

CEQA INITIAL STUDY

**VIA TERRACALETA
PLANNING APPLICATION PA 19-0100
VESTING TENTATIVE TRACT MAP 17306
INITIAL STUDY PA No. 19 01-0100**

Prepared for:



**County of Orange
OC Public Works, Planning
300 North Flower Street
Santa Ana, CA 92703-4048**

Prepared by:

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Table of Contents

Chapter 1: Introduction	1
<u>1.1</u> Project Title	1
<u>1.2</u> Lead Agency Name Address	1
<u>1.3</u> Lead Agency Contact Person Telephone Number Email	1
<u>1.4</u> Project Location	1
<u>1.5</u> Project Sponsor's Name Address	1
<u>1.6</u> General Plan Specific Plan Designation(s)	1
<u>1.7</u> Zoning District(s)	1
<u>1.8</u> Description of project	5
<u>1.9</u> Surrounding Land Uses and Setting	5
<u>1.10</u> Other public agencies whose approval is required	5
<u>1.11</u> California Native American consultation	8
Chapter 2: Environmental Determination	9
Chapter 3: Project Description	10
<u>3.1</u> Introduction	10
<u>3.2</u> Environmental Setting and Surrounding Land Uses	10
<u>3.3</u> Construction Activities	11
<u>3.4</u> Site Improvement Characteristics	11
<u>3.5</u> Building Characteristics	12
<u>3.6</u> Infrastructure Characteristics	12
<u>3.7</u> Project Design Features	12
<u>3.8</u> Offsite Improvements	13
<u>3.9</u> Project Schedule and Phases	13
<u>3.10</u> Change in Land Use Controls	13
<u>3.11</u> Related Projects	13
Chapter 4: Environmental Evaluation	15
<u>4.1</u> Analysis Methodology	15
<u>4.2</u> Environmental Factors Potentially Affected	15
<u>4.3</u> Thresholds of Significance	16
<u>4.4</u> Environmental Baseline	16
<u>4.5</u> Aesthetics	17
<u>4.6</u> Agriculture and Forestry Resources	19
<u>4.7</u> Air Quality	21
<u>4.8</u> Biological Resources	24
<u>4.9</u> Cultural	26
<u>4.10</u> Energy	27
<u>4.11</u> Geology and Soils	28
<u>4.12</u> Greenhouse Gas Emissions	31
<u>4.13</u> Hazards and Hazardous Materials	31
<u>4.14</u> Hydrology and Water Quality	33
<u>4.15</u> Land Use and Planning	36
<u>4.16</u> Mineral Resources	37
<u>4.17</u> Noise	38
<u>4.18</u> Population and Housing	39
<u>4.19</u> Public Services	40
<u>4.20</u> Recreation	41
<u>4.21</u> Transportation	42
<u>4.22</u> Tribal Cultural Resources	43
<u>4.23</u> Utilities and Service Systems	44
<u>4.24</u> Wildfire	46
<u>4.25</u> Mandatory Findings of Significance	47
Chapter 5: Summary of Mitigation Measures and Project Design Features	50
Chapter 6: References	51

List of Figures

Figure 1: Regional Location 2
Figure 2: Vicinity Location 3
Figure 3: Aerial View 4
Figure 4: Site Photos..... 6
Figure 5: Tentative Tract Map No. 17306 7
Figure 6: Related Projects..... 14

List of Tables

Table 1: Public Agency Approvals 5
Table 2: Environmental Determination..... 9
Table 3: Surrounding Land Uses 10
Table 4: Related Projects..... 13
Table 5: Environmental Factors Potentially Affected 15
Table 6: Related Projects..... 48

Chapter 1: Introduction

The purpose of this Initial Study is to evaluate the potentially significant environmental impacts associated with implementing the proposed project. The Initial Study is organized in to the following chapters:

- Chapter 1: Introduction
- Chapter 2: Environmental Determination
- Chapter 3: Project Description
- Chapter 4: Environmental Evaluation
- Chapter 5: Summary of Mitigation Measures and Project Design Features
- Chapter 6: References

1.1 Project Title

Via Terracaleta

1.2 Lead Agency Name | Address

County of Orange
OC Development Services/Planning
300 N. Flower Street, 1st Floor
Santa Ana, California 92702-4048

1.3 Lead Agency Contact Person | Telephone Number | Email

Kevin Canning, Contract Planner
Telephone: 714-667-8847
Email: Kevin.Canning@ocpw.ocgov.com

1.4 Project Location

The project site is located in Coto de Caza in southeast Orange County as shown in Figure 1, Regional Map. Specifically the project is located at 2 Via Terracaleta as shown on Figure 2, Local Vicinity Map. Figure 3, Aerial Photo, shows an aerial of the project site and surrounding land uses.

1.5 Project Sponsor's Name | Address

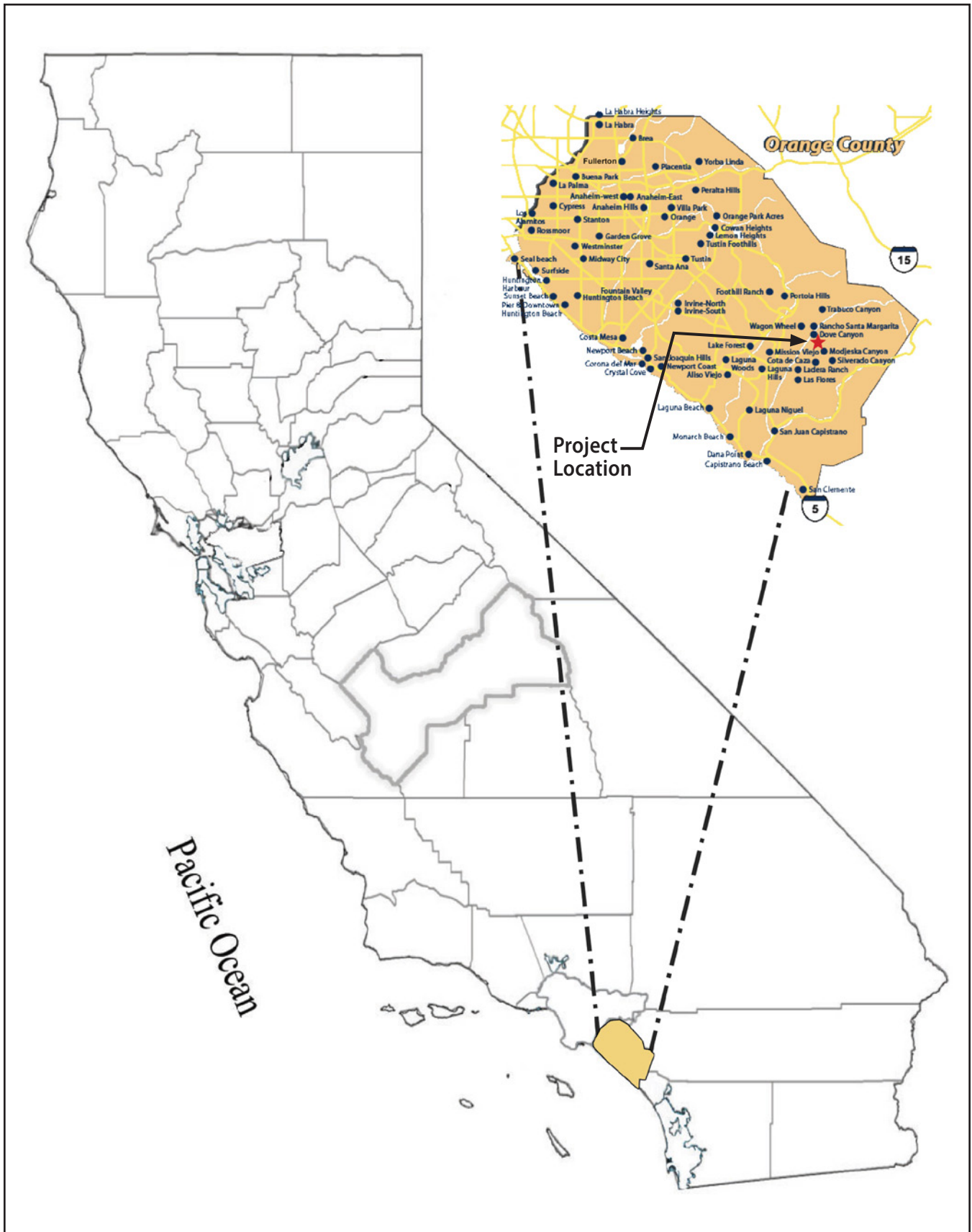
2 Via Terracaleta LLC
27452 Paseo Boveda
San Juan Capistrano, CA 92675

1.6 General Plan | Specific Plan Designation(s)

General Plan designation: Suburban Residential (0.5 - 18 DU/Ac.)
Specific Plan designation: Coto de Caza

1.7 Zoning District(s)

Zoning District designation: Coto de Caza Specific Plan (3rd Amendment)



Source: Phil Martin & Associates, Inc.



