the area immediately northeast of the site (property owned by the FAA) is within the Reserve Area. The EIR will evaluate the potential indirect impacts on the Reserve Area.

The Orange County Transportation Authority (OCTA) is currently developing an NCCP/HCP as part of the Measure M2 program to mitigate the impacts of proposed freeway projects in Orange County. While this future NCCP/HCP would cover all areas of the County, including the City of Irvine, no conservation areas within OCTA's NCCP/HCP are proposed for areas near the Project site.

5. **CULTURAL/SCIENTIFIC RESOURCES**

a) **Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

No Impact. There are no buildings located on the Project site. The development immediately adjacent to the site consist of water storage facilities and an industrial/office building, which were constructed after 1965 and would not be considered historic. No impacts to historical resources are expected from the Project. Further evaluation of this issue in the EIR is not required, and no mitigation is necessary.

b) **Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §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?**

Potentially Significant Impact. The implementation of the Project would result in physical improvements, grading activities, and construction that would result in ground disturbance. As a result, there is a potential to uncover and potentially impact cultural, archaeological, and/or paleontological resources. The EIR will summarize the results of the archeological and paleontological studies that will be prepared for the Project. These studies will include (1) a records search of the Project area, including a one-mile radius buffer around the site, and a Paleontological Resources Literature Review; (2) Native American Scoping through contact with the California Native American Heritage Commission (NAHC) and consultation with local Native American tribes to find out potential for unknown burial sites; and (3) archaeological and paleontological resources field surveys concentrated in undeveloped portions of the Project site. The EIR will summarize the findings of the cultural resources and paleontological resources studies and will include recommendations for mitigating any significant impacts to a level considered less than significant.

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.**

iii) **Seismic-related ground failure, including liquefaction?**

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 Project is located in the seismic region of Southern California. According to the State of California Department of Conservation Fault Activity Map (CDOC 2014), the nearest known fault is the San Joaquin Hills Blind Thrust located in subsurface 2.3 miles south and southeast of the site. The Newport-Ingelwood Fault (located approximately 12 miles from the Project site) and the Elsinore Fault (located approximately 13 miles northeast of the Project site) are the closest active faults to the site with surface expression. No earthquake faults are identified on the Project site. However, both State of California maps and Irvine General Plan maps indicate that two small inactive faults are identified just north of the Project site. Therefore, the risk of the surface rupture of a known fault is considered low. The Project is underlain by denser soils with a deeper groundwater table defined as SRA-2 Denser Soils/Deeper Ground water on the City of Irvine Seismic Response Areas (Irvine 2012a), which generally would make the site less susceptible to liquefaction and subsidence. However these geological issues need to be investigated further. All structures on the site will have to comply with and will be constructed according to California Building Code seismic safety requirements.

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

ii) Strong seismic ground shaking?

Less Than Significant with Mitigation. As with all of southern California, the Project site is prone to strong seismic ground shaking. All structures on the site will have to comply and will be constructed according to California Building Code seismic safety requirements. The Draft EIR will further evaluate potential for strong seismic shaking and prescribe minimization and mitigation measures as necessary.

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

iv) Landslides?

No Impact. The Project site, and immediately surrounding areas, are relatively flat and not prone to landslides. No further evaluation of impacts associated with landslides will be addressed in the EIR.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project would result in grading and thus would expose soil to erosion. The EIR will further evaluate potential soil erosion impacts from the Project and will prescribe minimization and mitigation measures as 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 waste water?

No Impact. The Project does not propose to be served by 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 EIR is not required, and no mitigation is necessary.

7. GREENHOUSE GAS EMISSIONS

- 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 Project would generate greenhouse gas (GHG) emissions from the use of fossil fuels, electricity, natural gas, and other indirect sources. The Draft EIR will include a GHG emissions study to determine the existing and future GHG emissions from on-site land uses using the California Emissions Estimator Model (CalEEMod) to calculate construction and operational GHG emissions. The Draft EIR will also include an evaluation of the Project's consistency with applicable State and local 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?**

Less Than Significant Impact. Proposed land uses on the site would utilize hazardous materials for construction, operation, and maintenance. However, existing regulations regarding the handling and transport of these materials provide sufficient safeguards to protect against a significant hazard to the community associated with an accidental release of hazardous materials. Less than significant impacts are expected, and no further evaluation of these issues will be provided in the Draft EIR.

