



City of Lake Forest
 Community Development
 23161 Lake Center Drive, Suite 100
 Lake Forest, CA 92630

**CITY OF LAKE FOREST
 ENVIRONMENTAL ANALYSIS/INITIAL STUDY**

In accordance with the procedures of the City of Lake Forest regarding implementation of the California Environmental Quality Act, this analysis and supporting data constitute the initial study for the subject project. The initial study provides the basis for a determination of whether or not the project may have a significant effect on the environment.

SECTION I. PROJECT INFORMATION

PROJECT TITLE AND FILE NUMBER: General Plan Amendment 2001-1A	ENVIRONMENTAL CASE NUMBER: Not Applicable
PROJECT APPLICANT: City of Lake Forest ADDRESS: 23161 Lake Center Drive, Suite 100 Lake Forest, CA 92630 TELEPHONE: 949-461-3463	PROJECT CONTACT PERSON: Aziz Aslami ADDRESS: 23161 Lake Center Drive, Suite 100 Lake Forest, CA 92630 TELEPHONE: 949-461-3496
PROJECT LOCATION: City of Lake Forest	
DESCRIPTION: General Plan Amendment (GPA2001-1A) will revise the current General Plan to incorporate changes in text and graphics due to the City's annexation of the remainder of the Sphere of Influence.	
GENERAL PLAN LAND USE DESIGNATION OF SITE: Very Low Density Residential, Low Density Residential, Low-Medium Density Residential, Medium Density Residential, Mixed Use, Public Facility, Light Industrial, Business Park, Commercial, Open Space, Regional Park/Open Space, Community Park/Open Space	
ZONING DESIGNATION OF SITE: Foothill Ranch Planned Community, Portola Hills Planned Community, Foothill/Trabuco Specific Plan	
NOISE SENSITIVE LAND USES PROPOSED? YES ___ NO <u>X</u>	

INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD AGENCY:
City of Lake Forest
23161 Lake Center Drive
Lake Forest, California 92630
Contact:
Telephone: 949.461.3496
Facsimile: 949.461.3512

I. INTRODUCTION

This Draft Initial Study/Negative Declaration evaluates the potential environmental impacts associated with General Plan Amendment 2001-1A. A detailed description of the Amendment is provided under item V.-Project Description below. As detailed under II.-Comment Procedures and Schedule, the complete text of the City's current General Plan with the proposed Amendment is available for review at Lake Forest City Hall.

II. COMMENT PROCEDURES AND SCHEDULE

The 45-day review period for the proposed General Plan Amendment begins on May 11, 2001 and ends on June 24, 2001. The proposed General Plan is available for review at the Lake Forest City Hall, 23161 Lake Center Drive, Suite 100, Lake Forest, CA 92630. Please send your comments on the Negative Declaration, no later than June 25, 2001 to the attention of Aziz Aslami, Lake Forest City Hall, 23161 Lake Center Drive, Suite 100, Lake Forest, CA 92630.

III. INITIAL STUDY CONTENTS

This Initial Study contains eight sections addressing the proposed project and the environmental review process and conclusions. The sections include:

- | | |
|---------------------------------------|------------------------------------|
| I. Introduction | II. Procedures and Schedule |
| III. Initial Study Contents | IV. Project Location |
| V. Project Description | VI. Incorporation by Reference |
| VII. Responsible Agencies | VIII. Environmental Checklist Form |
| IX. Discussion of Checklist Responses | |

IV. PROJECT LOCATION

The project is in the City of Lake Forest, a community located in southern Orange County, about halfway between Los Angeles and San Diego. As Shown in Exhibit I, Lake Forest lies on the east side of Interstate 5 (the San Diego Freeway) in the Foothill Subregion. Surrounded by the cities of Mission Viejo on the south, Irvine on the northwest, unincorporated area of the County of Orange on the north, Laguna Hills and Laguna Woods on the west, and Cleveland National Forest on the east.

V. PROJECT DESCRIPTION

The proposed project is an amendment to the City of Lake Forest General Plan and consists of the following revisions:

- The amendment updates the City' General Plan to include Annexation 99-01, 99-02A and 99-02B, changing the City boundary, statistical tables and exhibits.
- The amendment adds Foothill/Trabuco Specific Plan and changes the land use designation for five parcels located in Foothill/Trabuco Specific Plan within the annexation area.
- The amendment changes the land use designation of one parcel from Open Space to Community Park/Open Space in the Portola Hills Planned Community within the annexation area to reflect the pending construction of Concourse Park.
- The amendment changes the land use designation of two parcels from Community Park/Open Space to Open Space in the Foothill Ranch Planned Community within the annexation area.
- The amendment changes the City's Recreation and Resources Element to include the new park sites accepted by the City. It will also revise the land use designation of the following four (4) park sites: 1) Concourse Park, from Open Space to Community Park/Open Space; 2) Etnies Skate Park, from Regional Park/Open Space to Community Park/Open Space; 3) Sundowners Park, from Low Density Residential to Community Park/Open Space; and 4) Cavanaugh Gowdy Park, from Open Space to Community Park/Open Space.
- The amendment changes the City's Circulation Element to reflect realignment of Rancho Parkway and adds new streets and bikeways approved as part of the Shea/Baker development.
- The amendment changes the Business Development Overlay to include three sites located in the Foothill Ranch Planned Community.
- The amendment changes the land use designation of five parcels from Low Density Residential to Regional Park/Open Space adjacent to the Portola Hills Planned Community within the annexation area.

a) The City of Lake Forest has recently completed the annexation of the remainder of the City's Sphere of Influence. Annexations 99-01, 99-02A and 99-02B were considered and approved by the Local Agency Formation Commission (LAFCO) in May of 2000. There are three planned communities located within the area of annexation: Foothill Ranch Planned Community, Portola Hills Planned Community and Foothill/Trabuco Specific Plan. The County of Orange has established General Plan Land Use Designations and Zoning District regulations for the above referenced planned communities, which will limit and guide future development and permitted uses. It is the intent of the City of Lake



EXHIBIT I

CITY OF LAKE FOREST

ORANGE

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COUNTY OF ORANGE

FORMER U.S. MARINE CORPS AIR STATION (EL TORO) U.S.M.C.A.S.

FORMER U.S. MARINE CORPS AIR STATION (EL TORO)

CITY OF LAKE FOREST

CITY OF MISSION VIEJO

CITY OF MISSION VIEJO

CITY OF IRVINE

JULY 20, 2000



communities within the annexation. Annexation 99-01, 99-02A and 99-02B have increased the size of the City by approximately 2,720 acres and consequently changed the City's boundary to include the annexation areas. **Exhibit I** indicates the new City boundary and areas of annexation.

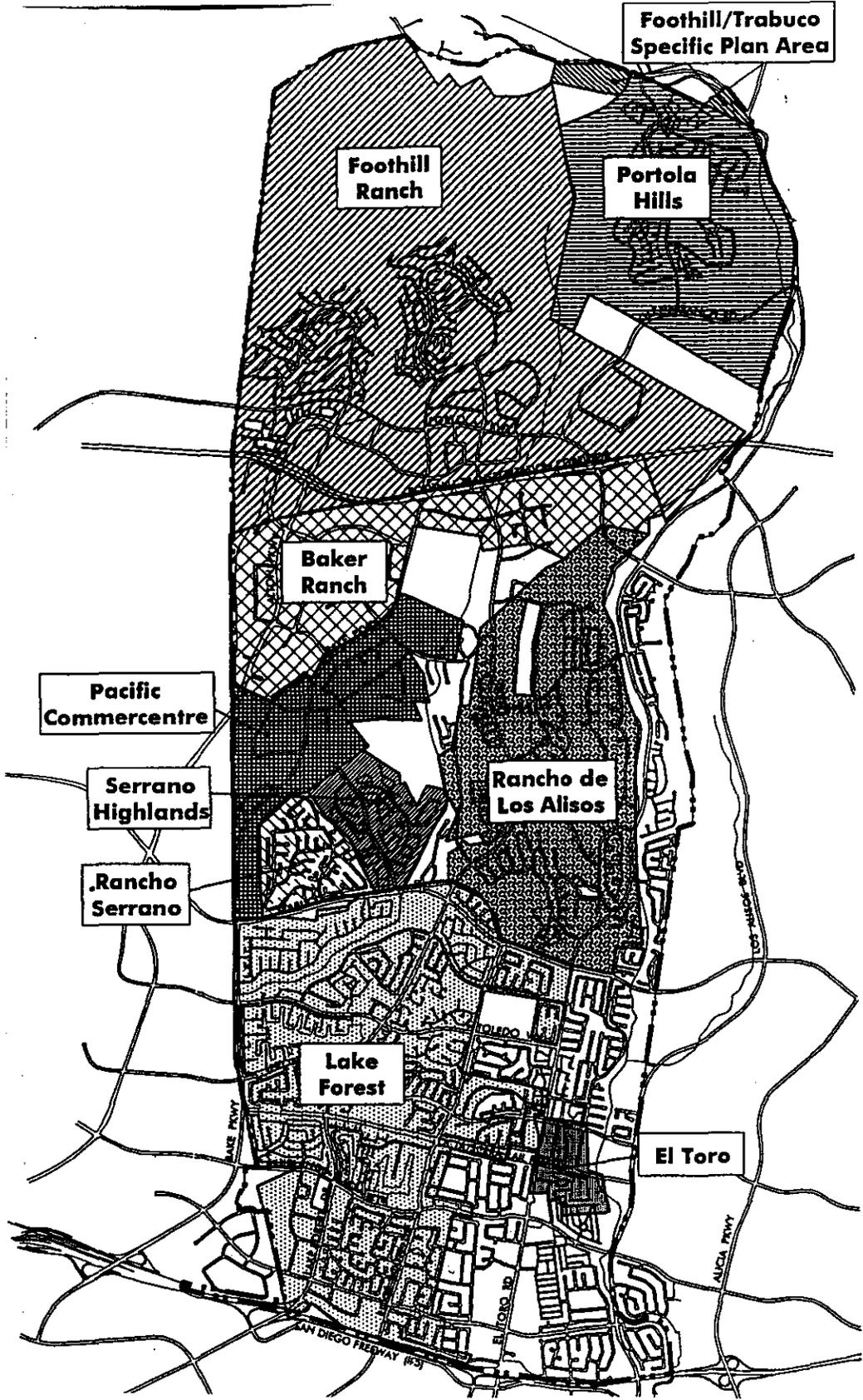
b) A small portion of the Foothill/Trabuco Specific Plan, which consists of five parcels, is located between the easterly boundary of the Portola Hills Planned Community and the new City boundary. When the City of Lake Forest adopted its first General Plan in 1994, the City's Land Use Policy Map represented the land use designations for the unincorporated areas within the City's Sphere of Influence, designating the parcels as Open Space. The Orange County General Plan Land Use Map (1999 version) indicates the land use designations to be Rural Residential, Suburban Residential and Open Space. The Foothill/Trabuco Specific Plan Land Use Plan designates the zoning of the parcels as Residential, Community Commercial, and Open Space/Conservation. The land use changes for the Foothill/Trabuco Specific Plan parcels is consistent with the County of Orange General Plan Land Use designations. **Exhibit II** indicates the Foothill/Trabuco Specific Plan.

c) Concourse Park is approximately a 7-acre public park site located on Saddleback Ranch Road near Ranchwood Way in the Portola Hills Planned Community. The City is proposing to develop a public park at this location. The initial conceptual plans for park improvements, including a multi-purpose sportsfield, family picnic area and children's play area, are being developed with community input. The Orange County Land Use Plan designated the site as Open Space. As a measure of consistency with the public park facilities in the City, the amendment will change the Concourse Park land use designation to Community Park/Open Space. **Exhibit III** indicates the location of Concourse Park.

d) Foothill Ranch Community Park and Borrego Park are private parks located in the Foothill Ranch Planned Community. The subject parks are developed and maintained privately. The land use category changes from Community Park/Open Space to Open Space. It is the intent of the City of Lake Forest to apply land use designation consistent for all private parks within the City. **Exhibit III** indicates the location of Foothill Ranch Community Park and Borrego Park.

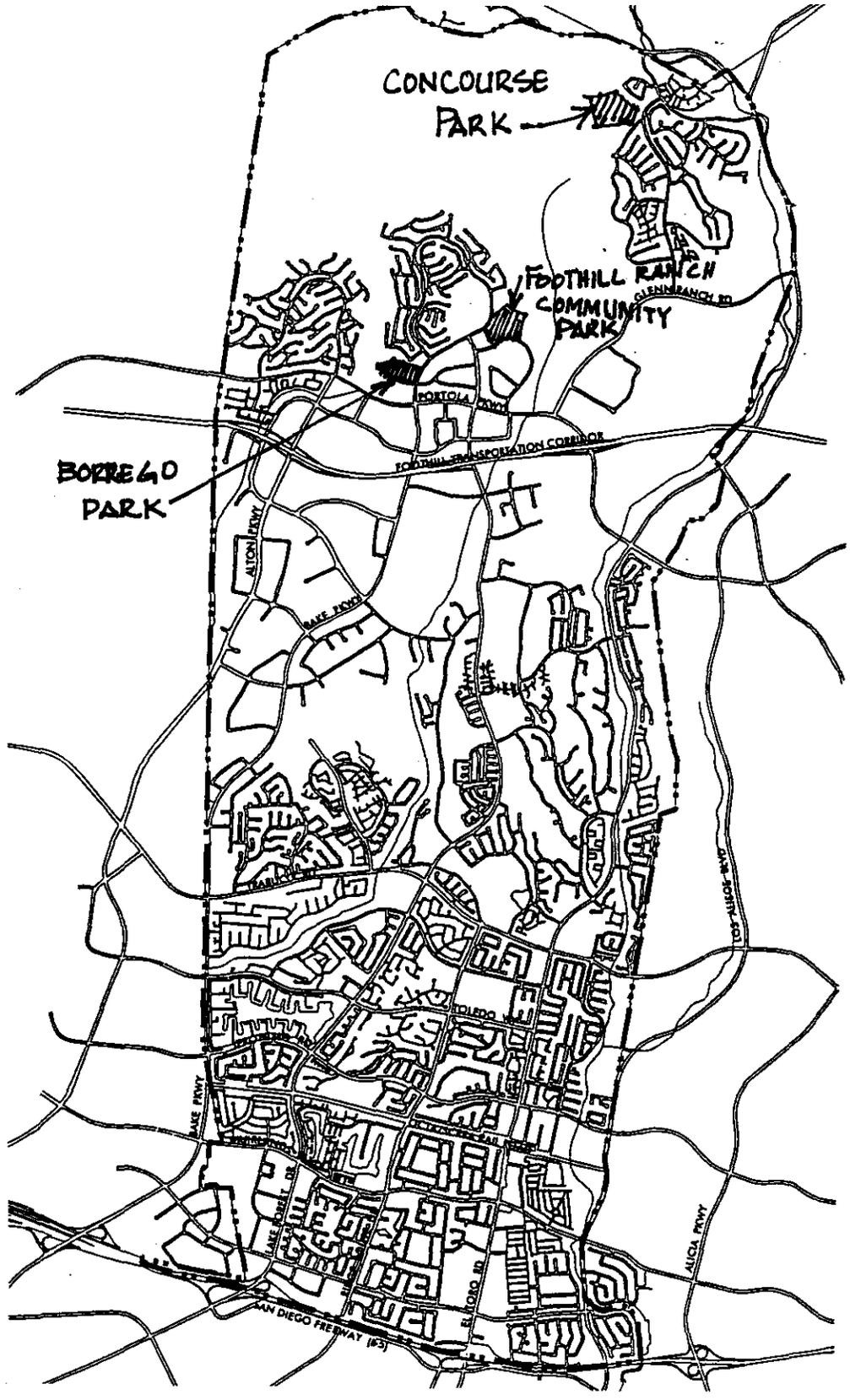
e) The amendment revises the City's Recreation and Resources Element to include the new park sites accepted by the City and changes land use designations on the General Plan Land Use Map. In October of 2000, the City Council approved GPA 2000-02A and Zone Change 2000-01, which amended the land use designations on approximately 18 acres of land located east of Dimension Drive from Regional Park/Open Space and Light Industrial to Open Space and Light Industrial. GPA 2001-1A revises the land use map and tabulations accordingly. **Exhibit IV** indicates the location of the park site on Dimension Drive.

The amendment changes the land use designations of the Etnies Skate Park of Lake Forest from Regional Park/Open Space to Community Park/Open Space. The subject Skate Park is approximately a 3-acre site located on the south side of Lake Forest Drive between Rancho Parkway and the Foothill Transportation Corridor. **Exhibit V** indicates the location of the Etnies Skate Park of Lake Forest.