Figure 1
Regional Map

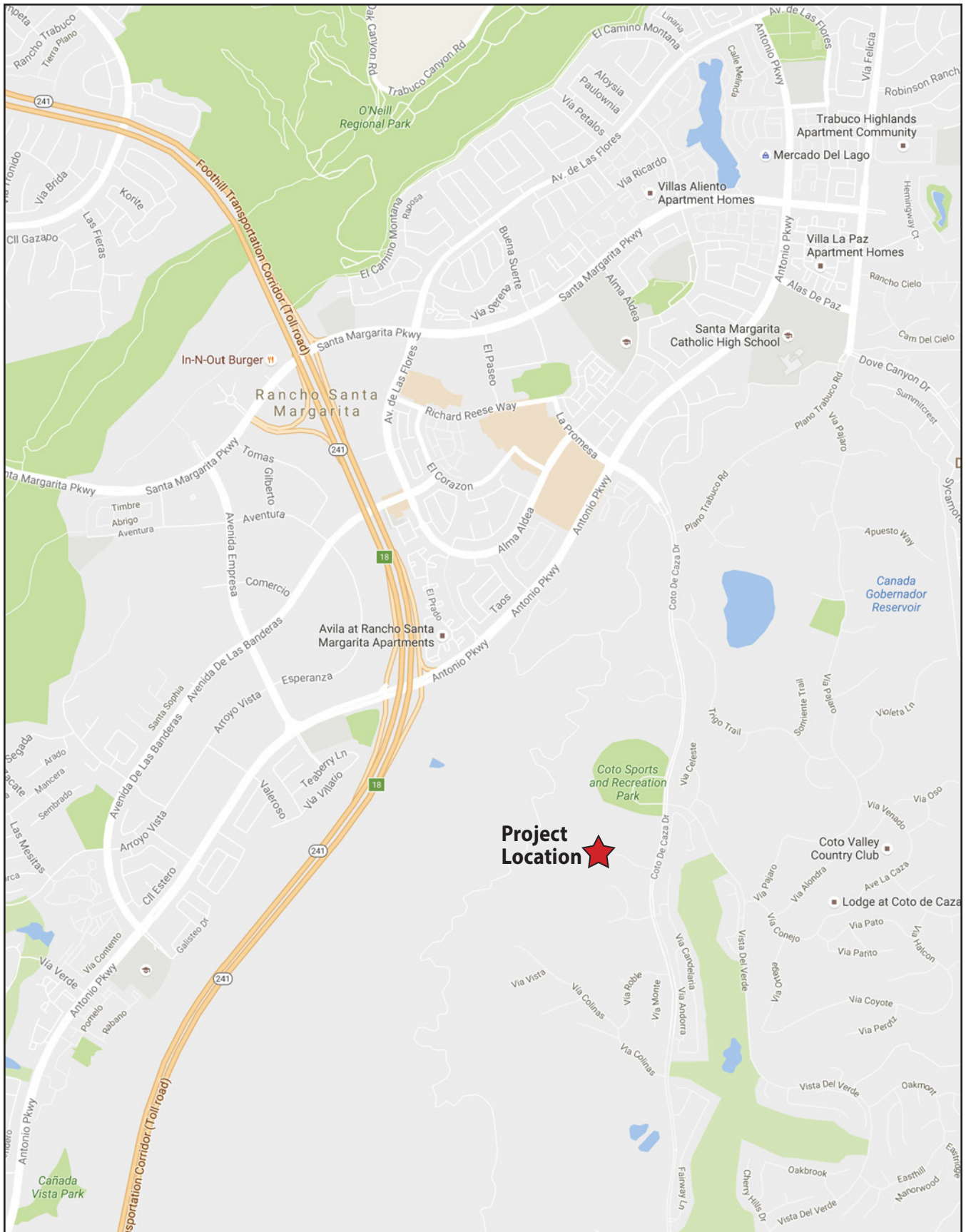


Figure 2
Local Vicinity Map



Source: Google Earth



Figure 3
Aerial Photo

1.8 Description of project

The project applicant, 2 Via Terracaleta LLC, proposes to subdivide the 16.1-acre site into seven lots to allow the development of six new residential units, and to demolish the existing single-family residence on the site and construct a new replacement residence. The project application includes Tentative Tract Map No. 17306 to subdivide the property into seven lots, including the existing single-family residence that is located on Lot 1.

2 Via Terracaleta LLC, will construct all required utility infrastructure to the six new lots, including a new domestic water line in Via Terracaleta that is parallel to an existing 8-inch water line, the extension of Via Terracaleta from the existing cul-de sac to the six new proposed lots, a recycled water system, the extension of an existing 8-inch sewer line in Via Terracaleta to serve the project, and the extension of an existing 8-inch storm drain in Via Terracaleta to serve the project. An existing 5.4-acre Resource Preservation Area (RPA) in the northern area of the site and maintained by the CZ Master Homeowners Association would be expanded by an additional 6.4-acres (0.3-acres of additional RPA and 6.1-acres of Scenic Easement Area) for a total of 11.8-acres of permanent open space on the site. The 11.8-acres represents approximately 67% of the site that would be protected by a permanent open space easement. The proposed Via Terracaleta Estates Homeowners (Sub) Association would be responsible for the operation and maintenance of the 11.8-acres of permanent open space. Some of the 11.8-acres would be used for wildland fire management and fuel modification as well as storm water retention and water quality management. No buildings or structure would be allowed in the permanent open space. The streets within the project will be private and maintained by the Via Terracaleta Estates Homeowners (Sub) Association. The project will require approximately 25,200 cubic yards of grading and balanced on-site. All of the residential units will have fire sprinklers. The project is scheduled to begin construction in the first quarter of 2020 and completed by the end of 2021. Photographs of the existing uses on the site are shown in Figure 4, On-Site land uses. The proposed Tentative Tract Map No. 17306 is shown in Figure 5.

1.9 Surrounding Land Uses and Setting

The land uses on the existing 16.1-acre site include an existing single-family detached residence with a koi pond, an equestrian riding arena, horse corrals and paddock, tennis court, an outdoor party building with bar-b-que and a former golf fairway and green. The surrounding land uses include open space to the north and east, a single-family residence and open space to the west and single-family detached residences to the south. All of the surrounding land uses surrounding the site are in the Coto de Caza community in the County of Orange.

1.10 Other public agencies whose approval is required

Table 1 below provides a list of required and anticipated public agency approvals that are associated with the Project.

Table 1: Public Agency Approvals

Body	Action
County of Orange	Approval of PA19-0100 and Tentative Tract Map No. 17306 Certification of EIR No. 632
State Water Resources Control Board	General Construction Activity NPDES Permit



A. Site entrance from Via Terracaleta



B. Horse paddocks at north area of site



C. Looking south from horse paddocks at tennis court, riding area, barbecue area



D. Koi pond

1.11 California Native American consultation

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? Tribal letters will be mailed to all tribes that have formally invited consultation with the County in compliance with 21080.3.1.

Chapter 2: Environmental Determination

Based on the analysis conducted in this Initial Study, the County of Orange, OC Public Works, Planning, as the Lead Agency, has made the following determination:

Table 2: Environmental Determination

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
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 or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>
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.	<input type="checkbox"/>
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to the State CEQA Guidelines and the County's adopted Local CEQA Guidelines. The proposed project is a component of the whole action analyzed in the previously adopted/certified CEQA document.	<input type="checkbox"/>
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project which are documented in this addendum to the earlier CEQA document (CEQA §15164).	<input type="checkbox"/>
I find that the proposed project Has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. However, there is important new information and/or substantial changes have occurred requiring the preparation of an additional CEQA document (ND or EIR) pursuant to CEQA Guidelines Sections 15162 through 15163.	<input type="checkbox"/>

Kevin Shannon
Signature

June 7, 2019
Date

Kevin Shannon
Printed Name

Chapter 3: Project Description

3.1 Introduction

The project applicant proposes to subdivide the 16.1-acre site into seven lots to allow the development of six new residential units and demolish the existing single-family residence on the site and construct a new replacement residence. The project application includes Tentative Tract Map No. 17306 to subdivide the property into seven lots, including the existing single-family residence that is located on Lot 1.

The project objective is to entitle and improve the property, demolish an existing single-family residence and construct seven new single-family detached residences.

3.2 Environmental Setting and Surrounding Land Uses

The surrounding land uses are described in Table 3, Surrounding Land Uses.

Table 3: Surrounding Land Uses

Direction	Land Use(s)
North	Open space
East	Open space
West	Single-family residence and open space
South	Single-family residences

Source: OC Public Works, Development Services/Planning.

Project Site Environmental Setting

The project site consists of approximately 16.1-acres of residential property located at the end of the cul-de-sac of Via Terracaleta. A single-family detached residence is located on the property closest to Via Terracaleta and a koi pond, an equestrian riding arena, horse corrals and paddock, tennis court, an outdoor party building with bar-b-que and a former golf fairway and green on located on the central and northern areas of the site. An existing 5.4-acre Resource Preservation Area (RPA) is located in the northern area of the site and maintained by the CZ Master Homeowners Association. The topography on the site ranges from approximately 930 feet above mean sea level at the Via Terracaleta cul-de-sac to approximately 1,275 feet above mean sea level in the northeast corner of the site. A stand of citrus trees is located at the southern project boundary near the middle of the site and no longer actively maintained.

Site Vicinity Environmental Setting

The project is located in the northwest area of Coto de Caza on the west side of Coto de Caza Drive. The environment in the general site vicinity includes single-family detached residences and vacant open space. Approximately a quarter mile north of the project is the Coto Sports and Recreation Park that includes baseball and softball fields, basketball courts, playground equipment and picnic areas.

Site Regional Environmental Setting

The project is located in Coto de Caza, which is a private community totaling approximately 4,929-acres. Coto de Caza is located in southeast Orange County and includes significant natural features including riparina habitat, oak groves, wildlife corridors and two major open space ridgelines along the east and west boundaries of the community.

3.3 Construction Activities

- Construction Staging and Lay-Down Area(s) - All construction staging and laydown areas will be on-site.
- Temporary roadway or travel lane closures - Via Terracaleta will be temporarily closed to one-way traffic during the construction of a water line in Via Terracaleta.
- Equipment Roster - Unknown at this time.
- Soil Balance - The project will require approximately 25,200 cubic yards of grading and balanced on-site.
- Utility relocation(s) - All utilities, including sewer, water, storm drain, cable, natural gas, electricity and telephone will be extended from the cul-de-sac at Via Terracaleta to each lot.

3.4 Site Improvement Characteristics

- Site Plan - The proposed tentative tract map is shown in Figure 5
- Landscaping – Approximately 11.8-acres of the site will be retained in permanent open space associated with the existing natural On-site vegetation
- Landscaping – A landscape plan with a plant palette has not been prepared at this time.