- 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?**
- 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?**

Potentially Significant Impact. The Project is located on the former MCAS El Toro, which had been known to use and store chemicals and jet fuels. The base is included on the Cortese List compiled pursuant to Section 65962.5 of the *California Government Code*. Due to potential site and groundwater contamination, the DoN has not yet found a small portion of the site to be suitable for transfer to the County. Therefore, this portion of the site is part of a LIFOC. Based on the hazardous material assessment that will be prepared for the Project, the Draft EIR will discuss the presence of soil and groundwater contamination from past land uses on and near the site and the status of existing clean-up and remediation programs as they have potential to affect the Project. Mitigation measures to protect the Project users from these hazards will be identified in the Draft EIR.

- 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. The Project is located in the Irvine Unified School District. According to the Irvine Unified School District Attendance Area Maps for the 2014–2015 school year, no schools are located in the within ¼ mile of the Project site (IUSD 2014a, 2014b, 2014c); however, as previously mentioned the IUSD has approved the construction of a new high school west of Irvine Boulevard. Though the new high school would be within ¼ mile of the Project site, the Project does not propose any activities that would result in the exposure of hazardous materials because no development in the LIFOC area is proposed. Impacts to schools are expected to be less than significant and no further evaluation of these issues will be provided in the EIR.

- 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. There are no airports or private airstrips near the site that may pose safety hazards to the residents, visitors, and employees of future development at the site. The nearest airport, John Wayne Airport, is located over nine miles southwest of the site. No aircraft or airport hazards would affect the Project and no mitigation is required. Further evaluation of this issue in the Draft EIR is not required.

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

No Impact. There are no designated emergency evacuation routes on or immediately adjacent to the Project site. There are no unique characteristics about the uses proposed that would impair emergency response or evacuation from the Project site or surrounding areas. Further evaluation of this issue in the Draft EIR is not required.

- 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?**

Potential Significant Impact. According to the Orange County Very High Fire Hazard Severity Zones (VHFHSZ) Final Local Responsibility Area (LRA), the majority of the Project site is not located in a VHFHSZ; however, the Project site is bordered to the north by a VHFHSZ (OCFA 2012). Because of this, the Project will be exposed to a potentially higher risk for wildfires. This issue would be further evaluated in the Draft EIR.

9. HYDROLOGY AND WATER QUALITY

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

Less Than Significant Impact. Development of the Project site would involve grading of more than one acre; therefore, the Project Proponent would be required to obtain a National Pollutant Discharge Elimination System (NPDES) General Construction Permit and comply with permit requirements effective at the time of construction. To address post-construction erosion and discharge impacts, the Project Proponent would be required to prepare a Project-specific Water Quality Management Plan (WQMP). The WQMP will identify measures to treat and/or limit the

entry of contaminants into the storm drain system. Though impacts are expected to be less than significant with implementation of adopted regulatory standards, this issue will be discussed in the forthcoming Draft 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)?**

Less Than Significant Impact. IRWD provides potable water service to the Project site. 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 EIR. The Project is not expected to substantially deplete groundwater supplies, and no new water wells are proposed as part of this Project. The Project would increase the amount of impervious surface, which would reduce the area available for groundwater recharge. However, the Project site's only source of water is from direct precipitation, which provides little opportunity to recharge under existing conditions. The Project would not interfere with any flows redirected from Borrego Canyon Wash to the Alton Parkway wildlife movement corridor. Therefore, the Project is not expected to substantially interfere with groundwater recharge. Further evaluation of this issue in the Draft EIR is not required.