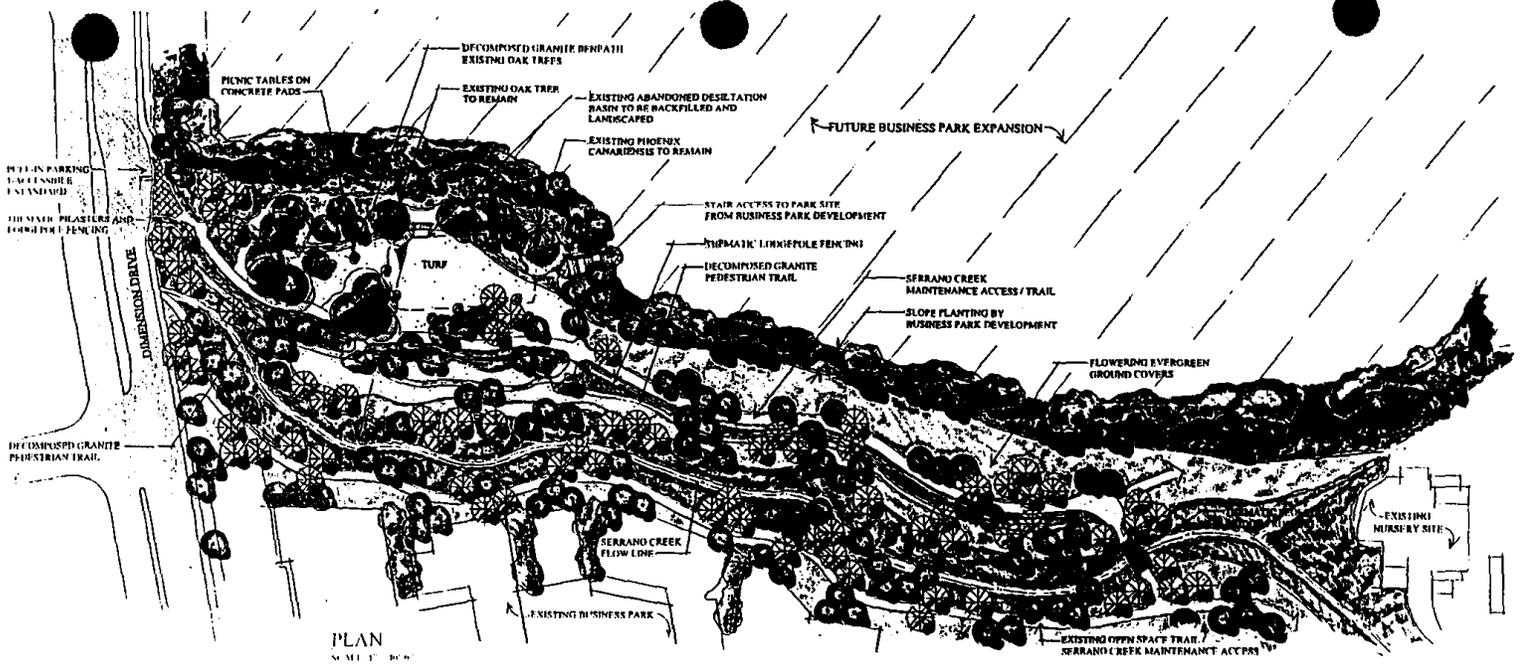
CITY OF LAKE FOREST

PLANNING DEPARTMENT

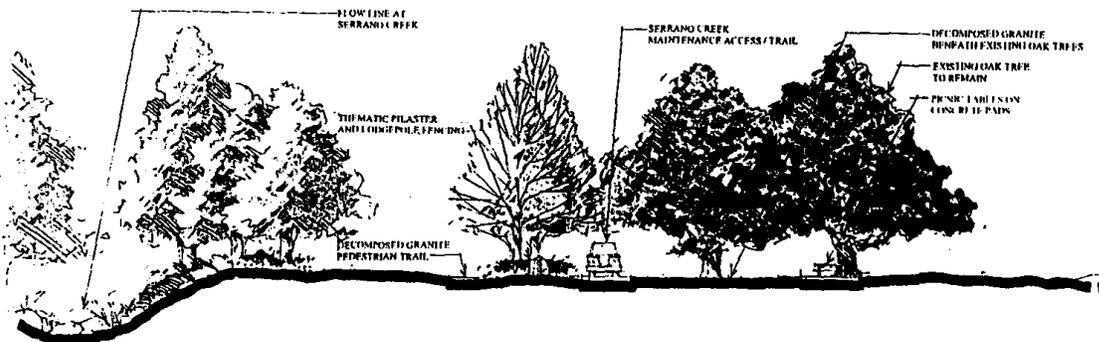


CITY OF LAKE FOREST

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PLAN
SCALE 1" = 60'



SECTION
SCALE 1/8" = 1'-0"

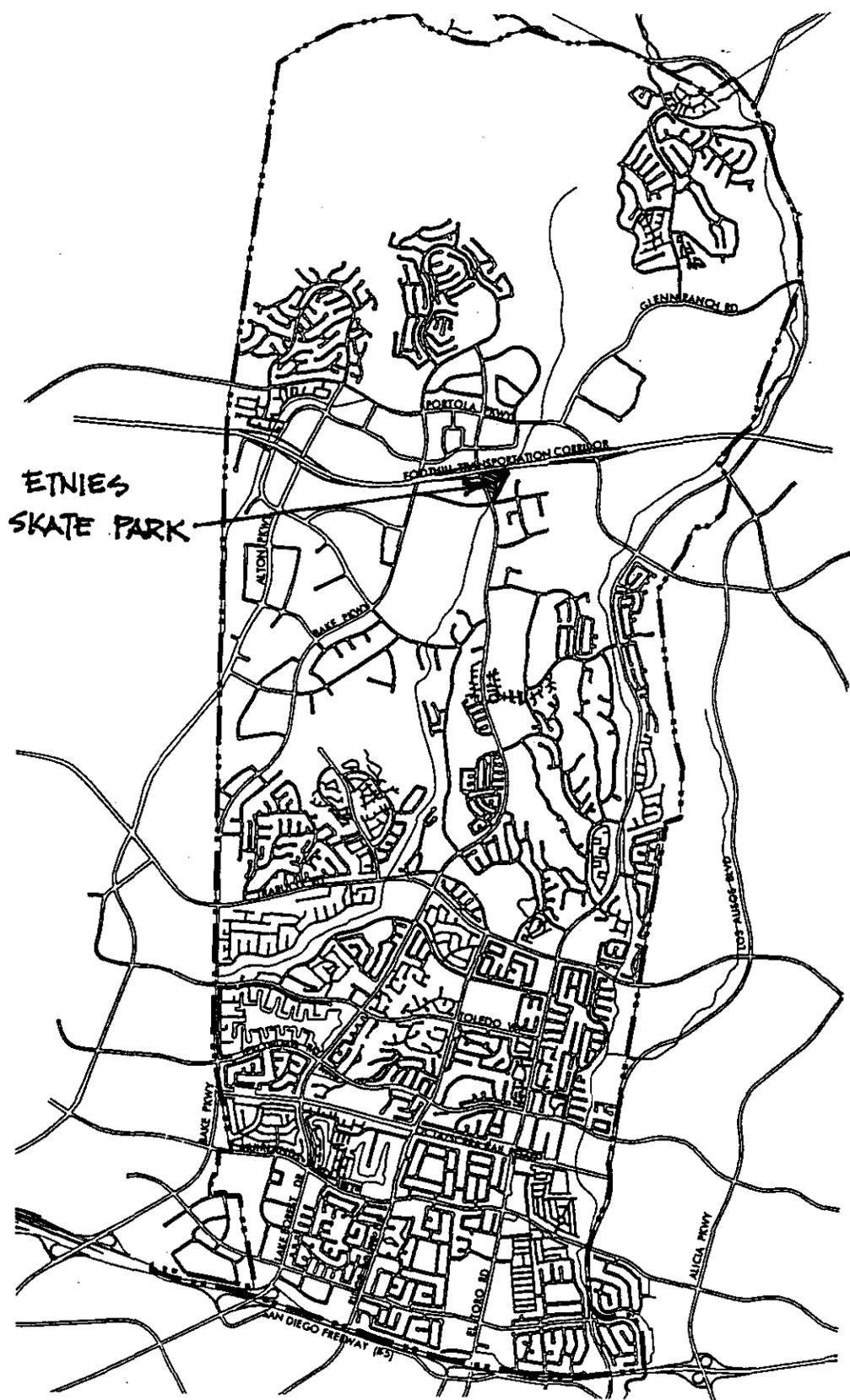
EXHIBIT IV

CONCEPTUAL LANDSCAPE ILLUSTRATIVE

DIMENSION PARK
CITY OF LAKE FOREST



11/08/07 11:21:29 AM



CITY OF LAKE FOREST

PLANNING DEPARTMENT

f) The amendment will incorporate the graphic changes resulting from the previously approved General Plan Amendment 2000-02B to the City's Circulation Element. The Element will reflect the realignment of Rancho Parkway, relocation of a Class I bikeway, and the addition of new streets within Baker Ranch Planned Community. Rancho Parkway, shown as a Primary Arterial Highway on Orange County Arterial Highway Master Plan, will be offset approximately 1200 ft. at its junction with Bake Parkway. While Rancho Parkway will continue to provide arterial access, Dimension Drive will become the primary north/south access through the Baker Ranch Planned Community. A portion of Rancho Parkway (between Bake Parkway and Alton Parkway) has been realigned to a tee-intersection configuration to Dimension Drive as it connects to Alton Parkway. The Class II Bikeway along Rancho Parkway will be connected to the Countywide Bikeway system via a connection on Dimension Drive to the Class I Bikeway along the Borrego Wash. The Class I Bikeway along Alton Parkway has been relocated along the Borrego Wash and Class II Bikeway is planned along both sides of Alton Parkway. Exhibit VI indicates the realignment of Rancho Parkway and new streets with the Baker Ranch Planned Community.

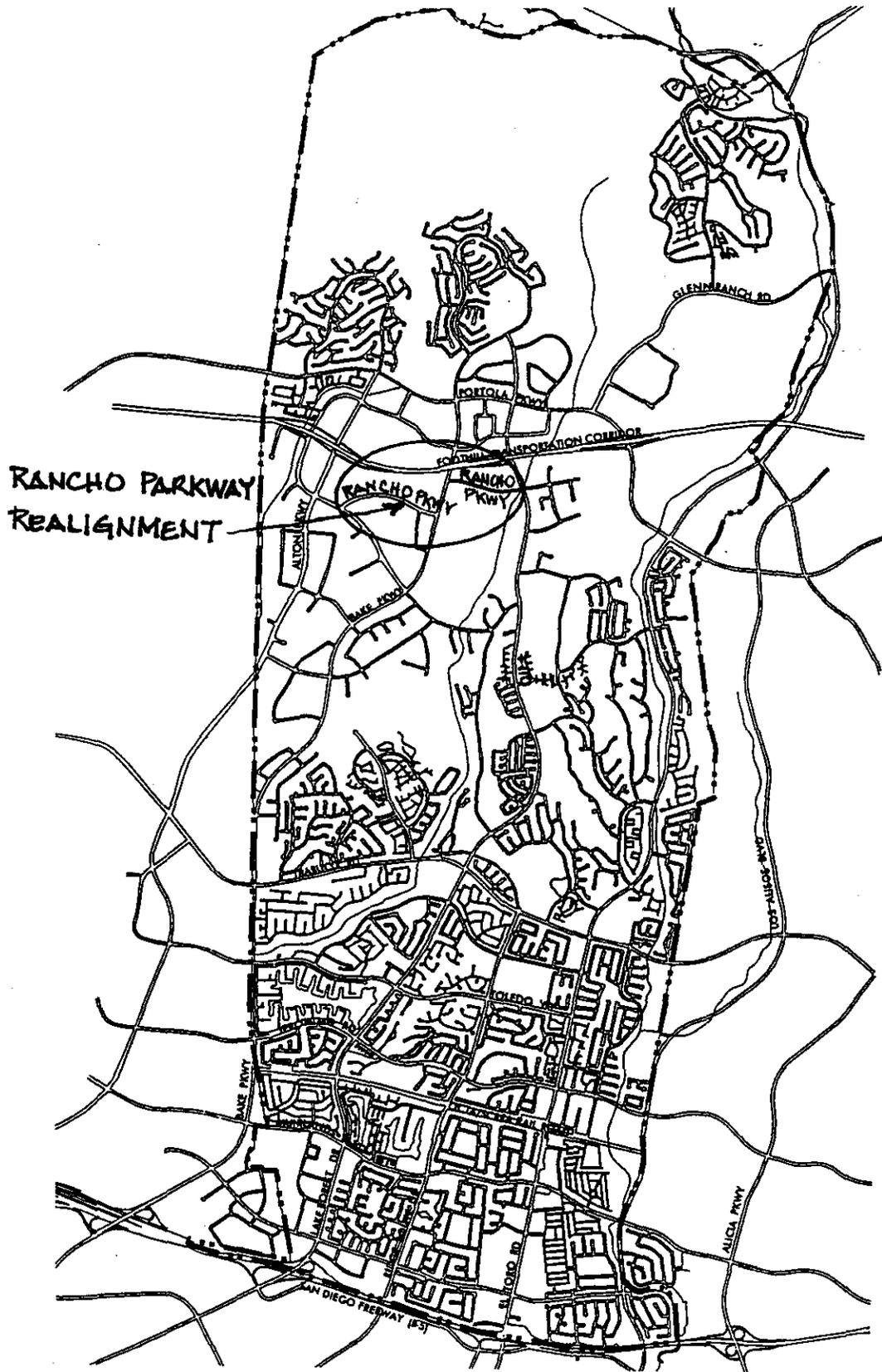
g) The Business Development Overlay district (Figure LU-2 of the General Plan) has been amended to include three additional sites within the Foothill Ranch Planned Community. The City's General Plan Land Use Element has a Business Development Overlay district for Commercial, Professional Office, Business Park and Light Industrial Land Uses within the City. The Business Development Overlay district requires private property owners of the parcels subject to the Business Development Overlay district to demonstrate that any requested change in the land use designation will not result in loss of future net revenue for the City. Exhibit VII indicates the new sites added to the Business Development Overlay district.

g) The County of Orange has acquired five parcels of land along Santiago Canyon Road near Modjeska Grade Road for a regional park and the expansion of the Whiting Ranch Wilderness Park. Santiago Equestrian Facility has been operating on a portion of the property under the County Lease Agreement. The amendment changes the land use designations of the five parcels from Low Density Residential to Regional Park/Open Space.

The City of Lake Forest originally incorporated in December of 1991. The incorporation of Foothill Ranch Planned Community, Portola Hills Planned Community, Foothill/Trabuco Specific Plan and the Whiting Ranch Wilderness Park have completed the City's ultimate boundary as approved by LAFCO. The final annexations have expanded the Lake Forest territory from 10.3 square miles to 16.8 square miles. There is no intensification of the previously approved land uses associated with the proposed General Plan Amendment. In conclusion, the proposed General Plan Amendment (GPA 2001-1A) provides primarily for the housekeeping changes necessary for the update and consistency.

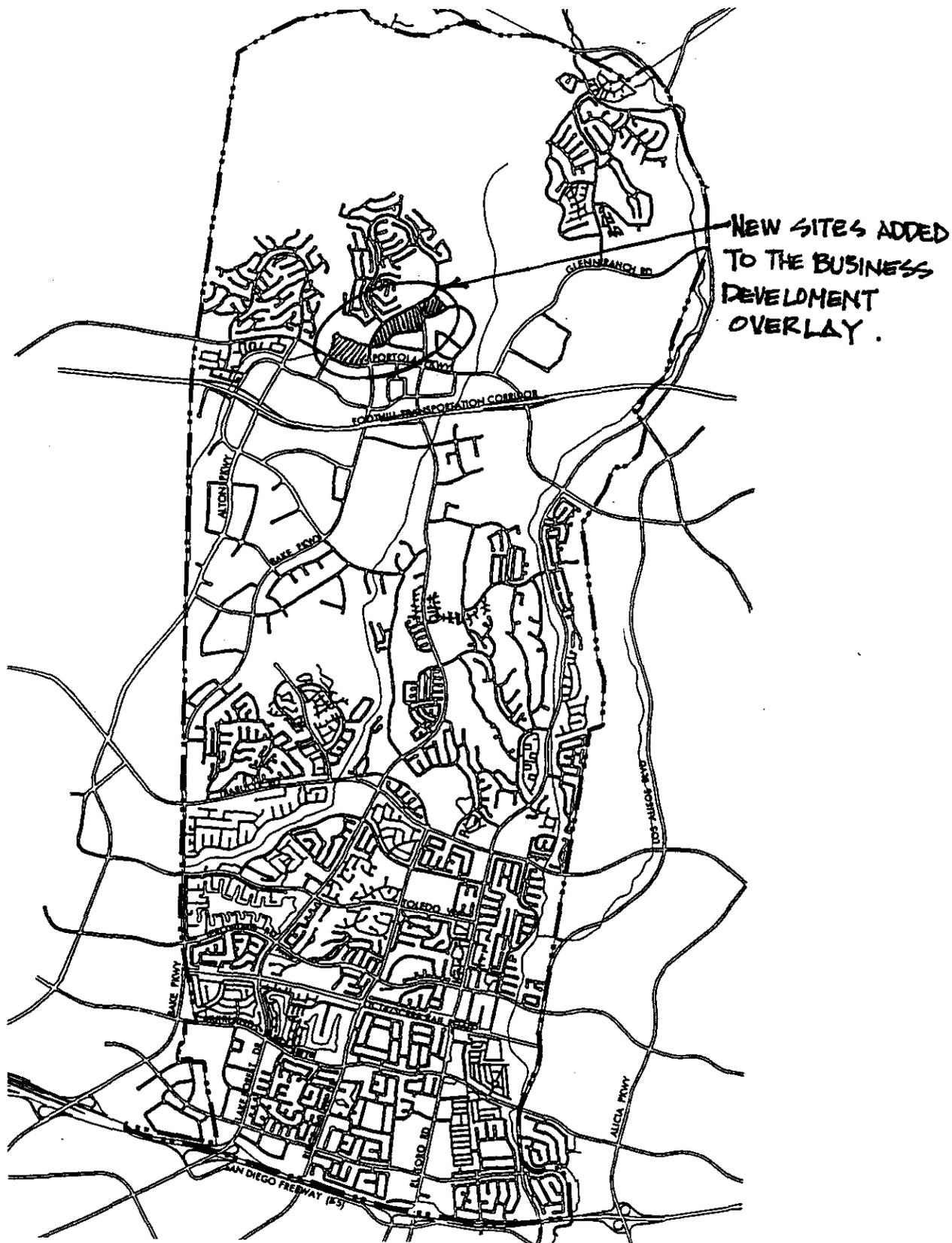
VI. INCORPORATION BY REFERENCE

This Initial Study/Negative Declaration makes use of the information contained within the Initial Study/Negative Declaration prepared for Annexations 99-01, 99-02A and 99-02B (reference # 1), the Initial Study/Negative Declaration prepared for the General Plan Amendment 2000-02A and Zone Change 2000-01 (reference #2), and the Initial Study and Addendum to the Environmental Impact Reports #260 and #403 for the General Plan Amendment 2000-02B for Baker Ranch Planned Community (reference #3), the Foothill Ranch Final EIR # 481(reference #4), the Portola Hills Final EIR #459 (reference #5) and the Foothill/Trabuco Final EIR # 531 (reference #6). All of the above referenced documents are available for



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review in the Planning Department, City of Lake Forest, 23161 Lake Center Drive, Suite 100, Lake Forest, CA 92630.