- Signage
 - Monument Sign – The project does not propose any monument signage
 - Way-Finding Sign(s) – The project does not propose any way-finding signage
 - Pole Sign(s) – The project does not propose any pole signage

- Walls and Fencing
 - Height (for front, side, and rear yards) – Twelve retaining walls varying in height from three to six feet and constructed of concrete blocks will be constructed throughout the site to allow development of the residential lots and the extension of Via Terracaleta on the site.
 - Materials (for front, side, and rear yards)

- Vehicular Access
 - Number of Offsite Access Points – The project site has one access point, which is Via Terracaleta. The project does not have any off-site points of access.
 - Primary Access – Via Terracaleta
 - Secondary Access – No secondary access points
 - Emergency Access – Via Terracaleta
 - Commercial Delivery Access and Loading Zone – Via Terracaleta provides site access for all commercial deliveries.

- Vehicular Parking Spaces
 - Covered – The number of covered parking spaces will be determined at the time each residential unit is designed in the future.
 - Uncovered - The number of covered parking spaces will be determined at the time each residential unit is designed in the future.
 - Garage – Garage parking will be determined at the time each residential unit is designed in the future.
 - Driveway – The location, width and length of driveways will be determined at the time each residential unit is designed in the future.

- On-Street – There will be on-street parking.
- Handicapped – Handicap parking is not required for residential use.
- Electric Charging Stations – each residence will have an electrical charging station.
- Carpool/Vanpool – N.A.

3.5 Building Characteristics

- Buildings – The project proposes the construction of one replacement single-family detached unit and the construction of six new single-family residential units. The number of stories of the residential units is not available at this time. Then number of stories for each residential unit will be determined in the future when individual lots are sold and the lot owner designs a residence for the lot.
- Architectural Theme – the architecture will be Contemporary Mediterranean.
- Lighting
 - Exterior Building Lighting – N.A.
 - Landscape Lighting – N.A.
 - Parking Lot Lighting – N.A.
 - Way-Finding Signage Lighting – N.A.
 - Monument Sign Lighting – N.A.

3.6 Infrastructure Characteristics

- Storm Water
 - Retention Basin(s) - None
 - Detention Basin(s) – The project proposes five on-site modular wetland systems
 - Conveyance Facilities - None
 - Off-Site Receiving Waters - (if applicable) – Project generated stormwater will be collected and discharged into the Canada Gobernadora Multipurpose Basin located adjacent to Canada Gobernadora Creek located at the southern end of Coto de Caza.
- Wet Utilities
 - Domestic Water Supply – Santa Margarita Water District (SMWD) will provide potable water to the project.
 - Wastewater Conveyance – SMWD will provide a wastewater collection system for the project.
 - Wastewater Treatment – SMWD will treat the wastewater generated by the project at its Chiquita Water Treatment Plant located at 28793 Ortega Highway in San Juan Capistrano.
- Dry Utilities
 - Electricity – Southern California Edison will provide electricity to the project.
 - Natural Gas - Southern California Gas Company will provide natural gas to the project.
 - Cable – Cox Communications will provide cable service to the project.
 - Telephone – AT&T will provide telephone service to the project.

3.7 Project Design Features

Via Terracaleta will be extended onto the site from the existing cul-de-sac to serve the project. Nine retaining walls will be constructed throughout the site to allow the construction of the extension of Via Terracaleta. Retaining walls varying in height from three to six feet will be constructed on lots 1, 2, 3, 5,

6 and 7 to allow the construction of the lots and other site improvements. The pad elevations of the lots are designed to minimize their visibility from adjacent residential areas.

3.8 Offsite Improvements

An 8-inch water line parallel to the existing 8-inch water line in Via Terracaleta will be constructed to provide a loop water system in Via Terracaleta.

3.9 Project Schedule and Phases

The project will be completed in one phase and scheduled to begin construction in the first quarter of 2020 and completed by the end of 2021.

3.10 Change in Land Use Controls

The project does not propose and will not require any change to the Coto de Caza Specific Plan to allow the project as proposed.

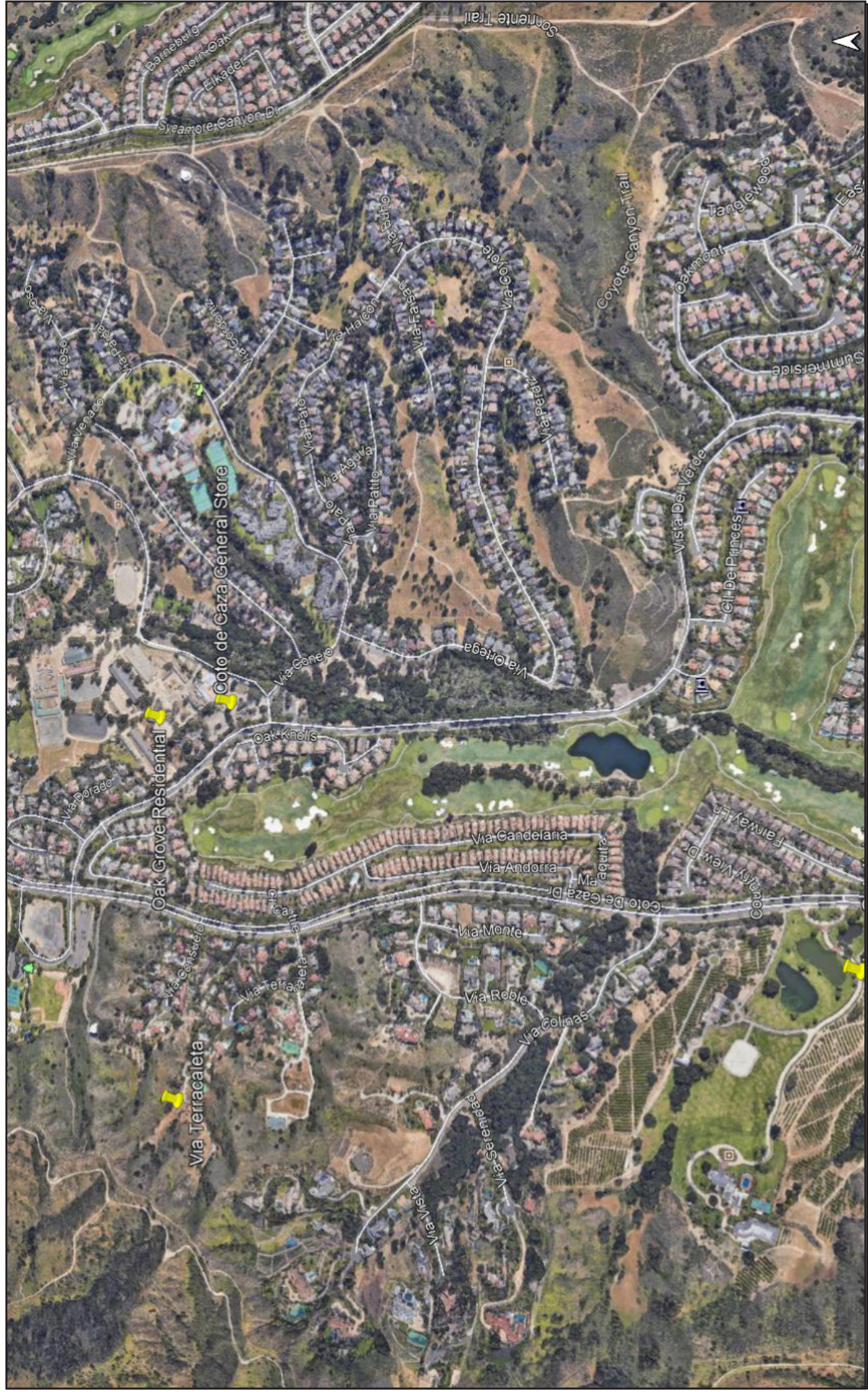
3.11 Related Projects

The applicable related projects are listed below in Table 4 and their locations shown in Figure 6.

Table 4: Related Projects

Map ID	Project Name	Land Use	Statistical Data	Status
1.	Coto de Caza General Store	Commercial	Retail – 16,704 square feet	Approved
2.	Coto de Caza Oak Grove	Residential	13 S.F. units	Proposed
3.	Lyon Estate Subdivision	Residential	24 S.F. units	Approved

Source: OC Public Works, Development Services/Planning.



Source: Google Earth



Figure 6
Related Projects

Chapter 4: Environmental Evaluation

4.1 Analysis Methodology

Analysis of potentially significant impacts of each of the environmental factors identified in Table 5 below is based on the project site environmental setting, project description, and the sample questions/thresholds of significance. Potentially significant impacts that are reduced below the level of significance by sample questions/thresholds of significance will detail how the potentially significant impact is reduced. Potentially significant impacts that are unable to be reduced below the level of significance will detail the various mitigation options applied and why none would reduce the impact.

The analysis will consider the whole of the actions and include the following:

- Onsite impacts
- Offsite impacts
- Short-term construction impacts
- Long-term operational impacts
- Direct impacts
- Indirect impacts
- Cumulative impacts

4.2 Environmental Factors Potentially Affected

This document incorporates the Environmental Checklist Form from Appendix G of the CEQA Guidelines. Table 5 below lists the environmental factors that are evaluated in this document. Environmental factors that are checked contain at least one impact has been determined to be a “Potentially Significant Impact.” Environmental factors unchecked indicate that impacts were determined to have resulted in no impacts, less than significant impacts, or less than significant impacts with mitigation measures or County Standard Conditions of Approval incorporated into the Project.

The environmental factors of Agriculture & Forestry Resources, Land Use & Planning, Mineral Resources, Population & Housing, and Recreation did not contain potentially significant impacts. Because of this these environmental factors will be only summarized in the EIR but will not be analyzed.