- 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 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 offsite?**
- e) Would the project 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?**

Less Than Significant Impact with Mitigation. The Project does not contain any course of a stream or river that would be altered as a result of the Project construction and operation. Although the Borrego Canyon Wash is located near the Project site, it is not on the Project site and thus the Project would not alter its course. The Project would require grading and thus would result in alteration of existing drainage patterns on site. Design features to reduce erosion, flooding, and polluted runoff will be identified, as necessary, along with any construction and permanent best management practices (BMPs) that will be implemented as part of Project. These issues of alteration of site drainage patterns and potential will be evaluated further in the Draft EIR.

- f) Would the project otherwise substantially degrade water quality?**

Less Than Significant Impact. Storm water discharges from the Project may contain pollutants from short-term demolition and construction activities, as well as from long-term operations and maintenance activities. However, with implementation of BMPs required under existing regulations, impacts would be expected to be less than significant. The Draft EIR will analyze

potential discharges from the Project and will discuss existing regulations and Project design features that would reduce these impacts.

- 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?**

No Impact. According to the Federal Emergency Management Agency (FEMA), the Project site, including the Alton Parkway wildlife movement corridor, is located outside the Borrego Canyon Wash floodway, the 100-year flood hazard area, and other types of flood areas. Therefore, the Project would not place housing or other structures in areas subject to flood. No impacts are expected and no further discussion would be provided in the Draft EIR regarding these topics.

- 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 is located inland on a relatively flat area. Other than Borrego Canyon Wash, no water bodies are located close to the Project site; however the Project site is located outside the Flood Zone for Borrego Canyon Wash. Therefore, the Project would not be subject to seiche, tsunami, or mudflow. According to the County of Orange, General Plan Safety Element (Figure IX-9), the Project site is not located in an inundation area so the Project would not expose people or structures to a significant risk including failure of the dam (County of Orange 2005b). Thus, the Project would not be exposed to inundation by dam failure, seiche, tsunami, or mudflow. No impact would occur, and no mitigation is necessary. Further evaluation of this issue in the Draft EIR is not required.

10. LAND USE AND PLANNING

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

No Impact. The Project is located in a partially urbanized area. The majority of the site has been in agricultural production and the other portions have been used as a wildlife movement corridor. Thus, the Project would not physically divide an established community. Further evaluation of this issue in the EIR is not required.

- 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 Project site is located in the City of Irvine and has a zoning designation of both Exclusive Agriculture (1.1) and Preservation (1.4). Upon approval of the Project, the County Board of Supervisors would recommend to the City of Irvine, a General Plan Amendment and a Zone Ordinance Amendment to reflect the uses and densities ultimately approved for the Project site. The Draft EIR will analyze the Project's compatibility with surrounding land use and zoning designations. In analyzing the proposed land use and zoning changes, the Draft EIR will also evaluate the effects on existing on-site and surrounding land uses.

The Draft EIR will assess the Project's consistency with relevant local planning documents, including the Southern California Association of Governments (SCAG) regional planning documents.

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

Potentially Significant Impact. See response to Threshold 4(f) Section 4, Biological Resources above.

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 resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No impact. The California Department of Mines and Geology (CDMG) designates the site and surrounding area as Mineral Resource Zone (MRZ) 1—areas where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence (CDMG 1994). Also, the Department of Conservation Division of Oil, Gas and Geothermal Resources (DOGGR) has not identified oil, gas, or geothermal fields on or near the site (DOGGR 2001). There would be no impact to mineral resources from the Project, and no mitigation is necessary. Further evaluation of this issue in the Draft EIR is not required.

12. NOISE

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

Potential Significant Impact. Implementation of the Project would result in a temporary and permanent increase in ambient noise levels associated with increased traffic on adjacent roadways. The Draft EIR will analyze temporary noise impacts from construction activities on adjacent land uses. Operational noise impacts to existing and planned sensitive receptors from planned uses will be evaluated, including (1) noise from on-site sources; (2) noise increases due to Project-generated traffic on local roads; and (3) traffic noise to planned on-site land uses. The analysis will compare noise impacts with the standards in the County's and City of Irvine's General Plans and in their Noise Ordinances.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project 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. There are no airports or private airstrips near the site that may expose future residents, visitors, or employees to aircraft or airport noise. The noise contours for the John Wayne Airport do not extend into the site (Irvine 2012a). No impacts would occur, and no mitigation is necessary. Further evaluation of this issue in the Draft EIR is not required.