VII. RESPONSIBLE AGENCIES

City of Lake Forest

VIII. ENVIRONMENTAL CHECKLIST

Project Information

Project Title: General Plan Amendment 2001-1A

Lead Agency Name and Address: City of Lake Forest, 23161 Lake Center Drive, Suite 100, Lake Forest, California 92630

Contact Person/Phone Number: Aziz Aslami 949-461-3496

Project Sponsor's Name and Address: City of Lake Forest, 23161 Lake Center Drive, Suite 100, Lake Forest, California 92630

General Plan Designation: Very Low Density Residential, Low Density Residential, Low-Medium Density Residential, Medium Density Residential, Mixed Use, Public Facility, Light Industrial, Business Park, Commercial, Open Space, Regional Park/Open Space, Community Park/Open Space.

Zoning: Foothill Ranch Planned Community, Portola Hills Planned Community, Foothill/Trabuco Specific Plan.

Description of Project: General Plan Amendment (GPA2001-1A) will revise the current General Plan and incorporate the changes necessary to reflect the final annexations to the City of Lake Forest.

Surrounding Land Uses and Setting: Surrounded by the cities of Mission Viejo on the south, Irvine on the northwest, unincorporated area of the County of Orange to the north, Laguna Hills and Laguna Woods on the west, and Cleveland National Forest on the east.

Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Environmental Factors Potentially Affected:

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities, Services |
| <input type="checkbox"/> Geologic | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

INSTRUCTIONS:

1. *A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factor as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).*
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analysis are discussed in Section XVII at the end of the checklist.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). See the sample question below. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

INFORMATION SOURCES CITED:

The following documents are incorporated herein by reference and are available for review in the Planning Department, City of Lake Forest, 23161 Lake Center Drive, Suite 100, Lake Forest, CA 92630.

1. *Initial Study/Negative Declaration, Annexations 99-01, 99-02 and 99-02B.*
2. *Initial Study/Negative Declaration, General Plan Amendment 2000-02A and Zone Change 2000-01*
3. *Initial Study and Addendum to the Environmental Impact Reports #260 and #403, General Plan Amendment 2000-02B, Baker Ranch Planned Community.*
4. *Final Environmental Impact Report #481, Foothill Ranch Planned Community, SCH # 87111114, March 1988.*

5. *Final Program Environmental Impact Report, Portola Hills Planned Community #459, SCH # 85112022, December 1996.*
5. *Final Program Environmental Impact Report, Foothill/Trabuco Specific Plan #531, SCH # 90011043, July 1996.*

Issues (and Supporting Information Sources):

Potential Signif. Impact	Negative Dec.: Potentially Significant Unless Mitigated	Less Than Signif. Impact	No Impact
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Environmental Checklist Continued

I. LAND USE AND PLANNING. *Would the proposal:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with general plan designation or zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be incompatible with existing land use in the vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

II. POPULATION AND GROWTH. *Would the proposal:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fault rupture? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Seiche, tsunami, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):

	Potential Signif. Impact	Negative Dec.: Potentially Significant Unless Mitigated	Less Than Signif. Impact	No Impact
e) Landslides or mud flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. WATER. *Would the proposal result in:*

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direct or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):

Potential
Signif.
Impact

Negative Dec.:
Potentially
Significant
Unless
Mitigated

Less Than
Signif.
Impact

No
Impact

V. AIR QUALITY. *Would the proposal:*

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Violate any air quality standard or contribute to an existing or project air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Expose sensitive receptors to pollutants? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Alter air movement, moisture, or temperature, or cause any change in climate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Create objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Hazards or barriers for pedestrians or bicyclists? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Rail, waterborne or air traffic impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Locally designated species (e.g., heritage trees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):	Potential Signif. Impact	Negative Dec.: Potentially Significant Unless Mitigated	Less Than Signif. Impact	No Impact
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

a) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HAZARDS. *Would the proposal involve:*

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):

Potential Signif. Impact	Negative Dec.: Potentially Significant Unless Mitigated	Less Than Signif. Impact	No Impact
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XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems, or substantial alterations to the following utilities:*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Sewer or septic tanks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Solid waste disposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. AESTHETICS. *Would the proposal:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Create light or glare? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIV. CULTURAL RESOURCES. *Would the proposal:*

- | | | | | |
|---------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Disturb archaeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Affect historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):

	Potential Signif. Impact	Negative Dec.: Potentially Significant Unless Mitigated	Less Than Signif. Impact	No Impact
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):

Potential Signif. Impact	Negative Dec.: Potentially Significant Unless Mitigated	Less Than Signif. Impact	No Impact
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XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IX. DISCUSSION OF RESPONSES TO THE ENVIRONMENTAL CHECKLIST

This Initial Study/Negative Declaration makes use of the information contained within the Initial Study/Negative Declaration prepared for Annexations 99-01, 99-02A and 99-02B (reference # 1), the Initial Study/Negative Declaration prepared for the General Plan Amendment 2000-02A and Zone Change 2000-01 (reference #2), and the Initial Study and Addendum to the Environmental Impact Reports #260 and #403 for the General Plan Amendment 2000-02B for Baker Ranch Planned Community (reference #3), the Foothill Ranch Final EIR # 481 (reference #4), the Portola Hills Final EIR #459 (reference #5) and The Foothill/Trabuco Final EIR # 531 (reference #6). These documents are incorporated herein by reference. All of the above referenced documents are available for review in the Planning Department, City of Lake Forest, 23161 Lake Center Drive, Suite 100, Lake Forest, CA 92630.

The California Environmental Quality Act provides for the tiering of environmental documents. According to Section 21093 of CEQA, the purpose of tiering is to streamline regulatory procedures, avoid repetitive discussions of the same issues in successive environmental impact reports, and to ensure the environmental analyses prepared for later "projects" which are consistent with a previously approved policy, plan program or ordinance focus upon the potential impacts of the "project" (in this case the annexation) subject to decision. Tiering is defined in Section 21094 of CEQA which states:

- a) Where a prior environmental impact report has been prepared and certified for a program, plan, policy, or ordinance, the lead agency for a later project that meets the requirements of this section shall examine the significant effects of the later project upon the environment by using a tiered environmental impacts report, except that the report on the later project need not examine those effects which the lead agency determines were either (1) mitigated or avoided pursuant to paragraph (1) of sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.
- b) This section applies only to a later project which the lead agency determines (1) is consistent with the program, plan policy, or ordinance for which an environmental impact report has been prepared and certified, (2) is consistent with applicable local land use plans and zoning of the city, county, or city and county in which the later project would be located, and (3) is not subject to Section 21166.
- c) For purposes of compliance with this section, an initial study shall be prepared to assist the lead agency in making the determinations required by this section. The initial study shall analyze whether the later project may cause significant effects on the environment that were not examined in the prior environmental impact report.

This Initial Study is tiered from the EIRs of the Foothill Ranch, Portola Hills and Baker Ranch Planned Communities. This Initial Study therefore analyzes whether the act of amending the General Plan to reflect annexations 99-01, 99-02A, 99-02B and the proposed changes in the land use designation of the four sites will result in impacts not previously analyzed in these EIRs. Since the annexations will not result in a change in the land use designations or zoning for the parcels, it is only the question of whether the act of annexation will result in new impacts, not previously addressed, which CEQA requires to be addressed, in this Initial Study. In evaluating the potential impacts of the annexations, it is important to note that the annexation is merely a change in jurisdiction, not a change in land use or specific development proposal and no requested or contemplated change in land use or specific development proposal is included in these annexations.

It should be noted that should any development occur in the future on any vacant parcels included in the annexation, that development would be subject to environmental review under CEQA. It is anticipated that any such environmental review will be tiered from the existing EIR for the planned community in which the development would be located. The Initial Study for any such development would similarly address the issue of whether any additional impacts, beyond those previously analyzed would occur as a result of such development. The Initial Study would address the issue of whether any supplemental or subsequent EIR is required for the development as a result of changes in the project, changes in circumstances, or new information of substantial importance which was not previously known and which affects the analysis.

I. Land Use Planning

- a) **Less than Significant Impact.** The proposed project would not result in a conflict with the existing Specific Plan which were established prior to the incorporation of the City of Lake Forest. The land use designations for the properties, within these three communities, were established prior to preparation of the City's Land Use Element and were therefore included as such when the City prepared its General Plan.

Three of the parcels within the Foothill/Trabuco Specific Plan area are in conflict with the current land use designation. The City of Lake Forest intends to designate the parcels with the general plan designation consistent with the Foothill/Trabuco Specific Plan Land Use Plan and Zoning designation. The City is proposing to amend its General Plan to adopt the existing County of Orange General Plan approved for this community to avoid a potential conflict between the City's and the County's General Plans.

The Business Development Overlay would not conflict with the general plan designations or zoning. Any proposed change in land use designation, within the Business Development Overlay, from non-residential to residential land use would be subject to the requirements of the Overlay district as defined in the Land Use Element of the General Plan. Since the Overlay district is designed to preserve the current designated use and discourage changes in land use designation within the Overlay district, any impact would be less than significant.

- b) **No Impact.** The project areas were analyzed for potential conflicts with applicable environmental documents. The previously certified EIR's did not identify any potential conflicts. The jurisdictional expansion over the project, as anticipated, did not identify any new adverse impacts for the proposed project. Therefore, implementation of the proposed project will not result in a conflict with applicable environmental plans or policies.
- c) **No Impact.** The proposed General Plan Amendment would not result in any intensification in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts, from those previously addressed in the EIR's for the Portola Hills and Foothill Ranch Planned Communities, the EIR for the Foothill/Trabuco Specific Plan or the Negative Declaration for Annexations 99-01, 99-02A and 99-02B. The Foothill Ranch and Portola Hills Planned Communities are covered by Development Agreements which limit the City from changing or amending the General Plan, Zoning, permitted uses, etc., applicable to the annexation territory. Furthermore, the City is proposing to use the land use and zoning designations, adopted by the County for these communities, to avoid any potential conflicts. Based on the information contained in the previously approved environmental documents, the proposed General Plan Amendment does not include any areas of prime farmland. Therefore, there

will be no change in impacts from those previously addressed in the EIRs for the Foothill Ranch, Portola Hills and Foothill/Trabuco developments, or the Negative Declaration for the City of Lake Forest Annexations 99- 01, 99-02A and 99-02B. As a result, the proposed project will not result in a significant impact to agricultural resources or operation.

- d) **No Impact.** The proposed General Plan Amendment would not result in any intensification in the land use designations or zoning of the parcels. Therefore, there will be no change in impacts from those previously addressed in the EIR's for the Foothill Ranch, Portola Hills Foothill/Trabuco developments, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. As a result, the proposed project will not result in a significant impact related to the disruption or diversion of an established community.

II. Population and Housing

- a) **No Impact.** The regional population and housing forecasts assume land use consistent with the existing zoning within the City's area of final annexations. The proposed General Plan Amendment would not result in any intensification in the existing or planned land use for the areas, which have been annexed. Therefore, there will be no change in impacts from those previously addressed in the EIR's for the Foothill Ranch and Portola Hills, the EIR for the Foothill/Trabuco Specific Plan or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. Therefore, the proposed project would not result in any change from the existing forecasts.
- b) **No Impact.** The proposed General Plan Amendment would not result in any intensification in the land use designations or zoning of the parcels. The annexed areas are primarily developed. Implementation of the proposed General Plan Amendment would not result or induce substantial growth on certain currently undeveloped parcels. There is no new development associated with the proposed General Plan Amendment. The previously certified environmental documents address the potential impacts related to the development within the project area, and include mitigation measures to address the potential impacts related to future developments of the vacant parcels. The Business Development Overlay would help to insure that existing and planned land uses within this portion of the annexed area will not change, and thus would not induce significant growth directly or indirectly.
- c) **No Impact.** The proposed General Plan Amendment would not result in any intensification in the land use designations or zoning of the parcels. The Foothill Ranch and Portola Hills Planned Communities and Foothill/Trabuco Specific Plan EIRs limit the City from changing or amending the General Plan, Zoning, permitted uses, etc., applicable to the area of final annexations, without any new environmental evaluation. Furthermore, the City is proposing to use the land use and zoning designations, adopted by the County for these communities, to avoid any potential conflicts. Based on the information contained in the previously certified environmental documents, the proposed General Plan Amendment does not include any areas of affordable housing. Therefore, no housing displacement would result from the proposed General Plan Amendment.

III. Geophysical

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification in the land use designations or zoning of the parcels. The previously certified environmental documents include mitigation measures to reduce the potential impacts associated with geological hazards to a level which

is less than significant. New development within the annexed area would be subject to the mitigation measures included in the previously certified environmental documents. These measures are consistent with the seismic mitigation included in the Foothill Ranch and Foothill/Trabuco EIR's; no mitigation for seismic hazards was included in the Portola Hills EIR.

- b) **No Impact.** The proposed General Plan Amendment would not result in any intensification in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts, from those previously addressed in the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified environmental documents include mitigation measures to reduce the potential impacts associated with geological hazards to a level, which is less than significant. Any new development on the vacant parcels in the annexed area would be subject to the mitigation measures included in the previously certified EIR's. These measures are consistent with the seismic mitigation included in the Foothill Ranch, Portola Hills and Foothill/Trabuco EIRs.
- c) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified Environmental document or the EIRs for the Portola Hills, Foothill Ranch Planned Communities, and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. No potential seiche or tsunami impacts were identified in these documents.
- d) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts, from those previously addressed in the previously certified or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified environmental documents include mitigation measures, such as the use of open space easements to prevent development in areas subject to landslides, which are enforced by the adopted Mitigation Monitoring Program, to reduce the potential impacts associated with geological hazards to a level which is less than significant. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures.
- e) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts, from those previously addressed in the previously certified EIR's or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified environmental documents include mitigation measures, such as requiring a soils and geological study prior to development, which are enforced by the adopted Mitigation Monitoring Program, to reduce the potential impacts associated with grading and earthwork to a level which is less than significant. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures.
- f) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts, from those previously addressed in the previously certified Environmental document or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the

Negative Declaration for the City of Lake Forest Annexations 99-01, 9902A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts associated with geological hazards to a level, which is less than significant. No significant impacts associated with subsidence were identified in the Portola Hills, Foothill Ranch, or the Foothill/Trabuco EIRs. With the proposed General Plan Amendment, any new development in the annexed area, shall be subject to these mitigation measures.

- g) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified EIR's or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan , or the Negative Declaration for the City of Lake Forest Annexations 99-01, 9902A and 99-02B. No significant impacts associated with subsidence were identified in the Portola Hills, Foothill Ranch or the Foothill/Trabuco EIRs. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures. The previously certified environmental documents include mitigation measures, such as requiring a soils and geological study prior to development, which are enforced by the adopted Mitigation Monitoring Program, to reduce the potential impacts associated with earthwork to a level which is less than significant.
- h) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills and Foothill Ranch Planned Communities, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. No significant impacts to unique geologic or physical features were identified in any of these documents.

IV. Water

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental document or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts associated with water resources/drainage to a level, which is less than significant. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures. In summary, these include requirements that: "Embankment protection shall be provided along Serrano Creek, Borrego Wash and Aliso Creek. A master plan of drainage shall be prepared and approved by the county, along with detailed drainage studies, prior to the recordation of any final tract/parcel maps."
- b) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts associated with

water related hazards to a level which is less than significant. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures.