Table 4: Environmental Factors Potentially Affected

<input checked="" type="checkbox"/> Aesthetics (4.5)	<input type="checkbox"/> Mineral Resources (4.16)
<input type="checkbox"/> Agriculture & Forestry Resources (4.6)	<input checked="" type="checkbox"/> Noise (4.17)
<input checked="" type="checkbox"/> Air Quality (4.7)	<input type="checkbox"/> Population & Housing (4.18)
<input checked="" type="checkbox"/> Biological Resources (4.8)	<input checked="" type="checkbox"/> Public Services (4.19)
<input checked="" type="checkbox"/> Cultural Resources (4.9)	<input type="checkbox"/> Recreation (4.20)
<input checked="" type="checkbox"/> Energy (4.10)	<input checked="" type="checkbox"/> Transportation (4.21)
<input checked="" type="checkbox"/> Geology and Soils (4.11)	<input checked="" type="checkbox"/> Tribal Cultural Resources (4.22)
<input checked="" type="checkbox"/> Greenhouse Gas Emissions (4.12)	<input checked="" type="checkbox"/> Utilities & Service Systems (4.23)
<input checked="" type="checkbox"/> Hazards & Hazardous Materials (4.13)	<input checked="" type="checkbox"/> Wildfire (4.24)

<input checked="" type="checkbox"/> Hydrology & Water Quality (4.14)	<input checked="" type="checkbox"/> Mandatory Findings (4.25)
<input type="checkbox"/> Land Use & Planning (4.15)	

4.3 Thresholds of Significance

Thresholds of significance are identifiable quantitative, qualitative or performance level standards of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by a Lead Agency and compliance with which means the effect will normally be determined to be less than significant (Guidelines §15064.7(a)).

The County has not adopted specific thresholds of significance and rather relies upon the specific questions relating to the topical environmental factors listed in Appendix G of the State CEQA Guidelines to assist in the determination of a potentially significant impact. The County may, depending on the circumstances of a particular project, use specific thresholds of significance on a case-by-case basis as provided by CEQA Guidelines Section 15064.7(b).

4.4 Environmental Baseline

To adequately determine the significance of a potential environmental impact, the environmental baseline must be established. Guidelines Section 15125(a) states in pertinent part that the existing environmental setting will normally constitute the baseline physical conditions that will assist the County in a determining if an impact is significant.

Therefore, the environmental baseline for this Project constitutes the existing physical conditions as they exist at the time that the environmental process commenced.

4.5 Aesthetics <i>Except as provided in Public Resources Code Section 21099, would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response to Question a): Less Than Significant Impact. There are no State or County designated scenic vistas either adjacent to or within direct view of the site and would be impacted by the project.

The project would change and transform the area of the site that has not previously been disturbed from disturbed and undisturbed open space and urban open space to the development of six new single-family detached residential units and the demolition and replacement of an existing single-family detached unit. An on-site designated Primary Ridgeline by the Coto de Caza Specific Plan extends along, and parallels the northwest project boundary and would not be disturbed by the project. There are three Secondary Ridgelines on the site including ridgelines that extend along both the north and south project boundaries and a third that extends through the middle of the site approximately 550' from the Major Ridgeline along the northwest project boundary southeasterly for approximately 550'. All three Secondary Ridgelines are proposed to be protected and not graded or developed.

A designated Resource Preservation Area (RPA) by the Coto de Caza Specific Plan that totals approximately 5.4-acres in the northern portion of the site would be expanded by approximately 6.4-acres for a total of 11.8-acres of RPA. Like the existing RPA, the expanded RPA would be maintained by the CZ Master

Homeowners Association. No buildings, structures or grading would be allowed within the newly dedicated RPA. However, facilities such as public utilities, flood control and water management facilities, riding and hiking trails, habitat creation and/or resource management, fuel modification, firefighter or other emergency access and similar types of public safety, health and welfare facilities are allowed in the RPA.

All project grading would be outside the proposed RPA. The project would preserve and expand the RPA and protect the existing scenic areas of the site, including the Primary and Secondary ridgelines. The project would not significantly impact any designated scenic resources on the site or have any significant scenic vista impacts.

Response to Question b): Less Than Significant Impact. There are no state designated scenic highways and no scenic resources such as trees, rock outcroppings, or historic buildings within a state scenic highway either adjacent to or visible from the site that would be removed or altered by the project.

There are no designated County Landscape Corridors or Viewscape Corridors either on or within close proximity to the site. The closest Landscape Corridor is Antonio Parkway that is approximately three-quarters of a mile northwest of the site. The closest Viewscape Corridor is approximately 600 feet of Plano Trabuco that extends south from Santa Margarita Parkway to Dove Canyon Drive. Neither corridor is visible from the site.

The project would not have an impact to any scenic resources such as trees, rock outcroppings, or historic buildings in a State scenic highway.

Response to Question c): Potentially Significant Impact. The project as proposed would change the visual character of the project site from a single-family residence and open space to a development with six new single-family residential units, the extension of Via Terracaleta and the construction of other required site improvements. The EIR will evaluate the consistency of the project with the design guidelines for residential use in the Coto de Caza Specific Plan. Additionally, the EIR will analyze the impacts of the project from any publically accessible viewpoints within Coto de Caza.

Response to Question d): Less Than Significant Impact. The project would introduce new sources of light and glare and increase the intensity of light and glare on and off the site compared to the existing condition of a single-family residence, tennis court, patio and bar-b-que, horse riding arena and koi pond. Some areas of the site that are currently in natural open space would be developed and generate new sources of light and glare.

The sources of light by the project include interior and exterior lights of the residential units, streetlights along the extension of Via Terracaleta from the existing cul-de-sac and automobile headlights. The new sources of glare would be from metal trim and surfaces on the exterior of the residential units and glazing from both the residential units and automobiles.

The new sources of light and glare and the intensity of that light and glare would be typical and not any different of the light and glare generated by the existing single-family residences in the immediate project area. The project generated light and glare would not be significantly greater and more intense than light and glare from other existing single-family detached residential units in Coto de Caza. Therefore, while the project would increase the intensity of light and glare compared to the existing condition, the light

and glare impacts of the project would not significantly impact existing residences adjacent to or in the immediate vicinity of the project.

4.6 Agriculture and 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 the 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:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code 12220 (g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51004)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 forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to Question a): No Impact. The project site is developed with a single-family residence, tennis court, a horse riding arena, swimming pool, and bar-b-que area. A small private citrus orchard is no longer actively maintained. There are no agricultural uses either on or adjacent to the site. The site is designated “Urban and Built-Up Land” by the State of California Department of Conservation Orange County Important Farmland 2016 map and the open space adjacent to the site is designated “Other Land”, which is land that is not included in any other mapping category.¹ The project would not convert prime, unique, or farmland of statewide importance to non-agricultural use and impact farmland.

Response to Question b): No Impact. The project site is not in a Williamson Act contract. The Low Density residential land use designation for the site by the Coto de Caza Specific Plan does not anticipate agricultural use that would allow a Williamson Act contract for the site. The project would not conflict with any existing agricultural use or a Williamson Act contract.

Response to Question c): No Impact. There is no timber or forests either on or adjacent to the project site. The project site is designated Low Density residential land use by the Coto de Caza Specific Plan and does not allow timberland production. The project does not propose to change the existing land use to a land use that would allow timber production. The project would not conflict with and impact any forest land or timberland zoning.

Response to Question d): No Impact. See Response to section “4.6.c)” above.

Response to Question e): No Impact. As stated in section “4.6.a)” above, there are no agricultural activities either on or adjacent to the site. The project would not result in the loss of any farmland, either individually or cumulatively. The project would not impact farmland.

¹ <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/ora16.pdf>

4.7 Air Quality

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

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Question a): Less Than Significant Impact. The project is located in the South Coast Air Quality Management District (SCAQMD) and the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (SCAB). As a regional agency, SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates actively with all federal and state agencies regarding air emissions.

South Coast Air Quality Management District

The SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines and is directly responsible to reduce emissions from stationary, mobile, and indirect sources. It has prepared a sequence of Air Quality Management Plans (AQMPs) and on June 30, 2016 released its Draft 2016 AQMP, which is a regional blueprint to achieve federal air quality standards and healthful air. On March 23, 2017, the California Air Resources Board (CARB) approved the 2016 AQMP. The primary goal of the AQMP is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. The approved Plan has been forwarded to the U.S. Environmental Protection Agency for review. If approved by EPA, the plan becomes federally enforceable.

The California Environmental Quality Act (CEQA) Guidelines requires a discussion of any inconsistencies between a proposed project and applicable general plans, specific plans and regional plans (CEQA Guidelines Section 15125(d)). The regional plan that applies to the project includes the SCAQMD Air

Quality Management Plan (AQMP). The project must comply with and meet all applicable rules and regulations of the AQMP. A project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both criteria are evaluated below.

CRITERIA 1 – INCREASE IN THE FREQUENCY OR SEVERITY OF VIOLATIONS

Based on the small scale of the project, which includes seven new single-family residential homes, the short-term construction air emission impacts are not anticipated to have any significant air emission impacts based on the SCAQMD regional and local thresholds of significance. Similarly, due to the small scale of the project the long-term operational air emission impacts are also not anticipated to have any significant impacts based on the SCAQMD local and regional thresholds of significance. Therefore, the project would not contribute to the exceedance of any air pollutant concentration standards and is consistent with the AQMP for Criteria 1.

CRITERIA 2 – EXCEED ASSUMPTIONS IN THE AQMP

The emphasis of this criterion is to ensure that the analyses conducted for the project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy prepared by the Southern California Association of Governments (SCAG) (2016) includes chapters on: the challenges in a changing region; creating a plan for our future; and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the County's General Plan Land Use Plan defines the assumptions that are represented in the AQMP.