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)?**

Potentially Significant Impact. The Project is located on land that was part of MCAS El Toro, that has been put to agricultural and habitat conservation purposes and that is currently designated for agricultural uses. The Project would construct residential uses and thus, in its nature, would increase the population on site. The Draft EIR will evaluate the Project's consistency with local and regional growth assumptions, including the Orange County Preferred (OCP) Socioeconomic Projections. This issue would be further evaluated in the Draft 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. There is no housing on the Project site; therefore, the Project would not result in the displacement of people or housing. Further evaluation of these issues in the 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?

Potential Significant Impact. The Project would introduce new structures, would increase the development intensity, and would increase the number of people at the site, which could create additional demands for public services. The Draft 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 Irvine Police Department, the Orange County Fire Authority (OCFA), the Irvine Unified School District, local libraries, the City of Irvine, and the County of Orange. 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) 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?**

Less Than Significant Impact. The Project's housing units will be occupied by residents that would generate a demand for recreational facilities. The Draft 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 EIR will summarize the findings of a traffic impact assessment that evaluates the transportation impacts associated with implementing the Project in accordance with City and County 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 results in substantial safety risks?**

No Impact. The Project is a residential development Project and thus would not result in a change in air traffic patterns or increase in traffic levels as a result of that change. This issue will not be further evaluated in the EIR and no mitigation is 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. Project design, including roadways, would adhere to applicable established design guidelines. No uses are proposed that would result in incompatibility with surrounding areas, thereby resulting in safety hazards. Further evaluation of this issue in the Draft EIR is not required.

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

Less Than Significant Impact. The Draft EIR will discuss alternative transportation systems and facilities that are present near the site and any that would be provided by the Project. It will also evaluate the potential demand for these facilities from Project users.

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?**

- 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?**

Potentially Significant Impact. The Project would require provision of new utilities and services systems to the currently undeveloped Project site. The Project would implement new storm drain system improvements including storm water detention and treatment systems; new sewer connectors; domestic water connectors; recycled water; and gas, electrical, communication, and CCTV services. In addition the Project may include a potential sewer lift station and force main. Further evaluation of these issues and potential mitigation, if applicable, will be provided in the EIR.

- 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 Project would generate waste water and would use potable water during the construction and operation. The Project would also implement new water system connectors and wastewater connectors to existing infrastructure. Coordination with the water providers and wastewater treatment provider will be conducted to ensure that the Project would not result in significant impacts. These issues will be further discussed in the Draft EIR, and mitigation measures will be applied as necessary.

- 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 with Mitigation. The Project would generate solid waste and a demand for solid waste disposal services. The Draft EIR will discuss solid waste collection and disposal services needed by the Project and will evaluate existing landfill capacity to meet the demands of the Project based on consultation with OC Waste & Recycling. Project compliance with the California Integrated Waste Management Act (AB 949), the California Mandatory Commercial Recycling Law (AB 341), the Irvine General Plan Integrated Waste Management Element, and other applicable solid waste regulations will also be evaluated.

18. MANDATORY FINDINGS OF SIGNIFICANCE

- 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?**

Potentially Significant Impact. The Project's impacts on cultural and biological resources will be evaluated in the Draft EIR. The analysis will include potential for degradation of the quality of the environment; potential for substantial reduction in the habitat of a fish or wildlife species; potential for the fish or wildlife population to drop below self-sustaining levels; potential threats to the elimination of a plant or animal community; potential reduction in the number of or restriction in the range of a Rare or Endangered plant or animal; and/or potential elimination of important examples of the major periods of California history or prehistory.

- 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.)**

Potentially Significant Impact. A number of developments and improvements are proposed near the site that may lead to cumulatively significant impacts when considered with the Project. The cumulative impacts of the Project and other related projects will be analyzed in the Draft EIR.

- 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, GHG emissions, noise, traffic, hazards and hazardous materials, and land use. Because of the potential for significant adverse effects, a Draft EIR will be prepared for the Project.

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