- c) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts associated with discharge into surface waters or other alteration of surface water quality to a level which is less than significant. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures. No significant impacts associated with the water quality and resources were identified in any of these documents.
- d) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts associated with water resources/drainage to a level, which is less than significant. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures.
- e) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts associated with water resources/drainage to a level, which is less than significant. With the proposed General Plan Amendment, any new development in the annexed area, shall be subject to these mitigation measures. The Mitigation Monitoring Program would reduce the impacts associated with water resources and drainage direction to a level less than significant.
- f) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts associated with water resources/drainage to a level, which is less than significant. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures. The mitigation measures would reduce the impacts associated with water resources and drainage direction to a level less than significant.
- g) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental document or the EIRs for

the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan , or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts associated with water resources/drainage to a level, which is less than significant. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures. The mitigation measures would reduce the impacts associated with water resources and drainage direction to a level less than significant.

- h) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts associated with water resources/drainage to a level, which is less than significant. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures. The mitigation measures would reduce the impacts associated with groundwater quality to a level less than significant.

V. Air Quality

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures, such as working with the South Coast Air Quality Management District and the Southern California Association of Governments to implement the Air Quality Management Plan, which are enforced under the adopted Mitigation Monitoring Program, to reduce the potential impacts to air quality. Land use would remain consistent with the existing regional projections, which form the basis of the regional Air Quality Management Plan. These mitigation measures will reduce the air quality impacts to a level less than significant.
- b) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts to air quality, although the air quality impacts of build-out under the General Plan are identified as significant after mitigation and a statement of overriding considerations was adopted. With the proposed General Plan Amendment, any new development in the annexed area shall be subject to these mitigation measures. These mitigation measures will reduce the air quality impacts to a level less than significant.
- c) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills and Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the

Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. No significant air movement, moisture or temperature change impacts are identified in these documents.

- d) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts, from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. No significant impact related to the creation of objectionable odors was identified in the previously certified EIR's.

VI. Transportation / Circulation

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels to result in an increase in vehicle trips or traffic congestion. Therefore, there would be no change in impacts, from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. A portion of Rancho Parkway (between Bake Parkway and Alton Parkway) has been realigned to a tee-intersection configuration onto Dimension Drive near Alton Parkway. A traffic study has been prepared to assess the impacts of the Rancho Parkway realignment and circulation in the area. The analysis contained in the traffic study determined, with the mitigation measures and monitoring program approved, the potential traffic impacts are reduced to a level which is less than significant. Traffic impacts for buildout of the General Plan were addressed in the previously certified EIR's. In addition, the existing development agreements limit the ability to change the development regulations. With the proposed General Plan amendment any development on the parcels within the annexed area would be subject to the mitigation measures included in the previously certified EIR's, which analyzed maximum development or the territory. In addition, any development of any vacant parcels included in the annexation would be subject to environmental review. That review would address the potential impacts of any such development, in the context of the traffic conditions which exist at the time the development proposal is put forward. The previously certified EIR's include mitigation measures to reduce the potential traffic impacts associated with buildout of the General Plan to a level which is less than significant.
- b) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels to create any new traffic hazards. No potential traffic hazard issues were identified in the previously certified environmental documents or the EIRs for the Portola Hills and Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. Therefore, the proposed project would not result in the creation of new hazard to safety from design features or incompatible uses. In addition, any development of any vacant parcels included in the proposed General Plan Amendment would be subject to environmental review. That review would address the potential traffic hazard impacts of any such development, in the context of the traffic conditions which exist at the time the development proposal is put forward.
- c) **No Impact.** The proposed General Plan Amendment will not result in any land use intensification and therefore would not result in the creation of any new emergency access impacts. No potential emergency access issues were identified in the previously certified environmental documents or the

EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. In addition, any development of any vacant parcels included in the proposed General Plan Amendment would be subject to environmental review. That review would address the potential emergency access impacts of any such development, in the context of the traffic conditions which exist at the time the development proposal is put forward.

- d) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. No parking issues were identified in these documents. In addition, any development of any vacant parcels included in the proposed General Plan Amendment would be subject to environmental review. That review would address the potential parking impacts of any such development, in the context of the traffic conditions which exist at the time the development proposal is put forward.
- e) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, the proposed project would not result in the creation of new hazard or barriers for pedestrians or bicyclists not analyzed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. No potential pedestrian or bicycle access safety issues were identified in these documents. In addition, any development of any vacant parcels included in the annexation would be subject to environmental review.
- f) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures, which are enforced by the Mitigation Monitoring Program, to reduce the potential traffic impacts associated with the underutilization of alternative transportation modes to a level which is less than significant.
- g) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. No potential rail, waterborne or air traffic issues were identified in these documents. In addition, any development of any vacant parcels included in the annexation would be subject to environmental review.

VII. Biological Resources

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts

from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIRs include mitigation measures, which are enforced by the Mitigation Monitoring Program, to reduce the potential impacts to biological resources to a level which is less than significant. In addition, any development of any vacant parcels included in the final annexations would be subject to environmental review.

- b) **No Impact.** See discussion under VII(a).
- c) **No Impact.** See discussion under VII(a).
- d) **No Impact.** See discussion under VII(a).
- e) **No Impact.** See discussion under VII(a).

VIII. Energy and Mineral Resources

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIRs do not identify any potential impacts related to conflicts with adopted energy conservation plans.
- b) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential impacts to non-renewable resources to a level which is less than significant.

IX. Hazards

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures, which are enforced by the adopted Mitigation Monitoring Program, to reduce the potential impacts related to public safety to a level which is less than significant.
- b) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for

the Portola Hills and Foothill Ranch Planned Communities, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 9902A and 99-02B. The previously certified EIR's include mitigation measures, which are enforced by the adopted Mitigation Monitoring Program, to reduce the potential impacts related to emergency access to a level which is less than significant.

- c) **No Impact.** Please see discussion under IX(a).
- d) **No Impact.** Please see discussion under IX(a).
- e) **No Impact.** Please see discussion under IX(a).

X. Noise

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures, which are enforced by the adopted Mitigation Monitoring Program, to reduce the potential noise impacts to a level which is less than significant.

Any development on parcels within the Foothill Ranch Planned Community would remain subject to the noise mitigation measures included in the Foothill Ranch EIR, which include the following requirements: "Construction activities shall comply with the county noise ordinance. All noise levels shall be mitigated in residential areas to an exterior standard of 65 dB CNEL, and an interior standard of 45 dB CNEL. Detailed future acoustical studies will be required to identify appropriate mitigation for each development project." The Foothill Ranch EIR classified noise impacts as less than significant with mitigation. The proposed General Plan Amendment would not result in a change in impacts.

Any development on parcels within the Portola Hills Planned Community or Foothill/Trabuco Specific Plan would remain subject to the noise mitigation measures included in the Portola Hills and foothill/Trabuco EIRs, which include the following requirements: "All structures shall be sound attenuated or protected by acoustical barriers." The Portola Hills EIR classified noise impacts as less than significant with mitigation. The annexation would not result in a change in impacts. In addition, any development of any vacant parcels included in the final annexations would be subject to environmental review.

- b) **No Impact.** Please see discussion under X(a).

XI. Public Services

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The

previously certified EIR's include mitigation measures to reduce the potential public service impacts to a level which is less than significant.

- b) **No Impact.** Please see discussion under XI(a).
- c) **No Impact.** Please see discussion under XI(a).
- d) **No Impact.** Please see discussion under XI(a).
- e) **No Impact.** Please see discussion under XI(a).

XII. Utilities and Service Systems

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. Utilities and services prepare their service provision plans based on City land use plans and have therefore taken account of potential development and annexation in their planning activities. There would be no change in impacts from those previously addressed in these documents. The previously certified EIR's include mitigation measures to reduce the potential utilities and service system impacts to a level which is less than significant.
- b) **No Impact.** Please see discussion under XII(a)
- c) **No Impact.** Please see discussion under XII(a).
- d) **No Impact.** Please see discussion under XII(a).
- e) **No Impact.** Please see discussion under XII(a).
- f) **No Impact.** Please see discussion under XII(a).

XIII. Aesthetics

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce potential aesthetics, light and glare impacts to a level which is less than significant. In addition, any development of any vacant parcels included in the final annexations would be subject to environmental review.
- b) **No Impact.** Please see discussion under XIII(a).
- c) **No Impact.** Please see discussion under XIII(a).

XIV. Cultural Resources

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts, from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential cultural resource impacts to a level which is less than significant. In addition, any development of any vacant parcels included in the final annexations would be subject to environmental review.
- b) **No Impact.** Please see discussion under XIV(a).
- c) **No Impact.** Please see discussion under XIV(a).
- d) **No Impact.** Please see discussion under XIV(a).
- e) **No Impact.** Please see discussion under XIV(a).

XV. Recreation

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Therefore, there would be no change in impacts from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The previously certified EIR's include mitigation measures to reduce the potential recreation system impacts to a level which is less than significant.
- b) **No Impact.** There are five new parcels of land have been purchased by the County of Orange adjacent to the Portola Hill Planned Community, intended for regional park and preservation of the recreational opportunities included with the Whiting Ranch Regional Park. As a measure of consistency with parks and recreation facilities in the City, the Amendment will reclassify the land use designation of the County's five parcels adjacent to the Portola Hills Planned community from Low Density Residential to Regional Park/Open Space. The proposed General Plan Amendment would not result in any adverse impact.

XVI. Mandatory Findings of Significance

- a) **No Impact.** The proposed General Plan Amendment would not result in any intensification or change in the land use designations or zoning of the parcels. Planned land use within the Business Development Overlay district remains unchanged. The addition of open space lands have a positive impact and help to preserve the net amount of park and open space land within the City. Therefore, there would be no change in impacts, from those previously addressed in the previously certified environmental documents or the EIRs for the Portola Hills, Foothill Ranch Planned Communities and Foothill/Trabuco Specific Plan, or the Negative Declaration for the City of Lake Forest Annexations 99-01, 99-02A and 99-02B. The project was anticipated in the City's General Plan.

**Portola Hills Planned Community EIR
Mitigation Measures**

VII. INVENTORY OF MITIGATION MEASURES

In the 16 years since the enactment of CEQA, the County of Orange has incorporated many mitigations for impacts normally associated with planned community development into General Plan documents, zoning documents, area plans, and standard conditions. As a result, many impacts are totally mitigated through uniformly applied policies and procedures in accordance with Section 21083.3 of CEQA. This EIR has attempted to identify those measures, as well as those which have been devised for special situations in the Portola Hills Planned Community.

Listed below are all mitigation measures considered feasible for this project. This list will provide a ready reference for future permit approvals. These measures are organized by topical category.

As noted in the Introduction, the CEQA Guidelines generally provide that mitigation may be one or more of the following things:

- A. Avoidance of an impact.
- B. Minimization of an impact.
- C. Rectifying an impact by repairing, rehabilitating or restoring the impacted environment.
- D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- E. Compensating for the impact by replacing or providing substitute resources or environments.

Each of the mitigation measures in the topical categories below has been assigned one or more of the above characterizations to assist the reader in understanding the objective of the mitigation measure. In the instance where a mitigation measure does not fully eliminate an impact, the reader is directed to the Unavoidable Adverse Impacts chapter, as well as Chapter 4, for acknowledgement and discussion.

Each mitigation measure stated in this inventory has also been assigned a category which identifies the agency(ies) or person(s) responsible for its implementation. The categories are:

- I. Responsibility of the project proponent; includes cost and construction subject to the permission of the appropriate agency with jurisdiction.
- II. Responsibility of the County of Orange; includes cost, construction, and enforcement.
- III. Responsibility of an agency outside of the County of Orange, such as a Responsible Agency, agency with jurisdiction by law, or an agency with special planning or implementation responsibilities regarding primary or secondary effects of the project, or of the region in which it is located.
- IV. Specific responsibility is undetermined, or only partially determined, at this time because such detail is available only at later planning stages. Responsibility is anticipated to be the County of Orange, the project proponent, or a combination of both.

Certain mitigation measures fall into more than one category because, while responsibility may be readily identified at this level, the actual proportionate share of implementation activities cannot be precisely determined at this time.

1. All major manufactured slopes on-site will be contour graded. This involves rounding and contouring planed edges to blend with the natural terrain, varying the height and inclination of manufactured slopes, and undulating the surface of slopes. Cut slopes will be set as a maximum 2:1 grade. All grading will conform to the Grading and Subdivision Code. Also, an erosion control program approved by the County will be implemented during construction, if such construction takes place during the rainy season (October 15 to April 15). This will assist in mitigating incremental sedimentation impacts to the Upper Newport Bay. (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.
2. All erosion control techniques of the County of Orange Grading and Excavation Code will be observed. These include interim desilting basins, sandbagging,

hydroseeding of borrow and disposal sites. This ordinance also encourages grading during the dry season rather than the rainy season. The project proponents shall restrict grading operations in this manner. (A, I, II)

3. All development operations shall be consistent with the standards of the Regional Water Quality Control Board, which controls sediment delivery during construction activities. (B, III)
4. All grading shall be performed in accordance with applicable regulations of the County of Orange. Specific provisions of these regulations include contour grading of all manufactured slopes to produce a natural appearance, and permanent maintenance of all Type A and B, and most of C, slopes. (A, I, II)
5. Landscaping programs for the community will focus on the use of native and naturalized species for minimizing water demand. These landscape techniques will also minimize adverse impacts to slope stability from irrigation. The landscape program of the Area Plan is designed to vary tree heights and size to simulate a defined ridge line, soften the appearance of residences, and alleviate landform modification impacts. The landscaping and aesthetic techniques to be utilized are discussed in detail in the Area Plan and will be adhered to in the development of the project. (B, I)
6. For major grading operations during the rainy season, a site specific erosion control plan shall be developed and approved by the OCEMA, State Department of Fish and Game, and the Regional Water Quality Control Board prior to issuing any grading permits where applicable under state and local regulations. (B, I, II, III)
7. Prior to the issuance of a grading permit, a stability analysis for each of the numerous mapped landslides will be performed to establish stability and specific corrective measures. (A, I)
8. All manufactured slopes shall be designed by the soils engineer to provide for long-term stability. Due to stability requirements, design modifications and

corrective grading may include reduction of critical slope heights, buttressing additional wide bench requirements and subdrains. (A, I)

9. In addition to shear key and buttress requirements, partial to complete removal of landslide debris and recent alluvial materials will be required. Due to the sheared and broken bedrock associated with the fault over-excavation in the area of the inactive Cristianitos Fault (near the northeast corner of the site) will be required. (A, I)
10. Prior to issuance of a grading permit, the applicant shall submit soils engineering geological studies as necessary to the Manager, Development Services. These reports provide details on the items identified above. All reports shall recommend appropriate mitigation measures and shall be completed in the manner specified in the Orange County Grading Manual and the County Subdivision Ordinance. (A, I, II)
11. Prior to the issuance of building permits, foundation engineering investigation shall be provided for proposed commercial buildings and structural consideration. (i.e., column loads, footing loads, etc.). (A, I, II)
12. No offsite grading in the proposed Whiting Ranch Regional Park or open space areas subject to fee dedication shall be permitted, except as required for road and other infrastructure and recreation facilities subject to the approval of the Manager, Parks and Recreation/Program Planning Division.
13. Surficial material will be removed from most portions of the Vaqueros-Sespe formation and the La Vida member of the Puente formation where development is to take place. The depth to be removed to reach dense suitable material is anticipated to be 5 to 30 feet. This will include the removal of all small landslides and the majority of the larger landslides within the development area. Material removed will be replaced with certified fill derived from compacted onsite cut. Remaining unstable areas that exist within or adjacent to the developed area will be removed or supported where necessary. (A, I)

14. Unconsolidated alluvium and colluvium will be removed from canyon bottoms to the depth of stable bedrock or dense material. Removed materials will be replaced by certified fill derived from compacted, onsite cut. (A, I)
15. Cut slopes which intersect fractured or faulted bedrock, and are unstable as a result, will be supported by appropriately designed structures. (A, I)
16. A drainage culvert will be installed beneath the roadway, designed for the northwestern corner of the property to provide wildlife and drainage continuation. (B, I)
17. Erosion control devices and the prompt landscaping of recently manufactured slopes will greatly reduce the erosion potential created during the development. (A, I)
18. For projects under construction during the rainy season, plans for the control of silt from storm runoff shall be prepared and submitted as required by the Regional Water Quality Control Board. Erosion control plans are required prior to grading permit issuance on projects under construction between October 15 and April 15 of each year. (B, I, II)
19. The County of Orange Grading and Excavation Code prescribes specific standards for development from a geotechnical standpoint. These standards, combined with the technical assessment provided by the geological and soils engineering report, will ensure that the development conforms with safety criteria and sound engineering practice. (A, I, II)
20. In areas graded and developed along the Cristianitos Fault, site design will ensure that no buildings are located over the fault zone. Development configuration will be designed in such a manner as to place only roadways or open area over the fault zone. (A, I, II)
21. Canyon subdrains and buttress/stabilization drains of appropriate sizing (diameter and length) will be placed where necessary for the geologic/hydrologic/grading engineering analyses. Prior to recordation or issuance of

grading permits, whichever comes first, participation in the applicable Masterplan of Drainage will be required, including payment of MPD fees and construction of necessary facilities. In addition, a study will be required to ascertain the need for invert and slope stabilization of Serrano and Aliso Creek. Said study shall address potentials of creek erosion. (A, I)