The project site is designated Low Density Residential (1.0-3.0 dwelling units/acre) by the Coto de Caza Specific Plan. The project proposes seven new single-family detached units, including the replacement of an existing single-family detached residence on 16.11 acres with a density of 2.7 units/acre. The project complies and is consistent with the Low Density Residential land use. Therefore, the project would not exceed the AQMP assumptions for the project site and is consistent with the AQMP for Criteria 2.

Because the project is consistent with both Criteria 1 and 2, the project would not significantly impact the AQMP or any other applicable air quality plan.

Response to Question b): Potentially Significant Impact. The project site is located within the SCAB, which is non-attainment for ozone and PM10 particulate matter. The emissions generated during the construction and operation of cumulative projects in the area along with the proposed project could

further degrade the local air quality, as well as the air quality of the SCAB. The greatest cumulative impact on the regional air quality is the incremental addition of pollutants mainly from increased traffic by residential, commercial, and industrial development and the use of heavy equipment and trucks to construct these projects. Air quality would be temporarily degraded during construction activities that occur separately or simultaneously. In addition, transportation and operational air emissions could impact air emission thresholds and further impact ozone and PM10 particulate matter in the SCAB that is non-attainment for these air emissions. An air quality study will be prepared and included in the EIR to identify the short- (construction) and long-term (operational) air emissions associated with the project and determine if the project would have cumulative considerable criteria pollutant impacts for the SCAB.

Response to Question c): Potentially Significant Impact. Sensitive receptors are those who are sensitive to air pollution and include children, elderly, and persons with preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours, such as residences, hospitals, or convalescent facilities. The closest sensitive receptors to the project site are the existing residents on Via Terracaleta southeast and south of the project, the residents on Via Consuelo approximately 400 feet to the northeast and residents on Via Colinas approximately 400 feet to the southwest.

The sensitive receptors closest to the project could be impacted by both short- and long-term air emissions generated by the project. Therefore, an air quality study will be prepared and included in the EIR that analyses the project's short- (construction) and long-term (operational) air emissions and determine if the project generated air emissions would exceed SCAQMD emission thresholds and impact existing sensitive receptors within close proximity to the project.

Response to Question d): Potentially Significant Impact. Potential sources for odors during project construction include the application of materials such as asphalt pavement and diesel exhaust emissions from the operation of on-site diesel powered construction equipment. The objectionable odors that would be generated during the construction process would be short-term and any odor emissions would cease upon the drying or hardening of the odor producing materials (asphalt pavement) or ceasing operation of the diesel construction equipment. Although short-term project construction emissions would disperse from the project site, odors from the operation of the construction equipment could be objectionable and impact sensitive receptors. There are not any long-term operational odors that would be generated by the proposed residential units that would be different from or greater than other similar residential development in Coto de Caza and impact sensitive receptors. An air quality study will be prepared and included in the EIR that will identify short-term project generated odor emissions and if they would impact sensitive receptors adjacent to and within close proximity of the project.

4.8 Biological Resources*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response to Question a): Potentially Significant Impact. The project site was surveyed by a biologist in 2016 and a biology report was prepared with the results of the survey. Based on the report, the project site is developed with non-native urbanized landscaping and a mix of coast live oak woodland, California sagebrush scrub, California sagebrush - California buckwheat scrub, coast prickly pear scrub, poison oak scrub, scrub oak chaparral, foothill needle-grass grassland, former citrus orchard, landscape ornamental, mustard, and disturbed/developed. The biology report also identified federal and state special status plants, federal threatened wildlife species and California Department of Fish and Wildlife species of special concern with the potential to occur on the site. The 2016 biology report will be updated to reflect the current conditions on the site and the results of the report thoroughly discussed and analyzed in the EIR.

Response to Question b): Potentially Significant Impact. The project site was surveyed in 2016 and based on that survey there is no riparian habitat on the site. However, as discussed in section “4.8.a)” above, based on the biology report that was prepared for the site there are natural plant communities on the site. The project site is located within Subarea 3 of the Orange County Southern Subregion Habitat Conservation Plan (SSHCP) and the project could impact natural plant communities that are protected by the SSHCP. The 2016 biology report will be updated and the results of the updated report will be presented in the EIR and identify if the project would substantially impact any natural communities on the project site.

Response to Question c): No Impact. Based on the 2016 biology report there are no wetlands, streams, or other aquatic features on the site. As discussed in sections “4.8.a) and b)” above, the 2016 biology report will be updated to confirm there are no state or federally protected wetlands or other aquatic features on the site and the information discussed in the EIR.

Response to Question d): Less Than Significant Impact. The 2016 biology report identified the local movement of large mobile animals on the hiking trail along the ridgeline on the western project boundary. The open space north and west of the project site likely allows for movement of larger or more mobile animals such as deer, raccoons, coyotes, bobcats and squirrels. However, the biology report stated that due to its location in a suburban edge, the project site does not serve as a wildlife corridor. The 2016 biology report will be updated to reflect the current site conditions and discuss whether or not the project site serves as a wildlife corridor. The updated biology report will also determine if the project serves as a wildlife nursery, which based on the 2016 biology report, the site did not serve as a nursery site.

Response to Question e): Less Than Significant Impact. There are both native and introduced non-native trees on the site that are part of the on-site landscaping. Because the project is not located within the Coto South Ranch Area Plan the removal of any native coast live oak trees are not subject to the protection by the Coto Oak Tree Preservation Guidelines or any other County policy or ordinance that would prohibit their removal. The project would not impact any local policies that protect biological resources, including trees.

Response to Question f): Potentially Significant Impact. The project site is located within Subarea 3 of the SSHCP. Based on the 2016 biology report the coastal cactus wren and the coastal California gnatcatcher were present on the site. The coastal cactus wren is designated as a California Department of Fish and Wildlife (CDFW) California Species of Special Concern (SSC) and a target species for conservation in the Subarea 3 of the SSHCP. The coastal California gnatcatcher is designated as a federally threatened species and a CDFW SSC. The project site also has various plant communities, including non-coastal sage scrub such as Coast Live Oak Woodland, Purple Needlegrass Grassland, and Scrub Oak Chaparral that could be impacted. The 2016 biology report will be updated and based on the updated report the EIR will analyze the projects direct and indirect biological resource impacts with Subarea 3 of the SSHCP.

4.9 Cultural Resources

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §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) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to Question a): No Impact. The existing single-family residence, tennis court, former golf fairway and green, equestrian facilities, paved roadways, decorative landscaping, and fencing that occupy the site were constructed in 1991. Because the residence is less than 50 years old, it is not eligible for designation as a historical resource pursuant to CEQA Guidelines section 15064.5. The demolition of the existing single-family residence and other site improvements would not have any historic resource impacts.

Response to Question b): Potentially Significant Impact. In 2016 the project site was surveyed and a records search conducted for archaeological resources on the site. Based on the site survey and the records search the project site is not known to contain any unique archaeological resources. However, there could be subsurface archaeological resources present that were not visible during the site survey and could be exposed during project grading and construction. The cultural resource report will be updated and the results discussed and analyzed in the EIR to determine if the project could impact archaeological resources on the site.

Response to Question c): No Impact. The project site is not currently used as a formal cemetery and based on the records search that was conducted in 2016 the project site is not known to have been used as a cemetery in the past. Furthermore, the site has not been used in the past for any activities that

could have resulted in human remains being buried on the property. The project would not impact human remains.

4.10 Energy

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to Impact Question a): Less Than Significant Impact. Due to the small scale of the project the energy consumed during both project construction and the life of the project would be less than current South Coast Air Quality Management District (SCAQMD) air emission thresholds. The project contractor would have to comply with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. CARB has adopted an Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other TACs. Compliance with CARBs anti-idling and emissions regulations would result in a more efficient use of construction-related energy and minimize or eliminate wasteful and unnecessary consumption of energy to less than significant.

With respect to solid waste, the project would be required by the County to comply with CALGreen that requires 65% of most construction and demolition waste be diverted from a landfill. In compliance with Assembly Bill 939 (AB 939) the solid waste generated by the project would be recycled and the materials that cannot be recycled hauled to an area landfill. Project compliance with CALGreen and AB 939 would reduce and conserve energy consumption regarding solid waste recycling during both project construction and the life of the project.

California Title 24 Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6, California Energy Code), are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. CALGreen is the California mandatory green building standards code of Title 24 to meet the goals of California to reduce greenhouse gases (GHG). As of January 1, 2011, CALGreen is mandatory for the construction of all new buildings in the state. CALGreen establishes mandatory measures for new residential and non-residential buildings. Such mandatory measures include energy efficiency, water conservation, material conservation, planning and design and overall environmental quality. CALGreen was updated in 2016 to include new mandatory measures for residential as well as nonresidential uses; the new measures took effect January 1, 2017. The project would be required by the County to comply with the applicable provisions of Title 24 and CALGreen to

reduce wasteful, inefficient or unnecessary consumption of energy resources during project construction and the life of the project. Due to the small size of the project and the requirements to meet all applicable energy efficiency measures required by Title 24 and CALGreen the project would not have any wasteful, inefficient or unnecessary consumption of energy resources. Therefore, the project would have less than significant energy resource consumption impacts.

Response to Impact Question b): No Impact. The project would be required by the County to comply with all applicable CALGreen energy conservation measures, including California Code of Regulations, Title 24, Part 6, California Energy Code. The project would not conflict with or obstruct state or local renewable energy or energy efficiency requirements.

4.11 Geology and Soils

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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"/>
f) 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"/>

Response to Impact Question a-i): Less Than Significant Impact. Based on a geotechnical report that was prepared for the project site in 2012 there is not an Alquist-Priolo fault zone either on or adjacent to the site. However, the site, like the majority of southern California, is located in a seismically active area. Ground shaking may occur along active faults in the region and could impact the project.