22. Prior to issuance of a grading permit, the applicant shall submit an erosion control plan to the Manager, Development Services, for his approval, which shall include a discussion of measures to mitigate erosion caused by wind and water. The plan shall also provide for effective planting, germination and maintenance or other acceptable erosion control alternatives by the applicant prior to the rainy season in graded areas which would otherwise remain exposed in accordance with Subarticle 13 of the Grading and Excavation Code. (A, I)

23. Prior to the recordation of any final tract/parcel map, a revised hydrology study and detailed drainage studies indicating how the tract/parcel map grading shall be in conjunction with the drainage conveyance systems, including applicable swales, channels, street flows, catch basins, storm drains and flood water retarding, shall allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood without discharging waters in excess of the capacity of the existing storm drains. Such drainage information shall be submitted to the County of Orange. Such drainage information shall be submitted to the Manager, Subdivision Division, for review and approval. Provisions for all surface drainage will be required, including storm drain facilities carried to suitable points of disposal for the proper control and disposal of storm runoff (i.e., energy dissipation and non-erosion devices) prior to recordation or issuance of grading permits. (B, I)

24. Precise landscape plans shall be submitted prior to actual development and shall be designed to prevent runoff of fertilizers and pesticides to reduce the potential for adverse surface and groundwater contamination. (B, I)

25. Velocity reduction devices and designs will be installed where runoff from development enters natural drainages. Additional methods to be considered

the time of grading permit review include reduction rings within storm drains and rock riprap at drain outlets, and reduction of slopes. (B, I)

26. Any potential problems from groundwater impoundment will be prevented through the installation of subdrains in all major canyons where engineered fill is to be placed. This will allow groundwater flowing to these areas to be drained away. (B, I)
27. With regard to Serrano Creek watershed, the proposed recreation facilities will be developed without removal of any trees exceeding six inches caliper. No grading is to occur within drip lines of oak trees. (B, IV)
28. In Serrano Creek, physical distribution of the woodland is minimized by project designs. However, it will be important to establish measures to minimize potential effects of the custom homes. Measures will be incorporated into the Area Plan text for these lots. These would include restrictions on tree removal, grading in drip lines, and overall grade changes. Additionally, irrigation and runoff water must be directed away from woodland areas where appropriate. (B, I, IV)
29. The prevention of dry weather flows into Serrano Creek (while maintaining storm water flows) can possibly be accomplished by means of devices in the storm drain system to divert dry weather flows to the Aliso Creek drainage where permanent flows do not present any significant changes. Storm flows would pass into Serrano. Retention basins would be placed at outlets to contain low flows and allow precipitation of urban pollutants. This alternative will require review and approval by the Manager, Subdivision Division, prior to implementation. (B, I, IV)
30. Aliso Creek, containing true riparian vegetation, is not expected to be adversely affected by year-round flows. In fact, year round water is expected to have beneficial effects. This will be verified at the time of subdivisions by the Manager, Subdivision Division, through a detailed hydrology study. In addition, a site development permit will be required for all development with the FP-2 designation of Aliso and Serrano Creeks. (A, I)

31. All development activity must be in compliance with Section 1603 of the Fish and Game Code, relating to streambed modification. (A, I)

32. Approximately two-thirds of the oak woodland on the site will be within the area to be dedicated to Whiting Regional Park, and thus preserved in its existing condition. Loss of oak woodland/individual oaks and sycamore tree resources, as well as other significant native vegetation, shall be replaced in kind at a ratio of 3:1 in accordance with a landscape plan approved by the Manager, EMA/Parks and Recreation/Program Planning Division prior to issuance of any grading permit. (E, I, II)

33. Prior to filing Tentative Tract Map and/or Site Plan, the applicant shall submit an open space management plan for approval by the Manager, EMA/Parks and Recreation/Program Planning Office. The subject plan shall include the resource protection measures in Appendix E of this EIR. The Resource Management Program shall identify all native and exotic vegetation affected by subject project onsite and offsite, identify those resources proposed to be removed and make provision for their replacement in kind at a ratio of 3:1. It should be noted that all native trees replaced at 3:1 shall be a minimum 15 gallons in size. Exotics may vary from 5 to 15 gallon. All landscape plans indicating the use of native plant species for resource replacement and urban edge treatment and viewshed protection/transition shall be implemented. No substitutes for natives with exotics will be permitted. To this extent, it is recommended that the developer immediately consult a nursery or individual specializing in native plants to contract grow the required numbers of species required to ensure compliance with said resource management plan and associated approved landscape plans.

Said Resource Management Plan shall be completed and approved by the Manager, EMA/Parks and Recreation/Program Planning Division, prior to the issuance of a grading permit. (B, D, I, II)

34. The implementation of the landscape guidelines for the Portola Hills project which incorporates the use of natives for landscaping, fuel modification zone parkways, and other community open space, will mitigate as best as is feasible.

the loss of natural habitat. In addition, the use of native species should be encouraged in landscaping individual residences. (E, I)

* 35. Residential development currently proposed adjacent to oak woodland in Serrano Creek Corridor should be set back a minimum of 150 feet from this habitat. This will create a buffer zone to absorb and reduce adverse impacts from development from "spilling over" into important woodland communities. (B, I)

36. Rural residential development proposed within the Serrano Creek drainage shall be designed so as to remove as little habitat as possible. Building pads shall be located where topography requires minimal cut and fill. Access roads shall be of minimal widths. Grading of rural residential shall be restricted to building pads, access roads, and infrastructure extensions. (B, I)

37. Recreational uses within oak woodland will be sensitively planned with construction of facilities minimized and limited to canyon headlands. Recreational use of the woodland areas within the Whiting Ranch Regional Park Extension can be limited by the County of Orange (the offerer) to pedestrian and equestrian access, which will preserve the aesthetic character of the woodland. (B, I)

38. The design of road crossings along Serrano Creek and Aliso Creek should incorporate minimal disturbances to habitat. Mitigation measures should include allowing natural vegetation in the vicinity to remain as close to the road edges as possible to minimize the gap created. (B, I)

39. The California Department of Fish and Game shall be consulted wherever proposed plans require disturbances to Aliso Creek and Serrano Creek in conformance with Sections 1601-6 of the State Fish and Game Code. (B, III)

40. As a habitat enhancement measure and means to mitigate interruption of the Serrano Creek wildlife corridor, a wildlife watering facility shall be developed within Serrano Creek. At least one spring was observed which should be improved to bring water to the surface where it should be stored in a pool having an impervious bottom. Landscape plans should include dense plantings around

this structure to provide optimal cover for wildlife seeking water at this source
(E, I)

41. In conjunction with Area Plan approval, the design of the project in relation to site design concepts embodied in the goals, policies and guidelines of the Alis Creek Corridor Specific (Concept) Plan, the Master Plan of Regional Parks, the Resources Element/Open Space Component, and the compatibility of project design with the design surrounding properties shall be demonstrated to the Director of Planning and the Director of Parks and Recreation. (A, I, II)
42. The archaeological sites which will not be directly impacted by the project (either during grading or by resident collecting/vandalism) should be marked with a permanent datum point, mapped and referenced to said datum, and surface and artifactual materials collected. (A, I)
43. Sites near construction areas should be protected (chain link fence, etc.) from equipment and/or personnel intrusion/disruption. (A, I)
44. a. Prior to initial implementation level approvals, a County-certified archaeologist shall be retained by the project proponent to perform subsurface test level investigation and surface collection as appropriate. The test level report evaluating the site shall include discussion of significance (depth, nature, condition, and extent of the resources), final mitigation recommendations and cost estimates. Prior to the issuance of a grading permit and based on the report recommendations and County policy, final mitigation shall be carried out based upon a determination as to the site's disposition by the Manager, Open Space/Recreation/Special Districts Division. Possible determinations include, but are not limited to preservation, salvage, partial salvage, or no mitigation necessary.
- b. Prior to issuance of grading permit, project proponent shall provide written evidence to the Manager, Open Space/Recreation/Special Districts Division, that a County-certified archaeologist has been retained by the project proponent to conduct salvage excavation of the archaeological resources in the permit area. A final report shall be submitted to

approved by the Manager, Open Space/Recreation/Special Districts Division, prior to any grading in the archaeological site areas. (A, I)

45. If the placement of borrow areas, utilities, landscaping, etc. intrudes upon archaeological sites, the site areas should be subjected to the analytical methodology described in the EIR or the site impacting activity redesigned to avoid a deposit. (A, I)
46. Prior to issuance of a grading permit, the project applicant shall provide written evidence to Manager, Parks/Recreation/Program Planning, that a County-certified archaeologist has been retained, shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the project developer and to the Manager, Parks/Recreation/Program Planning. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project developer, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Manager, Parks/Recreation/Program Planning. (A, I)
47. Prior to issuance of a grading permit, the project applicant shall provide written evidence to Manager, Parks/Recreation/Program Planning that a County-certified paleontologist has been retained to observe grading activities and salvage fossils as necessary. The paleontologist shall be present at the pre-grading conference, shall establish procedures for paleontological resource surveillance, and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If major paleontological resources are discovered, which require long-term halting or redirecting of grading, the paleontologist shall report such findings to the project developer and to the Manager, Parks/Recreation/Program Planning. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which

ensure proper exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Manager, Parks/Recreation/Program Planning. If significant fossils are found the paleontologist shall submit a follow-up report for approval by the Manager Parks/Recreation/Program Planning, which shall include the period of inspection, an analysis of the fossils found, and present repository of the fossils. (B, I)

48. Prior to issuance of grading permit, the project applicant shall provide written evidence to Manager, Parks/Recreation/Program Planning that a County certified archaeologist has been retained to conduct salvage excavation of the archaeological resources in the permit area. A final report shall be submitted to and approved by the Manager, Parks/Recreation/Program Planning prior to any grading in the archaeological site areas. (A, I)
49. Sufficient service businesses shall be established to minimize the number and length of trips to obtain these common services. (B, I)
50. Bicycle and pedestrian circulation facilities shall be provided so as to facilitate and provide direct and hazard-free connections to citywide and regional bicycle trails, and also through lighted footpaths for pedestrians. (B, I)
51. Construction activity dust generation shall be reduced through regular watering as required by the SCAQMD, Rule 403, through erosion control and parking lot washing. (B, I, III)
52. The proposed project shall comply with "reasonable available control measures of the South Coast Regional AQMP which include: (B, I)
 - o H-4 Flexible Work Schedules
 - o H-23 Increased Bicycle/Pedestrian Facilities
 - o N-4 Energy-Conserving Street Lighting
53. The applicant shall participate in all applicable fee programs in the northern E Toro area. In addition, the applicant shall participate in the ultimate widening

of Portola Parkway between Glenn Ranch Road and El Toro Road to provide an eight-lane major design. (B, I, II)

54. The applicant shall participate in the County's Development Monitoring Program by preparing Annual Monitoring Reports. Consistent with established Board of Supervisors policy, the Annual Monitoring Report shall identify infrastructure necessary to support development and shall indicate when additional development will cause service to drop below acceptable levels. Board policy provides that subdivision approvals may be withheld if infrastructure is not adequate to serve the development. (B, I, II)

55. Participate in the North El Toro Area Traffic Study and assist the County by identifying intersection improvements that are identified for the immediate surrounding area that will require participation from Portola Hills to fund the recommended improvements.

56. All construction activities shall comply with the County of Orange noise ordinance limiting the hours of construction to normal weekday working hours. (A, I)

57. All residential lots and dwellings shall be sound attenuated against present and projected noise, which shall be the sum of all noise impacting the project, so as not to exceed an exterior standard of 65 dB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms. Evidence prepared under the supervision of acoustical consultant that these standards will be satisfied in a manner consistent with applicable zoning regulations shall be submitted as follows:

- a. Prior to the recordation of a final tract/parcel map or prior to the issuance of grading permits, at the sole discretion of the County, an Acoustical Analysis Report shall be submitted to the Manager, Development Services Division, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report, in which case it may also satisfy "b" below.

- b. Prior to the issuance of any building permits, an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards shall be submitted to the Manager, Development Services Division for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report(s) have been incorporated into the design of the project.
- c. Prior to the issuance of any Certificates of Use and Occupancy, field testing in accordance with Title 25 regulations may be required by the Manager, Building Inspection Division, to verify compliance with STC and IIC design standards. (A, I, II)

58. All non-residential structures shall be sound attenuated against the combined impact of all present and projected noise from exterior noise sources to meet interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual.

Prior to the issuance of any building permits, evidence prepared under the supervision of an acoustical consultant that these standards will be satisfied in a manner consistent with applicable zoning regulations shall be submitted to the Manager, Development Services Division in the form of an acoustical analysis report describing in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicate that the sound attenuation measures specified have been incorporated into the design of the project. (A, I)

59. Prior to the recordation of the first final tract/parcel map, the owner of record of the property within the boundaries of this tentative tract/parcel map shall prepare and record a notice that this property is subject to overflight, sight and sound of aircraft operating from El Toro Marine Corps Air Station in a manner meeting the approval of the Manager, Development Services Division. (A, I, II)

60. Prior to issuance of any Certificates of Use and Occupancy, the developer shall produce evidence acceptable to the Manager, Development Services Division

that information stating this property is subject to the overflight, sight and sound of aircraft operating from El Toro Marine Corps Air Station has been provided to the Department of Real Estate of the State of California for inclusion into the Final Subdivision Public Report. (A, I, II)

61. Prior to the recordation of the first final tract/parcel map, an aviation easement over this property shall be offered for dedication to the County of Orange in a manner meeting the approval of the Manager, Development Services Division. (A, I, II)
62. Prior to the issuance of any Certificates of Use and Occupancy, the applicant shall post aircraft noise impact notification signs in all sales offices associated with new residential development located within an aircraft 63 dB CNEL contour. The number and location of said signs shall be as approved by the Manager, Development Services Division. (A, I, II)
63. Prior to sale, lease or rental of any structure or portion thereof, the applicant/owner shall provide to each prospective purchaser, lessee, or tenant a notice and statement of acknowledgement that the property is subject to overflight, sight and sound of aircraft operating from El Toro Marine Corps Air Station. The form and method of distribution of said notice and statement of acknowledgement shall be as approved by the Manager, Development Services Division. (A, I, II)
64. Prior to the approval of the proposed project, an acoustical analysis shall be submitted to and approved by the Manager, Development Services Division, which shall illustrate the feasibility of the exterior mitigation measures required to achieve design noise standards. (A, I, II)
65. The developer shall secure offsite grading permission from all affected property owners and shall coordinate development plans therewith. (A, I)
66. Feasible mitigation measures are basically limited to alleviation of obvious crime problems through a process of discouraging the criminal element. This is generally accomplished through provisions for adequate lighting, dead bolt locks,

reflective house numbers and closed/locked garages. Such measures will be considered during building design and construction. Further, the Planned Community concept provides for a coordinated innovative cluster development which enables residents and police to more effectively utilize both preventive neighborhood watch and police patrol. (B, I, II)

67. The project proponent has entered into an agreement with the County to dedicate and convey to the County a site suitable for a fire station facility within the Portola Hills Planned Community. Further, the project proponent has agreed to construct and deliver to the County a fire station facility on the property. The new fire station, known as Fire Station #42, will be in service within approximately 18 months. (A, I, II)
68. If the County establishes a fee program to collect pro rata funds for fire service areas, the project proponent will be eligible to receive reimbursement for the costs incurred to provide both the land and facilities for a fire station beyond the project proponent's pro rata share of developmental fee requirements. (A, I, II)
69. The applicant will comply with applicable programs of the Southern California Gas Company for energy conservation. (A, I)
70. Facility installation will conform to applicable Public Utilities Commission regulations. As tentative tract maps and site plans are designed, developer project sponsors would work directly with SCE planners to designate the specific location and configuration of the facilities to best serve the Portola Hills Planned Community. (A, I)
71. Project design shall take into consideration means of reducing solid waste generated both during construction and occupancy of the proposed development. (A, I)
72. Concurrent with the filing of any tentative tract/parcel map on this property the subdivider shall produce evidence from the water district, acceptable to the Director EMA, that sufficient domestic and fire protection water is available to serve the proposed development. (A, I, II)

73. Concurrent with the filing of any tentative tract or parcel map on this property, the applicant shall identify the feasibility of dual water systems using reclaimed water for irrigation. If such systems are feasible, they shall be included in subdivision design to reduce demands on domestic water supply and sewage treatment facilities. (A, I)
74. The applicant will be required to pay for the additional treatment capacity required. (A, I)
75. Prior to the filing of a tentative tract/parcel map, excepting maps filed for financing purposes only, the landowner shall obtain approval by SAMCWD and the Director, EMA of a plan of works consistent with the Orange County General Plan to provide the means to achieve short and long-term wastewater treatment capacity for on-site and off-site facilities. (A, I, II)
76. The project proponent shall work closely with Pacific Bell Telephone Company to ensure that facilities phasing and construction phasing are effectively coordinated. (A, I)
77. The project proponent shall reserve an elementary school site within the proposed development and shall donate such site to the district. (B, I, III)
78. The project proponent shall participate in a program to help provide SB 201 fees for interim facilities. (B, I, II)
79. The Annual Monitoring Program shall ensure that the project proponent and district participants in the preparation of a district masterplan, assessing available school capacity, attendance boundaries, and funding mechanisms. (A, I, II)
80. The project proponent shall build an elementary school in the Portola Hills Planned Community. (B, I, II)
81. The project proponent shall work with the school district to investigate the formation of a Mello-Roos Special Assessment District or some other similar

alternative method of raising funds for building an elementary school facility on the reserved school site within the proposed development. (A, I, III)

82.

Prior to the approval of any tentative tract maps, edge treatment and landscape plans will be submitted as an integral part of the Area Plan process. These plans will provide for detailed review of the symmetry and compatibility of development along the urban edge. These plans shall demonstrate consistency with the Aliso Creek Corridor Specific Plan and trail plans for Serrano and Aliso Creeks. (A, I, II)

**Foothill Ranch Planned Community EIR
Mitigation Measures**

SECTION 7
INVENTORY OF MITIGATION MEASURES
Foothill Ranch

Section 4 of the EIR discusses existing environmental conditions, impacts of the project on the environment and measures to mitigate project impacts. The level of impact significance after mitigation, i.e., significant or less than significant impacts, is also discussed. Provided below is a listing of all mitigation measures discussed in Section 4. Following each measure is a code to signify responsibility for implementing the measure. These codes are:

- P - Mitigation measure responsibility of project proponent.
- C - Mitigation measure responsibility of County of Orange; includes cost, construction, and/or enforcement.
- A - Mitigation measure responsibility of agency other than County of Orange.
- U - Mitigation measure responsibility undeterminable at this time.

Mitigation measures are listed by topical area.

Landsform/Topography

1. All major manufactured slopes onsite shall be contour graded. This involves rounding and contouring planed edges to blend with the natural terrain, varying the height and inclination of manufactured slopes, and undulating the surface of slopes. Cut slopes shall be set at a maximum 2:1 grade. All grading shall conform to the Grading and Subdivision Code. Also, an erosion control program approved by the county will be implemented during construction, if such construction takes place during the rainy season (October 15 to April 15). This will assist in mitigating incremental sedimentation impacts to the Upper Newport Bay. (P)
2. All erosion control techniques of the County of Orange Grading and Excavation Code shall be observed. These include interim desilting basins, sandbagging, and hydroseeding of borrow and disposal sites. This ordinance also encourages grading during the dry season rather than the rainy season. The project proponents shall restrict grading operations in this matter. (P, C)

3. All development operations shall be consistent with the requirements of the Regional Water Quality Control Board (RWQCB), for the control of sediment delivery during construction activities. The RWQCB will determine the project-specific requirements following review of the site plans. (C)
4. All grading shall be performed in accordance with applicable regulations of the County of Orange. Specific provisions of these regulations include contour grading of all manufactured slopes to produce a natural appearance, and permanent maintenance of all Type A and B and most of C slopes. (P, C)
5. Landscaping programs for the community shall focus on the use of native and naturalized species to minimize water demand. These landscape techniques will also minimize adverse impacts to slope stability from irrigation. The landscape program of the Feature Plan shall be designed to vary tree heights and size to simulate a defined ridge line, soften the appearance of residences, and alleviate landform modification impacts. The landscaping and aesthetic techniques to be utilized are discussed in detail in the area plan and shall be adhered to in the development of the project. (P,C)
6. For major grading operations during the rainy season, a site specific erosion control plan shall be developed and approved by the OCEMA, State Department of Fish and Game, and the Regional Water Quality Control Board prior to issuing any grading permits where applicable under state and local regulations. (P,C,A)
7. Prior to the issuance of a grading permit, a stability analysis for each of the numerous mapped landslides shall be performed to establish stability and specific corrective measures. (P)
8. Prior to issuance of a grading permit, the applicant shall submit soils engineering geological studies as necessary to the Manager, Development Services. These reports shall provide details on the items identified above. All reports shall recommend appropriate mitigation measures and shall be completed in the manner specified in the Orange County Grading Manual and the County Subdivision Ordinance. (P)
9. Prior to the issuance of building permits, foundation engineering investigation shall be provided for proposed industrial/commercial buildings and structural considerations (i.e., column loads, footing loads, etc.). (P)
10. No open space acreage shall be removed to correct geologic hazards. No grading shall be permitted in regional open space areas, except as provided for utilities and minor flood control improvements and as indicated in the Feature Plan. (P,C)

11. No grading permit shall be issued until the applicant has obtained the approval of a precise plan of development such as a tract map, a site development permit or precise street development plan. (P)
12. Concept grading plans shall be at a scale of 1 (one) inch equals 100 (one hundred) feet with contours no less than 10 feet. (P)

Geology/Soils

13. Development within or adjacent to landslide areas should be avoided. Should planning requirements dictate otherwise, long-term landslide stability analysis shall be undertaken. No open space acreage shall be removed to correct geologic hazards. (P)
14. Ground slopes shall be designed at ratios not to exceed 2:1 and be kept to minimum vertical heights (generally fill and cut terrace/colluvium slopes not to exceed 35 vertical feet, cut bedrock not to exceed 75 vertical feet). Design analyses for specific slopes shall be undertaken when conceptual plans are completed. (P)
15. Southwest-facing cut slopes or soils exhibiting tendencies to fail during grading shall be buttressed or alternately stabilized to provide long-term gross stability. (P)
16. Embankment depths shall be kept as low as possible in heavily alluviated and colluviated areas in order to minimize post-grading settlement. (P)
17. Detailed study, including subsurface work, to define the limits of the Cristianitos fault zone shall be completed prior to development within the vicinity of the fault zone. (P)

Hydrology

18. Grading within development areas shall be in accordance with the conceptual grading plan, when approved as part of the Area Plan. (P)
19. Embankment protection for Serrano Creek, Borrego Wash and Aliso Creek shall be provided in critical areas to ensure that stream alignment is maintained. In addition, groins or spur dikes shall be provided to prevent bank erosion and establish the existing flow alignment. (P)
20. To maintain the vertical alignment of existing creeks, grade stabilization structures shall be installed to ensure the profile of the stream bed is maintained. The precise configuration and location of the structures shall be determined through a detailed engineering design and sedimentation analysis of the watersheds and shall be included in a Master Plan of Drainage. (P)

21. The lower reaches of Borrego Canyon Wash (F20) shall be conveyed in a reinforced channel. All channels shall be consistent with the design criteria established by the Orange County Environmental Management Agency. (P)
22. All grading and street alignments shall be designed to ensure that proposed drainage patterns maintain the same tributary areas to regional watersheds and that no diversions between watersheds occur. (P)
23. Prior to recordation or issuance of grading permits, whichever comes first, participation in the Master Plan of Drainage shall be required, including payment of MPD fees and construction of necessary facilities. In addition, a study shall be prepared to ascertain the need for invert and slope stabilization of Serrano, Borrego and Aliso Creek. Said study shall address the potential of creek erosion, and shall be coordinated and consistent with a resource management plan (see Measure 2e, Section 4.4.3). (P,C)
24. Prior to issuance of a grading permit, the applicant shall submit an erosion control plan to the Manager, Development Services, for his approval, which shall include a discussion of measures to mitigate erosion caused by wind and water. The plan shall also provide for effective planting, germination and maintenance or other acceptable erosion areas which would otherwise remain exposed, in accordance with Subarticle 13 of the Grading and Excavation Code. (P)
25. Prior to the recordation of any final tract/parcel map, a revised hydrology study and detailed drainage studies, indicating how the tract/parcel map grading in conjunction with the drainage conveyance system, including applicable swales, channels, street flows, catch basins, storm drains and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood without discharging waters in excess of the capacity of the existing storm drain, shall be submitted to the County of Orange. Such drainage information shall use the proposed ultimate land uses and shall be submitted to the Manager, Subdivision Division, for review and approval. Provisions for all surface drainage shall be required, including storm drain facilities carried to suitable points of disposal for the proper control and disposal of storm runoff (i.e., energy dissipation and non-erosion devices) prior to recordation or issuance of grading permits. (P)
26. Any proposed channelization or culverting plans for Aliso Creek shall be submitted to the Manager, EMA, Coastal and Community Planning Division in consultation with the Manager, EMA, Flood Program Division, to ascertain consistency with the Aliso Creek Corridor Specific Plan. (P)

Biological Resources

27. Removal of healthy native oaks from their present location on the site shall be avoided wherever practical. In those areas where removal is unavoidable, the possibility of transplanting to another location on the site should be investigated. New locations should be selected by a qualified expert. Trees impractical to transplant should be replaced in kind with 3-5 gallon stock on at least a 3:1 basis, or as determined by the resource management plan. (P,C)

To minimize the loss of soil moisture supply from runoff, the amount of land surface covered by impervious materials should be kept to a reasonable minimum in the vicinity of oaks. Common avenues of damage to preserved and newly planted oaks which must be avoided include: (1) overwatering; (2) underwatering; (3) soil compaction above the root zone; (4) drainage alteration; (5) poisoning by weed inhibitors used in conjunction with paving activities; (6) stockpiling of graded material above the root zone; and (7) parking of vehicles during construction on the root zone. (P,C)

28. The non-reserve open space areas will be naturally enhanced through the removal of cattle as a result of project implementation. In addition, these areas shall be further enhanced to increase wildlife use through the following measures:
- a. Planting of native trees such as coast live oaks, sycamores and Mexican elderberry, and shrubs such as mulefat, laurel-sumac and California wild rose, lemonadeberry and toyon.
 - b. Pedestrian, equestrian and bicycle paths shall be placed well outside of the streambed or canyon bottom and, as appropriate, buffers such as low fences or blackberry stands should be constructed between use areas and the non-reserve open space areas, especially in areas where active recreation is planned. All proposed equestrian trails and bikeway alignments are subject to the approval of the Manager, EMA, Harbors, Beaches and Parks, Program Planning Division, in consultation with the Manager, EMA, Coastal and Community Planning Division or the Manager, EMA, Transportation Planning Division.
 - c. All non-reserve open space areas shall contain buffers between streambed or canyon bottom and adjacent development. Native or noninvasive species should be utilized in the buffer area. Invasive plant species include German ivy (Senecio mikanioides) and periwinkle (Vinca major).
 - d. No fences or other barriers to wildlife movement shall be placed across drainages or other areas of wildlife movement.

- e. A resource management plan shall be prepared for the project site. This plan shall include specific directions for caretaking remaining and planted oaks both within and outside of the non-reserve open spaces as well as other vegetative and natural resources located in these areas. It shall also contain a plant palette for all non-native species, as well as plans to protect sensitive natural resources on the site. Additional elements of the resource management plan are contained in the Feature Plan. The resource management plan shall be subject to the review of the Director, EMA/Planning in consultation with the Manager, EMA, Harbors, Beaches and Parks, Program Planning Division and the approval of the Planning Commission. (P,C)
29. The Whiting Ranch Regional Park shall be buffered from adjacent development. This buffer may be incorporated into the required fuel modification zone through the use of appropriate plant materials, subject to the approval of County Fire. (P)
30. Loss of streambed, wetland or riparian habitat shall be mitigated per the requirements of the U.S. Army Corps of Engineers (Section 404 of the Clean Water Act) and the California Department of Fish and Game (Fish and Game Code, Section 1600). It is anticipated that these agencies will require replacement of lost wildlife habitat values through the enhancement of remaining streambed, wetland or riparian habitat or through the creation of new areas of such habitat. (P,A)
31. Existing coastal sage scrub and chaparral habitat shall be left in place to the extent feasible. This will allow the retention of some wildlife values, as well as reduce visual impacts and surface erosion. (P,C)
32. All graded and cut-and-fill areas where structures or improvements are not constructed shall be revegetated with drought-adapted plant materials such as California buckwheat, coyote bush or native grasses in accordance with the resource management plan. If native species are not used, then care should be taken to select non-invasive drought-tolerant species. If irrigation is required on these slopes, drip systems shall be installed where feasible. (P)
33. Measures shall be taken to minimize entry of sediment into drainage courses resulting from construction. Available measures include introduction of rapid-developing, soil-anchoring groundcover and strategic placement of runoff-related structures. (P,C)
34. All roadway crossings of Serrano Creek and Aliso Creek shall be bridged to help preserve existing wildlife corridors and sensitive vegetative communities and to facilitate safe, efficient, grade-separated recreational trail movement. (P)
35. No offsite grading in the proposed Whiting Ranch Regional (Wilderness) Park or open space areas subject to fee shall be permitted, except as required for biological resource mitigation, roads and other infrastructure and recreation facilities subject to the approval of the Manager, Parks and Recreation/Program Planning Division. (P,C)
36. Riprap used for any stream channel improvements shall be covered with soil and revegetated with riparian vegetation. (P)

Cultural/Scientific Resources

37. Prior to initial implementation level approvals, a County-certified archaeologist shall be retained by the project proponent to perform a subsurface test level investigation and surface collection of resources likely to be affected by the project, as appropriate. The test level report evaluating the site shall include discussion of significance (depth, nature, condition, and extent of the resources), final mitigation recommendations and cost estimates. Prior to the issuance of a grading permit and based on the report recommendations and County policy, final mitigation shall be carried out based upon a determination as to the site's disposition by the Manager, Harbors, Beaches and Parks, Program Planning. Possible determinations include, but are not limited to, preservation, salvage, partial salvage, or no mitigation necessary. (P)
38. Prior to issuance of grading permit, project proponent shall provide written evidence to Manager, Harbors, Beaches and Parks, Program Planning that a County-certified archaeologist has been retained by the project proponent to conduct salvage excavation of the archaeological resources in the permit area. A final report shall be submitted to and approved by the Manager, Harbors, Beaches and Parks, Program Planning prior to any grading in the archaeological site areas. (P)
39. Prior to issuance of a grading permit, project proponent shall provide written evidence to the Manager, Harbors, Beaches and Parks, Program Planning that a County-certified archaeologist has been retained, shall be present at the pre-grading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the project proponent, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the project proponent and to the Manager, Harbors, Beaches and Parks, Program Planning. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project proponent, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Manager, Harbors, Beaches and Parks, Program Planning. (P)
40. The developer shall notify the Saddleback Area Historical Society if the historical resources on the site are to be demolished, and shall allow the Society to salvage items, if it wishes. (P)
41. Prior to issuance of a grading permit, project proponent shall provide written evidence to Manager, Harbors, Beaches and Parks, Program Planning that a County-certified paleontologist has been retained by the project proponent to conduct preconstruction salvage of the exposed resources. The paleontologist shall submit a follow-up report on survey methodology and findings to the Manager, Harbors, Beaches and Parks, Program Planning for review and approval. (P)

42. Prior to issuance of a grading permit, project proponent shall provide written evidence to Manager, Harbors, Beaches and Parks, Program Planning that a County-certified paleontologist has been retained by the project proponent to observe grading activities and salvage fossils as necessary. The paleontologist shall be present at the pre-grading conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the project proponent, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If major paleontological resources are discovered, which require long-term halting or redirecting of grading, the paleontologist shall report such findings to the project proponent and to the Manager, Harbors, Beaches and Parks, Program Planning. The paleontologist shall determine appropriate actions, in cooperation with the project proponent, which ensure proper exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the Manager, Harbors, Beaches and Parks, Program Planning. If significant fossils are found, the paleontologist shall submit a follow-up report for approval by the Manager, Harbors, Beaches and Parks, Program Planning, which shall include the period of inspection, an analysis of the fossils found, and present repository of the fossils. (P)

Air Quality

43. Fugitive dust shall be controlled by regular watering, paving construction roads or other dust palliative measures to meet District Rule 403. (P,C)
44. Equipment engines shall be maintained in proper tune. (P,C)
45. Construction shall be discontinued during first- and second-stage smog alerts. (P,C)
46. Provide for convenient access to transit stops. Orient project for transit convenience and accessibility. (P)
47. Provide for easy pedestrian access, including urban paseos from residential areas into and through commercial, office and open space areas. (P)
48. Include transit improvements in the project design, such as bus shelters, benches and bus pockets in the streets. (P)
49. Provide for designated bikeways, and provide convenient bicycle storage facilities. (P)

50. Encourage employers to provide carpool, vanpool, and transit use incentives. (P)
51. Encourage employers to provide for flextime, compressed work weeks or other nontraditional work scheduling to lighten rush hour traffic. (P)
52. Require air filtration systems for buildings serving concentrations of sensitive receptors, especially in projects located near major roadways. (P)
53. Require additional building energy conservation beyond that required by state regulation. (P)
54. Provide extensive landscaping. (P)

Traffic/Circulation

55. The project proponent shall reserve right-of-way for the Foothill Transportation Corridor and contribute to its implementation based upon adopted fees. (P,A)
56. The project proponent shall contribute to the provision of regionwide facilities through the adopted Foothill Circulation Phasing Plan. (P)
57. For future traffic conditions, intersection geometrics as recommended in Tables 4-15, 4-16, and 4-17 shall be implemented. (P)
58. A supplemental traffic analysis shall be conducted when plans become more definitive for the regional park area of the project site. (C)
59. Onsite traffic signals shall be constructed when they become warranted at the locations illustrated in Exhibit 4-26. (P,C)
60. The project proponent shall comply with the project Circulation Design Recommendations contained in Appendix C and incorporated herein by reference. (P)
61. The applicant shall cooperate in the provision of regionwide facilities through the adopted Foothill Circulation Phasing Plan. The applicant shall design and oversee construction of the following roadway links in accordance with Foothill Circulation Phasing Plan (FCPP) requirements and procedures:
 - a. Bake Parkway - Portola Parkway to the Northerly Los Alisos Development Company property boundary.