While there are faults in the region that could generate moderate to significant ground shaking at the site, project compliance with the 2016 California Building Standards Code in terms of seismic design along with building recommendations in the geotechnical report would reduce potential fault impacts to less than significant.

Response to Impact Question a-ii): Less Than Significant Impact. Because the project site is located in southern California and a seismically active area, there is the potential for ground motion at the site. The geotechnical report that was prepared for the project identifies measures to protect the project from strong seismic ground shaking. As with all sites in Coto de Caza, the design and construction of the proposed residential units and site improvement must comply with the 2016 California Building Standards Code along with the incorporation of measures recommended in the geotechnical report to reduce seismic ground shaking to less than significant.

Response to Impact Question a-iii): No Impact. The geotechnical report that was prepared for the project site did not identify the potential for liquefaction on the site. Groundwater was not encountered during the ten soil borings up to 45' in depth that were conducted throughout the proposed development areas of the site. Therefore, the project would not be impacted by liquefaction.

Response to Impact Question a-iv): Potentially Significant Impact. The elevations on the project site range from approximately 1,124' above mean seal level along the northern project boundary to approximately 930' above mean sea level at the eastern project boundary at Via Terracaleta. There are hillsides along the north, south and west project boundaries. Because there are hillsides on the site and adjacent to areas proposed for grading and construction there is the potential for landslides throughout the site. The EIR will analyze the potential for significant landslide impacts and if required recommended mitigation measures to reduce potential significant landslide impacts to less than significant.

Response to Impact Question b): Potentially Significant Impact. The project could generate soil erosion impacts, especially if grading and construction occur during the normal winter months of October through March when rainfall typically occurs throughout southern California. The EIR will analyze the potential for soil erosion impacts and if required identify all applicable soil erosion control measures that can be designed and implemented to reduce and minimize soil erosion impacts during grading and construction to less than significant.

Response to Impact Question c): Potentially Significant Impact. As discussed in section "4.11.a) iv." above the presence of hillsides along the north, south and west project boundaries that are proposed for grading could cause unstable conditions and result in on-site landslides. Other than potential landslides, there are no other known unstable geologic or soil conditions either on or adjacent to the site that would impact the project. The EIR will analyze the potential for landslides with the development of the project and recommend mitigation measures when required to reduce potential landslide impacts.

Response to Impact Question d): Less Than Significant Impact. Based on the geotechnical report that was prepared for the site in 2012 the soil and rock materials on the site are classified as very low to low expansion potential. Therefore, the potential impact for expansive soil impacts is less than significant.

Response to Impact Question e): No Impact. The existing residential unit on the site is served by an existing underground sewer line in Via Terracaleta. Wastewater generated by the existing residence is treated at the Chiquita Wastewater Treatment Plant that is owned and operated by the Santa Margarita Water District (SMWD). The County would require the project to connect to the public wastewater collection and treatment system that is owned and operated by SMWD. The project proposes to connect with the existing wastewater collection system that serves the site and does not propose any alternative wastewater disposal system. The project would not have any septic tank or alternative wastewater disposal impacts.

Response to Impact Question f): Potentially Significant Impact. Although no paleontological resources are known to exist on the site or discovered during the cultural resource site survey, Figure VI-9 of the Resources Element of the County General Plan shows the project site is located in an area of the County with sensitivity for paleontological resources. While there are no known paleontological resources on the site and no fossils have been recovered from the site in the past, paleontological resources could be present in the younger Quaternary alluvial sediment and the deeper Santiago Formation on the site. Therefore, there is the potential for paleontological resources to be uncovered during project grading and construction activities. The EIR will analyze the potential for paleontological resources to exist on the site and the potential impact to the resources if uncovered.

4.12 Greenhouse Gas Emissions <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect 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"/>

Response to Impact Question a): Potentially Significant Impact. Although the project proposes the development of only six new residential units and the replacement of an existing residence, the project generated greenhouse gases (GHGs) would contribute to GHGs and could exceed the SCAQMD draft local agency tier 3 threshold of 3,000 MTCO₂e per year. The EIR will analyze the GHGs generated by the project and determine if the emissions meet and comply with SCAQMD GHG emission thresholds.

Response to Impact Question b): Potentially Significant Impact. The GHG emissions generated by the project could exceed the GHG emissions thresholds established by SCAQMD and if so, impact AB 32, the California Global Warming Solutions Act of 2006. The EIR will analyze the GHG emissions of the project to determine if they meet and comply with SCAQMDs GHG thresholds and AB 32. If required, mitigation measures will be recommended to reduce GHGs to meeting applicable plans and policies.

4.13 Hazards and Hazardous Materials <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Impact Question a): Potentially Significant Impact. There is a small citrus grove in the southern area of the site that was used by previous residents and has since been abandoned. It is possible that pesticides or herbicides may have been used in the past when the citrus grove was actively maintained. The use of pesticides and/or herbicides could be present in the soil and if disturbed could expose construction workers and/or project residents to hazardous material impacts. The EIR will include the results of the Phase I Environmental Site Assessment (ESA) that was prepared to evaluate the underlying soil conditions, including the potential for herbicides and/or pesticides to be present and exceed acceptable levels and impact construction workers and/or project residents.

Response to Impact Question b): Potentially Significant Impact. As discussed in section "4.13. a)" above, there is the potential for the presence of pesticides or herbicides to be released during grading associated with the citrus grove on the site that if present in the soil and disturbed could create a hazard to construction workers and project residents. The EIR will include the results of the Phase I Environmental Site Assessment (ESA) that was prepared for the site with regards to potential hazards if pesticides or herbicides are present on the site. There are no other uses or activities associated with the project that would create or release hazardous materials into the environment.

Response to Impact Question c): No Impact. There are no existing or proposed schools within one-quarter mile of the project. The closest school to the site is Rancho Santa Margarita Intermediate School located at 21931 Alma Aldea and approximately two miles north of the project. The hazardous materials that would be used during project construction (fuel, lubricants, paint) and the cleaning materials that would be used by the project residents to clean and maintain their single-family residence would not impact Ranch Santa Margarita Intermediate School or any other school in the project area due to the distance of a school from the site. The use and storage of cleaning and janitorial materials that are typically used by residents would not impact the school.

Response to Impact Question d): No Impact. Based on the Phase I ESA that was prepared the site is not listed as a hazardous material site on the “Cortese” list pursuant to Government Code Section 65962.5. The project would not have a hazardous impact to the public or environment with the development of the site per Government Code Section 65962.5.

Response to Impact Question e): No Impact. The closest public airport to the site is John Wayne Airport (JWA), which is approximately 17 miles north of the project. JWA has an adopted Airport Environs Land Use Plan (AELUP) that establishes land use policies for noise and safety associated with development within the airport environment. The project is not within two miles of JWA, therefore, the project would not be impacted by noise or safety hazards at JWA.

Response to Impact Question f): Less Than Significant Impact. Based on the Orange County Public Information Map there are no designated Evacuation Zones on or adjacent to the site. Emergency access to the project site would be served by the extension of Via Terracaleta from its terminus of the existing cul-de-sac. The extension of Via Terracaleta to the project would not cause any significant physical interference with emergency response to the site. The extension of Via Terracaleta onto the project would not interfere or significantly impact any designated evaluation routes.

Response to Impact Question g): Potentially Significant Impact. The project site is located within a Very High Fire Hazard Severity Zone.² Because the project is within a designated Very High Fire Hazard Severity Zone, the project would expose project residents and residential homes to a potentially significant impact due to a wildland fire. The EIR will analyze and discuss the potential impacts of the project to a wildland fire and provide mitigation measures if required to reduce impacts.

4.14 Hydrology and Water Quality

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

² http://frap.fire.ca.gov/webdata/maps/orange/fhszl_map.30.pdf

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or through the addition of impervious surfaces, in a manner, which would:				
i) result in substantial erosion or siltation on- or offsite?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response to Question a): Potentially Significant Impact. The project site is under the jurisdiction of the State Water Resources Control Board (State Water Board) for issues related to water quality and in the San Diego Regional Water Quality Control Board region. Grading and the development of the project would alter and change the existing topography and drainage patterns on the site. Project grading and construction could increase soil erosion and potentially impact local and downstream surface and ground water quality. The operation of motor vehicles and other on-site activities including the use of lawn fertilizers, pesticides, etc. could also contribute pollutants to surface and/or ground water and impact

water quality. The EIR will analyze and address the potential impacts of the project on surface and groundwater quality and how the implementation of state required Storm Water Pollution Prevention Plan (SWPPP), Best Management Practices (BMPs), the Water Quality Management Plan (WQMP) and Orange County's Drainage Area Management Plan (DAMP) would impact water quality associated with the project.

Response to Question b): Less Than Significant Impact. The proposed development of seven new single-family residential units is not anticipated to substantially decrease groundwater supplies. Potable water would be provided by the Santa Margarita Water District whose water supply is almost entirely from the Metropolitan Water District (MWD) and not local groundwater. The proposed open space of the project would continue to provide pervious land for rainfall percolation and local groundwater recharge and not significantly impact the local groundwater basin.

Response to Question c-i): Potentially Significant Impact. As discussed in section "4.14.a)" above, silt could be generated from the site during project grading and construction, especially if construction occurs during the winter months from October through March when rainfall typically occurs in southern California. The County would require the project developer to prepare a SWPPP in accordance with California State Water Resources Control Board (State Water Board), Construction General Permit Order 2009-0009-DWQ, National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS618030 (Permit). The SWPPP would require the contractor to implement Best Available Technology Economically Achievable measures to reduce and eliminate storm water pollution from all construction activity through the implementation of Best Management Practices (BMPs). The project developer would also be required by the state to prepare a Water Quality Management Plan (WQMP) and approved prior to the start of grading to control anticipated pollutants during the life of the project from entering the storm water runoff from the site. The EIR will discuss in detail the BMPs and features in the WQMP that would be designed into the project to reduce soil erosion and siltation and the effectiveness of those measures to reduce erosion and/or siltation impacts.

Response to Question c-ii): Potentially Significant Impact. The project would alter the existing drainage patterns on the site due to the grading required to develop building pads, the extension of Via Terracaleta and other on-site improvements. As a result, the project could substantially increase the rate or amount of surface water from the site compared to the existing conditions. A hydrology report will be prepared and the EIR will analyze the features of the hydrology report that would be designed and constructed into the project to reduce potential flooding impacts on- and off the site.

Response to Question c-iii): Potential Significant Impact. As discussed in section "4.14.c) iii." above, a hydrology report will be prepared that identifies the amount of runoff that would be generated by the project and determine if the existing storm drain system that serves the site has capacity to handle the runoff, or if storm drain improvements would be required. The EIR will discuss potential stormwater capacity impacts and identify any improvements that would be required to reduce potential stormwater impacts.

Response to Question c-iv): No Impact. The project is located in flood zone "X" and outside of a designated flood hazard zone. The project does not propose any development that would impede or redirect any flood flows.

Response to Question d): No impact. There are no bodies of water adjacent to or in close proximity to the site that could impact the project due to a seiche. The closest body of water that could impact the project due to a seiche is a pond in Coto de Caza that is located approximately three-quarters of mile northeast of the site. The elevation of the lake is approximately 930 feet above mean sea level and the elevation of the lowest proposed residential pad is approximately 985 feet above mean sea level. Therefore, the project could not be inundated by a seiche within the existing pond northeast of the site. The project is approximately 12 miles northeast of the Pacific Ocean and approximately 985 feet above mean sea level. The project is not in a designated tsunami zone and would not be impacted by a tsunami. The project is not located in any designated flood hazard zones. The project would not be significantly impacted due to inundation by a flood hazard, tsunami or seiche and release pollutants.

Response to Question e): Less Than Significant Impact. The project is located in the South Orange County Integrated Regional Water Management (IRWM) district. The IRWM is a collaborative effort to identify and implement water management solutions to improve water supply, protect water quality, enhance the environment and provide flood risk management. Surface water runoff from the project would eventually flow into the Canada Gobernadora Multipurpose Basin that is located adjacent to the Canada Gobernadora Creek at the southern end of Coto de Caza. The Canada Gobernadora Multipurpose Basin is an urban runoff basin that collects low- and storm water flows, has established wetland and riparian habitat to reduce soil erosion and sedimentation, improve water quality, etc. The project developer would be required by the County to prepare a WQMP and a SWPPP and install and maintain throughout the life of the project all surface water quality collection and water runoff treatment measures in the WQMP and SWPPP to reduce storm water quality impacts in compliance with the goals and objectives of the IRWM. Therefore, the project would not significantly impact the IRWM.

4.15 Land Use and Planning

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response to Question a): No Impact. The project proposes to develop six new residential units and replace an existing residence on approximately 16.1 acres within Planning Area 5 of the Coto de Caza Specific Plan. Planning Area 5 totals approximately 129 acres and of the 118 residential units allowed in Planning Area 5, 43 units have been constructed and 75 units can be developed. The project would require the extension of Via Terracaleta westerly onto the site from its current terminus to serve the project. The extension of Via Terracaleta would not physically divide the local community because the site is owned by a single entity and there is no existing development on the site that would be divided by its extension.

The proposed six new residential units and the replacement of an existing residence would be incorporated within and part of Planning Area 5 and would not physically divide the existing community.

Response to Question b): Less Than Significant Impact. The project site is designated Low Density Residential (1.0-3.0 dwelling units/gross acre) by the Coto de Caza Specific Plan, Amendment 3. The proposed seven new residential units on the 16.1-acre site results in a density of 2.3 units/gross acres and would be consistent with the Low Density Residential land use designation. Because the project meets the density allowed by the Coto de Caza Specific Plan, Amendment 3, the project meets the County land use policy of being compatible with adjacent areas. The proposed density is consistent with and compatible with the density of the existing residential development in the immediate project area that includes densities of 1-3 dwelling units/gross acre. The project also meets one of the Coto de Caza Specific Plan, Amendment 3 residential use guidelines by locating residential units in an area of the site that is defined by natural and man-made physical features such as landform. In this case the units are proposed for the area of the site where the units are somewhat blocked from direct view from adjacent development due to existing physical features (ridgelines) north, west and south of the area of the site that is proposed for development. The existing ridgelines would buffer the proposed residential units from the existing residential development adjacent to and southwest, south, east and northeast of the site. The project would not have any significant land use impacts because it meets and complies with the applicable County policy and guidelines of the Coto de Caza Specific Plan, Amendment 3, for the development of the residential units proposed for the site.

4.16 Mineral Resources

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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"/>

Response to Question a): No Impact. The Orange County General Plan Mineral Resources Map and the Coto de Caza Specific Plan, Amendment 3 do not identify mineral resources of value in Coto de Caza. There are no mining activities on the project site or on any of the properties adjacent to and surrounding the site. The project would not result in the loss of a locally important mineral resource or impact mineral resources.

Response to Question b): No Impact. See Response to section "4.16.a)" above.

4.17 Noise

<i>Would the project result in:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to Question a): Potentially Significant Impact. The project would generate both short-term (construction) and permanent (operational) noise level increases both on and adjacent to the site and could exceed Orange County noise level standards. The EIR will include a noise study that will evaluate the potential short- and long-term noise impacts of the project. The noise study will include existing ambient noise level measurements on the site and on key roadways that serve the project to determine the potential noise impacts of the project to noise sensitive residential land uses in the project vicinity. The EIR will define the noise level standards applicable to the project, estimate the potential short-term and long-term increases in noise levels, and compare these to existing conditions identify the short-term and long-term noise impacts of the project. Mitigation measures will be recommended to reduce potential noise impacts when required to meet applicable noise standards.

Response to Question b): Potentially Significant Impact. Ground borne vibration would be generated during project grading and construction. Once constructed, the daily activities and operations of the proposed residential units would not generate excessive ground borne vibration and impact area residents. Although there are no existing sensitive receptors immediately adjacent and in close proximity to the area of the site proposed for grading, there are existing residences southwest, south, east and northeast of the site that could be impacted by ground borne vibration. The EIR will evaluate the short-

term impacts of ground borne vibration during project grading and when required to meet vibration thresholds recommend mitigation measures to reduce vibration impacts.

Response to Question c): No Impact. As discussed in section “4.13.e)” above, the closest public airport to the site is JWA, which is approximately 17 miles north of the project. Due to the distance from JWA the project would not expose project residents to any excessive noise levels at JWA. Therefore, noise at JWA would not impact the project.

4.18 Population and Housing

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to Question a): Less Than Significant Impact. The project is consistent with the Low Density Residential land use designation for the site by the Coto de Caza Specific Plan, Amendment 3. Based on U.S. Census Bureau data, the project is estimated to generate approximately 19 residents with an average of 3.04 persons per household. Because the project is consistent with the land use designation for the site by the Coto de Caza Specific Plan, Amendment 3, the residential development proposed for the site is consistent with the population growth planned for Coto de Caza and the County. The project would not induce a substantial unplanned population growth.

Response to Question b): No Impact. The existing single-family residence on the site is proposed to be demolished and a new residence constructed in its place. There is no other residence on the site that would be demolished and displace any residents. The project would not displace any people or housing units that would require replacement elsewhere.

4.19 Public Services*Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a-i) Fire protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a-ii) Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a-iii) Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a-iv) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a-v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to Question a-i): Potentially Significant Impact. The Orange County Fire Authority (OCFA) provides fire protection services to Coto de Caza, which includes the project site. As discussed in section "4.13.g)", the project is in a Very High Fire Hazard Severity Zone. As a result, the future residents, residential units and site improvements would be exposed to fire hazards and increase the demand of the existing level of fire protection to the site. The EIR will evaluate the potential fire hazard impacts of the project due to being in a Very High Fire Hazard Zone and recommend mitigation measures, if required, to reduce impacts.

Response to Question a-ii): Less Than Significant Impact. The Southeast Operations Division of the Orange County Sheriff Department (OCSD) provides police protection services to Coto de Caza and the project site. The project could incrementally increase service calls during project construction to respond to theft, vandalism, accidents and other construction related police emergencies. Once constructed, the project would require operational police services such as routine police patrols, vandalism, break-ins, and other service calls that are typically associated with residential development. While the project would require construction and operational police protection services due to the development of six new residential units in addition to the existing residence that will be replaced the increase in service calls is not anticipated to significantly impact OCSD's ability to continue to provide an adequate level of service to the Coto de Caza community. The impact by the project to police protection would be less than significant.

Response to Question a-iii): Less Than Significant Impact. The project is served by the Capistrano Unified School District. Students generated by the project would attend Tijeras Creek Elementary School (K-5), Las Flores Middle School (6-8) and Tesoro High School (9-12). The project is estimated to generate approximately 4 students for grades K-12. Government Code Section 65995 requires the project developer to pay a required developer fee to Capistrano Unified School District towards the cost to offset impacts from the students that would be generated by the project. The project developer would be required to pay the developer fee prior to the issuance of a building permit for the construction of each

residential unit. Payment of the required developer fee would reduce the impact to Capistrano Unified School District to less than significant.

Response to Question a-iv): Less Than Significant Impact. Coto de Caza provides a dog park and trails for use by the residents. In addition, there are parks in the general vicinity including Thomas F. Riley Regional Wilderness Park and the Caspers Regional Wilderness Park, which are County facilities. There are also small parks in Coto de Caza that could be used by project residents. Although the project does not propose any on-site parks, the existing County and Coto de Caza park facilities in the area would meet many of the park needs of the project residents. The demand for park facilities by the project residents is not anticipated to significantly impact existing County or Coto de Caza park facilities.