- b. Portola Parkway - El Toro Road to Bake Parkway.
 - c. Foothill Transportation Corridor - Interim improvements - Portola Parkway (westerly of Alton Parkway) to El Toro Road.
 - d. Alton Parkway - Foothill Transportation Corridor to southerly Foothill Ranch Property Boundary. (P)
62. A supplemental traffic analysis shall be conducted for the Glenn Ranch Road/Portola Parkway intersection to refine the required geometrics to obtain a satisfactory level of service. (P)
63. Bicycle lockers and shower facilities shall be provided in key locations accessible to employees through the urban activities center to facilitate bicycle commuting. (P)
64. An extension of the Class I bikeway along the north side of Alton Parkway, from Portola Parkway to Whiting Ranch Regional Park, shall be provided as a component of the proposed project. (P)

Noise

65. All residential lots and dwellings shall be sound attenuated against present and projected noise, which shall be the sum of all noise impacting the project, so as not to exceed an exterior standard of 65 dB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms. Evidence prepared by an acoustical consultant that these standards will be satisfied in a manner consistent with applicable zoning regulations shall be submitted as follows:
- a. Prior to the recordation of a final tract/parcel map or prior to the issuance of Grading Permits, at the sole discretion of the County, an Acoustical Analysis Report shall be submitted to the Manager, Development Services Division, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy "b" below.
 - b. Prior to the issuance of any building permits, an Acoustical Analysis Report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards shall be submitted to the Manager, Development Services Division for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report(s) have been incorporated into the design of the project.

- c. Prior to the issuance of any Certificates of Use and Occupancy, field testing in accordance with Title 25 regulations may be required by the Manager, Building Inspection Division, to verify compliance with STC and IIC design standards. (P)
66. All non-residential structures shall be sound attenuated against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual.
- Prior to the issuance of any building permits, evidence prepared by an acoustical consultant that these standards will be satisfied in a manner consistent with applicable zoning regulations shall be submitted to the Manager, Development Services Division in the form of an Acoustical Analysis Report describing in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicate that the sound attenuation measures specified have been incorporated into the design of the project. (P)
67. Prior to the recordation of the first final tract/parcel map, the owner of record of the property within the boundaries of the tentative tract/parcel map shall prepare and record a notice that this property is subject to overflight, sight, and sound of aircraft operating from El Toro Marine Corps Air Station, in a manner meeting the approval of the Manager, Development Services Division. (P)
68. Prior to issuance of any Certificates of Use and Occupancy, the developer shall produce evidence acceptable to the Manager, Development Services Division, that information stating this property is subject to the overflight, sight, and sound of aircraft operating from El Toro Marine Corps Air Station has been provided to the Department of Real Estate of the State of California for inclusion into the Final Subdivision Public Report. (P)
69. Prior to the recordation of the first final tract/parcel map, an aviation easement over this property shall be offered for dedication to the County of Orange in a manner meeting the approval of the Manager, Development Services Division. (P,C)
70. Prior to the issuance of any Certificate of Use and Occupancy, the applicant shall post aircraft noise impact notification signs in all sales offices associated with new residential development located within an aircraft 63 dB CNEL contour. The number and location of said signs shall be as approved by the Manager, Development Services Division. (P)
71. Prior to recordation of the first final tract/parcel map, the owner of record of the property within the boundaries of this tentative tract/parcel map shall prepare and record a notice that this property may be subject to impacts from the proposed Foothill Transportation Corridor in a manner meeting the approval of the Manager, Development Services Division. (P)

72. Prior to sale, lease, or rental of any structure or portion thereof, the applicant/owner shall provide to each prospective purchaser, lessee, or tenant a notice and statement of acknowledgement that the property is subject to overflight, sight, and sound of aircraft operating from (El Toro Marine Corps Air Station). The form and method of distribution of said notice and statement of acknowledgement shall be as approved by the Manager, Development Services Division. (P)
73. Prior to the issuance of any Grading Permits, the project proponent shall produce evidence acceptable to the Manager, Development Services, that:
 - a. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.
 - b. All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
 - c. Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (P)
74. Prior to recordation of the first final tract/parcel map, the owner of record of the property within the boundaries of this tentative tract/parcel map shall prepare and record a notice that this property may be subject to impacts from the proposed Transportation Corridor in a manner meeting the approval of the Manager, Development Services Division. (P)

Land Use

75. The resource management plan shall contain measures specific to protecting sensitive resources in the proposed regional park and regional open space areas (i.e., Borrego, Serrano and Aliso Creeks) from vandalism or other unlawful actions. (P,C)
76. Prior to planning level approvals (i.e., general plan, zone change, etc.), any land use application within the crash zone shall be subject to review by the Manager, Advance Planning. The general intent of this review is to preclude any residential development, strictly limit the types and intensity of commercial and industrial land uses, and encourage open space land uses within airport crash zones. Specific land use compatibility will be assessed in terms of the AICUZ 1980 guidelines which include limitation of commercial and industrial land uses in APZ II which are judged acceptable by the Director of Planning and 1) shall not assemble 200 or more persons in any one area or structure capable of being demolished by a single aircraft crash, and 2) shall not exceed 75 percent building site coverage of the gross lot area. (P)

77. Prior to implementation level approvals (i.e., tentative tract, site plan), any land use application within the crash zone shall be subject to review by the Manager, Advance Planning. The general intent of this review is to preclude any residential development, strictly limit the types and intensity of commercial and industrial land uses, and encourage open space land uses within airport crash zones. Specific land use compatibility will be assessed in terms of the AICUZ 1980 guidelines which include limitation of commercial and industrial land uses in APZ II which are judged acceptable by the Manager, Advance Planning, and 1) shall not assemble 200 or more persons in any one area or structure capable of being demolished by a single aircraft crash, and 2) shall not exceed 75 percent building site coverage of the gross lot area. (P)
78. Prior to the issuance of a Building Permit for a structure that penetrates the 100:1 Notice Surface pursuant to FAR Part 77.13, the project applicant shall submit a "Notice of Proposed Construction" to the Federal Aviation Administration which will initiate an Aeronautical study of the project. Upon completion of an FAA Aeronautical study, the project applicant shall submit evidence to the Manager/EMA, Development Services Division, that restrictions and conditions, if any, imposed on the project by the FAA have been incorporated into the design of the project. (P, A)
79. Prior to the approval of a site plan for non-residential development, any proposed structure which penetrates both the FAR Part 77 notice surface, and the Outer Horizontal Surface or the 50:1 surface, upon completion of an FAA Aeronautical Study, the project shall be submitted to the Airport Land Use Commission for Orange County (ALUC). The ALUC will review the project for consistency with the Airport Environs Land Use Plan (AELUP). The project shall comply with the restrictions and conditions imposed on the project by the ALUC and the FAA. (P, A)
80. Prior to the issuance of a grading permit for any proposed residential structure which penetrates both the FAR Part 77 notice surface, or will be built to a height exceeding 882 feet AMSL, upon completion of an FAA Aeronautical Study, the project shall be submitted to the Airport Land Use Commission for Orange County (ALUC). The ALUC will review the project for consistency with the Airport Environs Land Use Plan (AELUP). The project shall comply with the restrictions and conditions imposed on the project by the ALUC and the FAA. (P, A)

Other Relevant Planning Programs

81. All requirements of the U.S. Army Corps of Engineers and/or the California Department of Fish and Game will be complied with as necessary. (P,A)

82. Grading with the Aliso Creek Corridor Specific Plan shall be subject to approval and coordination with the Manager, EMA, Coastal and Community Planning Division, in consultation with the Manager, EMA, Grading Section. (P,C)
83. To ensure consistency with the goals of the Santiago Canyon Road Scenic Highway Plan and implementation of edge treatment in proximity to El Toro Road, the project proponent should consult with the Manager, EMA, Coastal and Community Planning at the County of Orange. (P,C)
84. As full improvements are implemented through the construction of adjacent development, the bicycle trails system depicted on the Orange County Master Plan of Countywide Bikeways shall be incorporated. The bikeway shown along Alton Parkway, shown as on-street in the proposed area plan, shall be a Class I off-street trail as shown in the County Master Plan. (P)
85. The project proponent shall enter into an agreement with the County of Orange to mitigate the loss of open space on the project site, said agreement to be satisfactory to the County. The agreement may include one or more of the following items:
 - a. Reduction in the amount of open space removal on the project site.
 - b. Increases in the amount of open space within the Aliso Creek Corridor on the project site.
 - c. The improvement of or payment of fees in lieu of improvements to open space properties, as identified by the County.Said agreement between the project proponent and the County shall become a condition of project approval. (P,C)
86. No manufactured slopes or fuel modification zones associated with development areas shall be located within the Whiting Ranch Regional Park boundaries. (P,C)
87. The Borrego Canyon Wash, Serrano Creek and Aliso Creek open space corridors and the Whiting Ranch Regional Park shall be dedicated to the Harbors, Beaches and Parks District concurrent with either approval of the general plan application or July 4, 1988, whichever occurs first. However, the project proponent shall retain the right to improve the biological habitat of these dedicated areas, consistent with the Clean Water Act and associated permitting requirements, subsequent to dedication. (P,C,A)
88. Development proposed in the viewshed of El Toro Road shall be accomplished with high quality architectural and landscape treatments, as specified in the Feature Plan. (P)

89. Any crossing of the El Toro bike trail (No. 42) shall be grade separated, and approved by the Manager, EMA, Transportation Planning Division, in consultation with the Manager, EMA, Harbors, Beaches and Parks, Program Planning Division, and Manager, EMA, Coastal and Community Planning Division. (P)
90. A buffer between the proposed equestrian trail and proposed development project, along Aliso Creek, will be required subject to approval by the Manager, EMA, Harbors, Beaches and Parks, Program Planning Division in consultation with the Manager, EMA, Coastal and Community Planning Division. (P,C)
91. The project proponent shall coordinate and prepare the analysis of NEPA resources with the county, Caltrans and FHWA if any improvements are proposed within or adjacent to the FTC right-of-way. (P,A)
92. The project proponent shall coordinate with the county, FHWA and Caltrans to reserve all potential FTC alignments and a buffer area around the alignments so that the FTC could be realigned without preparing additional NEPA resource analyses. (P,A)

Public Services/Utilities

93. Adequate street lighting and clearly marked street names and house numbers shall be incorporated into the project design. (P)
94. Lighting along the roadways and traffic signals where warranted shall be installed prior to opening each roadway extension. (P)
95. Adequate sight distances at intersection shall be incorporated in the roadway designs. (P,C)
96. Adequate paved shoulders shall be incorporated into the roadway designs to accommodate emergency vehicles. (P,C)
97. Periodic clearing and maintenance of natural vegetation adjoining the study area shall be undertaken to reduce the threat of damaging fires. (P,C)
98. Internal safety shall be enhanced through installation of smoke detection devices, use of fire-retardant building materials and shrubbery, prominent placement of rescue service telephone numbers, inclusion of automatic sprinkler systems within structure designs, and the appropriate citing of faucets, hydrants, and other fire-fighting appurtenances. (P,C)
99. As the project is located in a high fire hazard area, according to the Orange County Safety Element, a fuel modification plan and program shall be required. (P,C)

100. To offset the increased demand for fire protection, the County Fire Department will establish a permanent fire Station (No. 38) with apparatus and equipment, at a site to be determined, to service the Foothill Ranch. Participation in the Development Fee Program for fire stations will be required. (P)
101. The developer of Foothill Ranch will enter into a master school agreement with the Saddleback Valley Unified School District regarding a potential site to meet their school requirements. (P)
102. Any remaining school requirements will be met through developer participation in the payment of SB 201 Fees. (P)
103. Shrubbery and vegetation with minimal water requirements shall be used. (P)
104. Flow devices on faucets and shower heads shall be installed. (P)
105. Low flush toilet tanks shall be installed. (P)
106. Reclamation of wastewater for use in landscape irrigation and decorative water impoundments shall be utilized, where possible. (P)
107. Water maintenance easements in layout of roads and lots shall be provided. (P)
108. Road construction and water facilities shall be coordinated to the maximum extent possible. (P,U)
109. Additional application of water reclamation techniques shall be implemented, as possible, to assist in water resource conservation. (P)
110. The timing of road construction and wastewater facilities shall be coordinated to the maximum extent possible. (P)
111. Onsite electrical systems shall be installed with other utilities, with costs to the developer limited to trenching, backfill, and conduit costs. (P,A)
112. The Southern California Edison Company will provide assistance in utility and infrastructure construction. (A)
113. Onsite natural gas systems shall be installed concurrent with other utilities, with costs to the developer limited to trenching and backfill. (P,A)
114. The developer shall consult the Southern California Gas Company to select effective applications of energy conservation techniques for Foothill Ranch. (P,A)

115. The project proponent shall coordinate with Pacific Telephone for the installation of telephone lines. (P,A)
116. The project proponent shall coordinate with Times Mirror Cablevision to install cable lines as necessary. (P,A)

Aesthetics and Visual Resources

117. Approximately 50 percent (1,363 acres) of the proposed project will consist of regional open space. The northern 1,100 acres of the project site shall be offered for dedication to the County of Orange as a natural wilderness park, thus establishing the identity of an urbanized community with the back drop of a natural wilderness setting. The remaining regional open space area for the project (262 acres) will be comprised of the open space corridors of Aliso Creek, Borrego Creek and Serrano Creek and of local community parks. Borrego Creek and Serrano Creek will provide natural linkages from the urban community to the wilderness park. The open spaces corridors will largely remain in their natural condition, enhancing the aesthetic appearance of the area to ensure the maximum aesthetic appearance of open space areas within the project. Specific open space development guidelines have been prepared and are contained in the Foothill Ranch Feature Plan, Area Plan and Development Text. These guidelines shall be incorporated into project design. (P,C)
118. To enhance the aesthetic appearance of development areas within Foothill Ranch an extensive landscape treatment and preservation program has been developed. The landscape program for the project incorporates the use of gateways, slope banks, distant views and natural vegetation to promote a unifying and aesthetically pleasing visual theme. The landscape program focuses on the enhancement of highways, development areas and transitional areas from development to open space. One objective of the program is to maintain unobstructed distant views from and into open space areas. This program, as contained in the Feature Plan, shall be incorporated into project design. (P,C)
119. To mitigate the loss of native vegetation resulting from implementation of the proposed project, a preservation program shall be developed as part of the resource management plan. As part of the preservation program, a majority of native oak trees, sycamore trees and toyon trees existing within open space corridors shall be protected in place, to the extent practicable. To ensure the viability of protected oak trees, an oak tree management program shall be assembled as part of the resource management plan and submitted for approval to the County of Orange EMA, Director of Planning in consultation with the Manager, EMA/Harbors, Beaches and Parks--Program Planning Division. Programs such as these will help maintain the natural aesthetic appearance of the project area. (P,C)

120. Prior to the approval of any tentative tract maps, urban edge treatment and landscape plans will be submitted for approval to the Manager, EMA, Coastal and Community Planning Division in consultation with the Manager, Harbors, Beaches and Parks, Program Planning Division as an integral part of the Feature Plan process. These plans will provide for detailed review of the symmetry and compatibility of development along the urban edge. (P)
121. When feasible, natural viewsheds within the project area shall be maintained. Such programs will be implemented during individual site plan design and processing. (P,C)
122. A vegetation plan shall be prepared for those areas disturbed by construction activity. Contour grading and slope rounding shall be utilized to gradually transition graded road slopes into the natural configuration consistent with the topography of the area. (P)
123. Street lighting shall be designed and located so that direct rays are confined to the roadway. All other lighting shall be designed so as to confine direct rays to the premises. This measure will also mitigate potential light impacts to the El Toro MCAS. (P,A)
124. Prior to the recordation of the first subdivision map, a community wide sign program shall be reviewed and approved by the Planning Commission. Included in the sign program shall be the design and location of area entry signs, village entry signs, and other signs as required by the Director of Community Development. Proposed signage within the Aliso Creek Corridor Specific Plan shall be submitted to the Manager, EMA, Coastal and Community Planning, to ascertain consistency with signage guidelines of the ACCSP as well as "Theme Matrix." (P,C)
125. All reservoirs on the site shall be designed so as to minimize visual intrusiveness and glare. This may include reservoir burial, vegetative screening, and use of non-glare paint. Reservoirs placed within the boundaries of the regional park shall be buried. (P,C)

**Foothill/Trabuco Specific Plan EIR
Mitigation Measures**

Preference for the flat pad technique, even in hilly areas, is economic as much as it is historic. Nevertheless, in terms of potential environmental impacts, at both the local and cumulative levels, residential development that employs this technique represents a land use type with consequences that directly conflict with the major resource preservation policies of the Specific Plan area. As a land use that removes the terrain rather than is absorbed by it, that dominates rather than conforms to the environment, it is fundamentally incompatible and inappropriate for the hillside terrain of the Foothill/Trabuco Specific Plan area.