Response to Question a-v): No Impact. There are no public facilities or services that would be impacted by the project.

4.20 Recreation

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<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"/>

Response to Question a): Less Than Significant Impact. Coto de Caza has two 18-hole golf courses, equestrian facilities, tennis courts, sport and recreation facilities for use by its residents. As discussed in section "4.19.iv." above there are several County parks in the area that are available for use by the project residents, including Thomas F. Riley Regional Wilderness Park and the Caspers Regional Wilderness Park as well as small local parks in Coto de Caza. While the project would increase the use of the existing recreational and park facilities in the area, the increased use of the facilities by the relatively small number of residents generated by the project would not significantly impact the physical deterioration of those facilities. The project would not significantly impact park or recreational facilities.

Response to Question b): Less Than Significant Impact. As discussed in section "4.20.a)" above, the project does not propose any on-site recreational facilities for use by the residents. As also discussed above, the project would not significantly increase the demand on existing County and Coto de Caza

recreational facilities in the area and require the construction or expansion of existing facilities and have a substantial impact on their deterioration. The project would not significantly impact recreation facilities.

4.21 Transportation

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Refer to CEQA Guidelines Section 15064.3 to assist in determining potentially significant to this topical environmental issue.

Response to Impact Question a): Potentially Significant Impact. The project traffic could impact the local transportation system and conflict with and impact applicable transportation policies, plans, or programs supporting alternative transportation. A traffic study will be prepared for the project and the potential traffic impacts applicable to transportation policies, plans and programs will be analyzed in the EIR.

Response to Impact Question b): Less Than Significant Impact. CEQA Guidelines section 15064.3, subdivision (b) addresses project vehicle miles traveled (VMT). The traffic study that will be prepared for the project will analyze traffic based on Level of Service (LOS) and the 2000 Highway Capacity Manual (HCM) rather than VMT as allowed by Guidelines section 15064.3, subdivision (b).

Response to Impact Question c): Potentially Significant Impact. The project site is currently served by a single driveway that extends onto the property from the Via Terracaleta cul-de-sac. Via Terracaleta is proposed to be extended onto the site to serve the project. A traffic study will be prepared and the extension of Via Terracaleta onto the site will be analyzed and any potential design hazards associated with its extension identified. Mitigation measures, if required, will be recommended to reduce any potential traffic design hazards.

Response to Impact Question d): Less Than Significant Impact. As discussed in section “4.21.c)” above, Via Terracaleta is proposed to be extended from the existing cul-de-sac onto the project site for site access. The extension of Via Terracaleta onto the site would provide emergency access for police, fire, paramedics and other emergency responders. Via Terracaleta would be designed to meet all applicable Orange County Public Works access requirements. Thus, the project would not have any significant impacts for emergency vehicle access.

4.22 Tribal Cultural Resources

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Question a): No Impact. Based on a 2016 cultural resource report that was prepared for the site, which included a records search, the site is not listed as a historical resource per PRC section 5020.1 (k). The existing residence on the site and other site improvements on the site were constructed in 1991 and are not eligible for listed as a historical resource as defined by PRC 5020.1 (K) because they are less than 50 years old. Therefore, the project would not have any local historical resource impacts.

Response to Question b): Potentially Significant Impact. Consistent with the requirements of Assembly Bill (AB) 52, the County will initiate consultation with the Tribal governments of the California Native American Tribes that have requested consultation and are traditionally and culturally affiliated with the geographic area of the project site. The consultation by the County with the identified Tribes will allow Tribal governments to provide input to the County regarding Tribal Cultural Resources that are associated with the lives of persons important to the respective tribe's past and the potential for Tribal resources to exist on the site. The findings of the consultation process will be reviewed by the County and discussed in the Tribal Cultural Resources section of the EIR.

4.23 Utilities and Service Systems

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response to Question a): Potentially Significant Impact. The project would require the construction of a new 8-inch water line in Via Terracaleta. The project would also require the extension of existing wastewater, storm drain, electricity, natural gas and telecommunication facilities to the site, which could have significant environmental impacts. The EIR will evaluate the potential impacts of the construction of new sewer and water facilities and recommend mitigation measures, as applicable to reduce significant impacts.

Response to Question b): Less Than Significant Impact. The project is estimated to consume approximately 2,736 gallons of water per day . The Santa Margarita Water District is anticipated to have an adequate water supply to meet the reasonable foreseeable future water demand of the project and not significantly impact its water supply. The project would have a less than significant impact on water supply.

Response to Question c): Less Than Significant Impact. The Santa Margarita Water District treats the wastewater that is generated by the existing residence on the site and would treat the wastewater generated by the proposed project. Wastewater from the site is treated at the Chiquita Water Reclamation Plant located at 28793 Ortega Highway, San Juan Capistrano. The project is estimated to generate approximately 1,725 gallons of wastewater per day. The wastewater generated by the project is not anticipated to exceed the wastewater treatment capacity of the Chiquita Water Reclamation Plant. The project would have a less than significant impact on the Santa Margarita Water District.

Response to Question d): Less Than Significant Impact. The construction of the project would generate various types of debris during the demolition of the existing residence, grading and construction of the residential units. The types of debris that would be generated include wood, concrete, steel, vegetation, etc. Integrated Waste Management has three landfills in Orange County including Olinda Alpha landfill in Brea, Frank Bowerman Landfill in Irvine and Prima Deshecha Landfill in San Juan Capistrano. Construction debris that cannot be recycled would be hauled to a local landfill. Once operational, the project is estimated to generate approximately 74 pounds per day of solid waste. Waste Management provides solid waste collection and disposal for residents of Coto de Caza. As required by Assembly Bill 939 (AB 939), the solid waste generated by the project would be required to be recycled by Waste Management and the materials that cannot be recycled would be hauled to one of the three landfills in the county. The project would not generate a quantity of solid waste that would significantly impact the life expectancy of any of the landfills in the county that would serve the project. The project would not have any significant solid waste impacts.

Response to Question e): Less Than Significant Impact. The County complies with all federal, state, and local statutes and regulations related to solid waste. The project would not have any significant solid waste impacts because development in Orange County is required to comply would all applicable solid waste statues and regulations and large quantities of solid waste would not be generated.

4.24 Wildfire <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Question a): Less Than Significant Impact. None of the local roadways, including Via Terracaleta and Coto de Caza Drive, that provide access to the site within Coto de Caza are designated emergency evacuation routes. Therefore, the project would not impair and impact any emergency response or emergency evacuation plan associated with an emergency response to a fire in this specific Very High fire hazard zone.

Response to Question b): Potentially Significant Impact. As discussed in section “4.13.g)” above, the project site and the community of Coto de Caza is located in a Very High Fire Hazard Zone. The site has hillsides and slopes on the north, west and east sides of the property. Because the project is in the South Coast Air Basin, Santa Ana winds and other prevailing wind patterns could expose project residents to fire danger and impacts due to smoke and other pollutants from a wildfire outside of Coto de Caza. The EIR will analyze the potential fire hazards due to slope, prevailing wind and pollutants associated with a wildfire.

Response to Question c): Potential Significant Impact. The project would be required to install fire sprinklers in each residential units as required by the California Building Code. A fire safety report will be prepared that assess the wildland fire safety risk of the project and establish a design criteria for a fuel modification and defense system to protect project residents from the dangers of a wildland fire. The result of the fire safety report will be incorporated into the EIR that identifies measures that can be constructed into the project and maintained during the life of the project to protect residents and homes from wildfires.

Response to Question d): Potentially Significant Impact. As discussed in “4.24 a” above, the project is located in a Very High Fire Hazard Zone. As discussed in XIX “b” above, the project site and surrounding properties have topographic relief including slopes along the north, west and east project boundaries, which could potentially expose and impact residents and property should the slopes become unstable due to post-fire conditions. The EIR will evaluate and analyze the potential risks to residents and property due to a landslide or runoff during a post-fire slope instability condition.

4.25 Mandatory Findings of Significance <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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 the 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"/>

Response to Question a): Potentially Significant Impact. The project has the potential to impact cultural and biological resources due to the presence of federal and state special status plants, federal threatened wildlife species and California Department of Fish and Wildlife species of special concern on the site and the potential for paleontological resources to be present and uncovered during project grading and construction and impacted by the project. The EIR will analyze the potential impacts of the project on biological and cultural resources and recommend mitigation measures, as applicable to reduce potential impacts.

Response to Question b): Potentially Significant Impact. The extension of Via Terracaleta and public facilities onto the project site are individually limited but may be cumulatively considerable. The project would introduce light sources to an area that is presently relatively dark at night. Incremental increases in air pollutants, traffic and noise could have significant cumulative impacts. The development of other projects in the project area, as shown in Table 6, could have a potential for cumulatively considerable significant impacts. The EIR will discuss and analyze potential cumulative impacts and recommend mitigation measures, as applicable to reduce cumulative impacts.

Table 6 below provides a summary of related projects in the vicinity of the Project site, which is used in the cumulative impact analysis.

Table 5: Related Projects

Project	Location	Description
County of Orange		
Coto de Caza General Store	Coto de Caza	Retail – 16,704 square feet
Coto de Caza Oak Grove	Coto de Caza	13 Single family units
Lyon Estate Subdivision	Coto de Caza	24 single family units
Source: OC Public Works, Development Services/Planning February 2019		

Response to Question c): Potentially Significant Impact. The project could have biological, air quality and other environmental impacts that could cause substantial adverse effects and significantly impact human beings either directly or indirectly. The EIR will analyze and discuss the various identified environmental effects of the project that could adversely impact human beings.

Chapter 5: Summary of Mitigation Measures and Project Design Features

Mitigation measures will be recommended in the environmental impact report to reduce potential significant impacts when required by CEQA.

Chapter 6: References

1. Coto de Caza Specific Plan, Amendment 3, August 8, 1995