5.1.6 MITIGATION MEASURES

Impacts related to land use are potentially adverse to the extent that they violate policies established by the Growth Management Plan Element of the County's General Plan, the Foothill/Trabuco Plan, and the Foothill/Trabuco Feature Plan. As stated earlier, the overriding established policy from which all subsequent policies are derived is,

The intent of the County in the foothill area is to preserve its rural character and lifestyle through the preservation of the natural topography, geology, vegetation and wildlife of the area while allowing reasonable development . . . development will only be allowed if it is in harmony, visually and functionally with the natural environment and rural lifestyle.

Compliance with this policy can be achieved most effectively through implementation of the mitigation measures presented elsewhere throughout this EIR. These mitigation measures would ensure that the *natural topography, geology, vegetation and wildlife of the area* would be preserved and that development within the Specific Plan area would be in *harmony, visually and functionally with the natural environment and rural lifestyle*.

Implementation of established policy for the Specific Plan area can occur only if the criteria for land uses allowed within the Specific Plan area are fundamentally different from conventional criteria applied to urban areas. These criteria must be clearly established in regulations and guidelines within the Specific Plan to supplement the land use plan. The criteria must speak to land use characteristics that exemplify rural character. The regulations and guidelines must not attempt to overcodify "rural character" but must remain flexible, otherwise they run the risk of engendering a "rural theme park" among approved land uses.

The regulations and guidelines must address every level of project approval, guiding development through the large-scale advance planning stage approvals (Area Plans) to current planning stage approvals (Subdivision Maps, Site Plan Review, and Use Permit) and to detailed administrative approvals (Grading Plans, Building Designs, and Landscaping).

The Development Consistency Criteria for Rural Transition Areas, intended to implement policies of the Growth Management Plan Element for the Specific Plan Area, identifies as "an integral component of future development in the transition zone", the preservation of "significant vegetation and wildlife habitat areas, unique cultural historical sites, major watersheds and regional recreational facilities that provide opportunities for insight into the natural world, as well as an alternative to the urban and suburban living environment found in most areas of Orange County." This policy and its precedent from the Foothill/Trabuco Plan establish important criteria for the review and approval of developments within the Specific Plan area.

Adoption of a land use plan for the Foothill/Trabuco SPA must be accompanied by regulations and guidelines that further qualify allowable development. The level of development represented by the project's land use plan can be said to be consistent with established policies for the area, *if regulations and guidelines are also adopted with the plan to implement those policies.*

The following mitigation measures are provided to avoid significant adverse impacts related to land use:

- ◆ The Resources Overlay Component of the Specific Plan shall be regulatory (i.e. its provisions shall be requirements of all projects, rather than advisory guidelines), and shall include resources information and requirements related to the following resources, as identified in individual sections of this EIR:
 - Wildlife Corridors (see Section 5.2)
 - Oak Woodlands (see Section 5.2)
 - Major Streambeds (see Section 5.3)
 - Scenic Highway Setbacks (see Section 5.5)
 - Major Ridgelines (see Section 5.5)
- ◆ Development that employs graded pads on building sites of moderate to steep slope (>20%) shall be discouraged. Alternative building techniques that are better-suited to hillside terrain, with less disturbed-area impact, shall be encouraged. Flat pads on these sites shall be limited to pads of very limited total area ("spot" pads) to facilitate compliance with minimum natural open space requirements.
- ◆ Slope heights greater than 10 feet shall be discouraged. To reduce adverse impacts related to area of disturbance, the vertical height of manufactured slopes for individual developments and roads shall in no cases exceed 30 feet.
- ◆ Each individual project (excluding existing building sites $\leq 20,000$ square feet) shall retain a minimum of 75 percent in natural open space (area undisturbed, not including fuel modification impacts), with a maximum disturbed area not to exceed 10,000 square feet.

- ◆ Conditions of approval for individual projects (including public improvements) which deviate in any way from mitigation measures in this EIR, or with measures identified in subsequent environmental documentation that is prepared for or applicable to the project, shall require either:
 - a. A finding by the Planning Commission that failure to comply with the mitigation measure will not result in adverse impacts of local, area-wide, or regional significance, or
 - b. A statement of overriding considerations identifying the level of local, area-wide, and/or regional adverse impact, and reasons for overriding the mitigation requirement.

- ◆ Prior to the approval of any tentative subdivision map, the applicant shall submit an Area Plan for approval by the Planning Commission.

The following information shall be required for all Area Plan applications. Additional information may be required on a case-by-case basis as determined by the Manager, EMA/Land Planning Division.

- A. A Resources Assessment including site-specific resources information stipulated in mitigation measures in the following EIR Sections:
 - 1. Biological Resources (Section 5.2)
 - 2. Hydrology and Water Quality (Section 5.3)
 - 3. Visual Resources (Section 5.5)

- B. A conceptual grading plan which clearly delineates:
 - 1. The existing (natural) and proposed (graded) contour elevation.
 - 2. The location and elevation of all proposed building pads, access roads and driveways (including the percent grade of all access roads and driveways).
 - 3. The total grading volume for the entire project, as well as a specific breakdown of grading volumes (identifying separately the number of cubic yards of cut and fill required) for: a) access roads and driveways; and b) building pads and accessory uses, including: barns, stables, corrals and trails. The grading volumes of each proposed parcel shall also be provided.
 - 4. Slope lengths as measured on the ground, as well as the plan view dimension.

5. Heights of manufactured slopes.
 6. Total area of disturbance including slope areas (calculated based on ground dimensions, not plan view dimensions), and all graded areas (including building disturbance as well as grading for access roads, driveways, parking areas, and all useable areas) estimated fuel modification impacts, in square feet and expressed as a percentage of the total parcel area.
 7. Area of the flat graded pad, expressed in square feet and expressed as a percentage of total disturbed area of the entire parcel.
 8. The location and height of any proposed retaining walls and crib walls.
 9. The location of any proposed septic tanks, leach fields, utilities and utility lines.
- C. The proposed subdivision map shall clearly delineate the building lines (the areas where structures may be located) to ensure that setbacks requirements are met.
 - D. A Consistency Report evaluating the project's consistency with each of the Regulations and Guidelines contained in the Foothill/Trabuco Specific Plan, as well as the Goals and Objectives of the Specific Plan.
 - E. As determined by the Manager, EMA/Land Planning Division or the Planning Commission, a three-dimensional topographic model of the site in its natural and/or existing state. An additional model illustrating the site after the proposed grading and development may also be required prior to Planning Commission consideration of the Area Plan.
- ◆ Prior to the approval of any grading permits or building permits, whichever comes first, the applicant shall submit a site development permit for approval by the Planning Commission.

The following information shall be required for all Site Development Permit applications. Additional information may be required on a case-by-case basis as determined by the Manager, EMA/Land Planning Division.

- A. Unless an Area Plan addressing the entire proposed building site(s) has been approved by the Planning Commission, applicants for all site development permits shall be required to submit the information required for Area Plan submittals with the exception of Item B of the mitigation measure above.

B. A Preliminary Grading Plan which clearly delineates:

1. The existing (natural) and proposed (graded) contour elevation.
2. The location and elevation of all proposed building pads, access roads and driveways (including the percent grade of all access roads and driveways).
3. The total grading volume for the entire project, as well as a specific breakdown of grading volumes (identifying separately the number of cubic yards of cut and fill required) for: a) access roads and driveways; and b) building pads and accessory uses, including: barns, stables, corrals and trails. The grading volumes of each proposed parcel shall also be provided.
4. Slope lengths as measured on the ground, as well as the plan view dimension.
5. Heights of manufactured slopes.
6. Total area of disturbance including slope areas (calculated based on ground dimensions, not plan view dimensions), and all graded areas (including building disturbance as well as grading for access roads, driveways, parking areas, and all useable areas) estimated fuel modification impacts, in square feet and expressed as a percentage of the total parcel area.
7. Area, of the flat graded pad, expressed in square feet and expressed as a percentage of total disturbed area of the entire parcel.
8. The location and height of any proposed retaining walls and crib walls.
9. The location of any proposed septic tanks, leach fields, utilities and utility lines.

C. A building plan of not less than 1"=40' scale, identifying:

- Property lines of each building site and their dimensions.
- Ultimate street right-of-way lines.
- Streets, access roads and driveways (location, width, percent grade, proposed improvements, including gutters and curbs, and materials to be used).

- Easements (existing and proposed): location, purpose and width.
 - Elevations (with dimensions) of all sides of each proposed building (including stables and corrals), showing proposed roof lines and detailed information on materials and colors to be used.
 - Floor plan with dimensions and square footage of all buildings, including barns and stables.
 - Fencing or Walls: Type, location, height and material.
 - Retaining walls/crib walls: Type, material, height and dimensions.
 - Parking areas designed to County standards with a tabulation of the required number of spaces.
 - The location, wattage and illuminated area of all proposed exterior lighting.
 - Signs (if applicable): Type, location, design, materials and type and design of lighting, if any.
 - Vicinity Map: With a scale of approximately 4"=1 mile.
- D. A Consistency Report evaluating the project's consistency with each of the Regulations and Guidelines contained in the Foothill/Trabuco Specific Plan, as well as the overall Goals and Objectives of the Specific Plan.

Level of Significance After Mitigation

Implementation of the above mitigation measures, applied to the Specific Plan and to individual developments throughout the SPA would reduce regional and area-wide land use related impacts to a level below significance, and would maintain land use impacts of local scale below a cumulative level of significance. This assumes that all pertinent mitigation measures of this EIR are incorporated into the Resources Overlay Component, as prescribed above. It also assumes that the density caps assigned to individual properties are not to be considered guaranteed levels of development, (and shall not necessarily establish developer expectations for individual sites), and that the *proviso* stated in the Specific Plan, that all development be in compliance with the Resources Overlay Component and other Specific Plan Regulations and Guidelines, is enforced throughout the SPA. Without this *proviso* in effect, the project's Land Use Plan would result in severe environmental impacts of regional magnitude.

5.2.4 MITIGATION MEASURES

The following measures are necessary to reduce potential adverse impacts on biological resources to a level below significance.

- ◆ The Resources Overlay Component shall include Oak Woodlands as identified in Exhibit 5.2-6, and as mapped and recorded at 1:500 scale on EMA's Intergraph Mapping System. Individual development projects shall not impact oak woodlands identified on this Oak Woodlands map.
- ◆ The Resources Overlay Component of the Specific Plan shall include designated Wildlife Corridors as defined in Exhibit 5.2-3.
- ◆ Uses within the corridors shall be restricted as follows:
 - Uses shall be limited to wildlife habitat and movement, passive recreation, and scientific research. Roads are permitted subject to provisions stated below.
 1. Wildlife use, including both habitat and movement, shall be the primary use. Other permitted uses shall be allowed only if they are not detrimental to the primary use.
 2. Passive recreation is limited to hiking, bicycling, and horseback riding, on designated riding and hiking trails only. Picnicking shall not be permitted within the corridor. Passive recreational uses shall be strictly limited to daylight hours.
 3. Scientific research of wildlife and associated biological resources shall be permitted through EMA approval (Harbors, Beaches and Parks) to legitimate research organizations demonstrating (through a research design proposal) a bona fide interest in resources of the area and providing assurance that proposed research will not adversely affect resources or neighboring uses. All data and findings of authorized research shall be made available to County EMA.
 4. Roads shall be prohibited within designated corridors except where absolutely necessary for access. Roads crossing or entering a corridor shall be designed to minimize impacts on natural terrain and vegetation within the corridor, and shall be reviewed for approval by the Planning Commission.

- ◆ When a road or underground utility or pipeline is permitted to traverse or encroach upon a designated wildlife corridor, its alignment shall incorporate, to the maximum extent feasible, recommendations of a wildlife biologist based on site visit(s) and assessment of impacts of the proposed alignment. Findings and recommendations of the assessment prepared by the biologist shall be presented to County EMA Planning Division at the time of submittals for subdivision map, site plan and grading plan approvals.
- ◆ Roads within corridors shall be subject to the following provisions:
 1. Maximum road width (including bike lanes and shoulders) shall not exceed 20 feet.
 2. Roads shall have speed bumps and a posted speed limit of 15 miles per hour.
 3. Signs identifying a wildlife crossing area shall be posted on each side of the corridor, at least 100 feet outside the corridor boundary.
 4. Roads within corridors shall be limited to local collectors providing access to local residences, and shall be designed to discourage or preclude through traffic. Controlled access from arterials (gated entry) is preferred.
 5. Road alignments, including dimensions and radii, shall be designed to minimize the disturbance to natural vegetation. In cases where crossing of a corridor is unavoidable, crossing at a 90 degree angle is preferred to an alignment within the corridor parallel to the corridor's orientation, unless a 90 degree crossing would require more vegetation removal from grading to accommodate the crossing.
 6. Where a road crosses a streambed in a corridor area, a low water crossing shall be provided rather than a culvert, where possible, to minimize grading associated with culvert crossings.
 7. Where a recreational trail enters or crosses a corridor the trail shall be located based on recommendations of the site specific corridor analysis. In cases where a trail enters a corridor where a road is also proposed or exists, the trail shall be sited immediately adjacent to the road so as to minimize disturbance. In all cases it is preferable to site a trail within the 50 foot setback instead of in the corridor.

◆ Uses adjacent to designated corridors shall be restricted as follows:

1. Development setback — Development shall maintain a minimum 50-foot setback of all structures and barrier fencing from all corridors, mapped in compliance with Area Plan/Site Plan Submittal requirements (see below). Uses within the setback zone shall be limited to low-level residential related activities, such as recreation and private open space, and fuel modification.
2. Landscape screening - Development shall provide planting of a minimum 25-foot buffer zone within the required 50-foot setback, of native shrubs and trees as specified by the site specific corridor analysis. In areas where sufficient buffering already exists, landscape screening may not be necessary. Planting shall be informal and shall emphasize native trees and shrubs that provide maximum screening. The magnitude of screening and precise specifications (species, planting sizes, planting locations) shall be determined as a part of the site specific biological analysis. The purpose of the landscape screening is to provide a visual buffer and separation of uses between residential areas and the corridor. Landscaping within the buffer zone shall be maintained by the homeowners association or individual homeowner.
3. Lighting - Exterior lighting shall be prohibited within the 50-foot setback zone. Lighting for outdoor nighttime activities (other than for public safety purposes) such as playing fields and Christmas tree lots shall be prohibited. Light sources shall be directed away from corridor areas.
4. Fencing - Fencing within the 50-foot setback zone shall be limited to open fencing as defined in Exhibit 5.2-4 on the following page to allow mobility of large mammals.



- ◆ Resource management shall be conducted by a Resource Protection Specialist, under direct supervision of County of Orange, Environmental Management Agency, Harbors, Beaches and Parks Division. The Resource Protection Specialist shall be experienced or trained in field studies of large mammal species native to the Specific Plan area, and shall have an educational background in biological sciences, or natural resources. Funding for the position of Resource Protection Specialist and for activities under his/her responsibility shall be provided through assessment fees collected through the Foothill/Trabuco Specific Plan Fee Program or other appropriate funding source.
 1. Resource management practices within the wildlife corridors shall include the following functions:
 - a. Annual monitoring of wildlife use in the corridor areas to verify that the corridors continue to function as viable wildlife habitat and mobility areas.

- b. Frequent patrolling of corridor areas to enforce animal control regulations and to enforce prohibited uses.
2. The Resource Management Specialist shall be present at all pregrading meetings and shall monitor grading operations to ensure that grading is confined to the approved limits of grading and that resources identified for preservation are protected from grading equipment.
3. The Resource Protection Specialist shall be responsible for preparation and submittal of annual monitoring reports as a component of the Specific Plan Resource Management Program. The reports shall identify quality of habitat and the level of wildlife use in the corridor areas, and shall provide findings as to whether each of the corridors (i) continues to function as a viable wildlife habitat/mobility resource, (ii) is undergoing decreased viability, (iii) or is increasing in viability. The report shall include specific recommendations to remedy adverse conditions such as violations of setbacks, fencing, screening requirements, etc. Findings of the annual report need not be based on quantitative analysis, but must be founded on extensive field observation conducted by the Resource Protection Specialist throughout the year.
4. The Resource Protection Specialist shall be authorized to enforce Domestic Animal Control Regulations within the Wildlife Corridors. Domestic Animal Control Regulations shall prohibit domestic animals (particularly dogs) from entering the wildlife corridor areas. Domestic animals not leashed and under the direct control of animal owners, which are found in the corridors or outside the Owner's property boundaries shall be subject to impound and/or spray gun marking for subsequent identification and citation. Either impoundment or citation will result in a substantial fine against the owner (e.g., one hundred dollars or more for each offense).
5. The Resource Protection Specialist shall monitor protection of oak woodland areas identified in Exhibit 5.2-6 and monitor compliance with Oak Tree Preservation Guidelines.

◆ Area Plan/Site Plan submittal requirements shall include a Resources Assessment which shall include:

1. A site-specific biological resources assessment by a qualified field biologist for each parcel. The assessment shall provide an inventory of resources (plant communities, habitat, high interest species and habitats), a survey of oak and sycamore trees and an assessment of the regional and/or local importance of resources. Parcels containing oak woodlands identified in Exhibit 5.2-6 or within 100 feet of oak woodlands shall be subject to a site-specific oak woodlands analysis. The analysis shall provide precise mapping of oak woodlands on the parcel at 1:50 scale. Based on the relative biological importance of resources, the assessment shall identify the level of impact of the proposed Area Plan/Site Plan, and, if appropriate, identify methods of reducing or avoiding adverse impacts of the project. The impacts

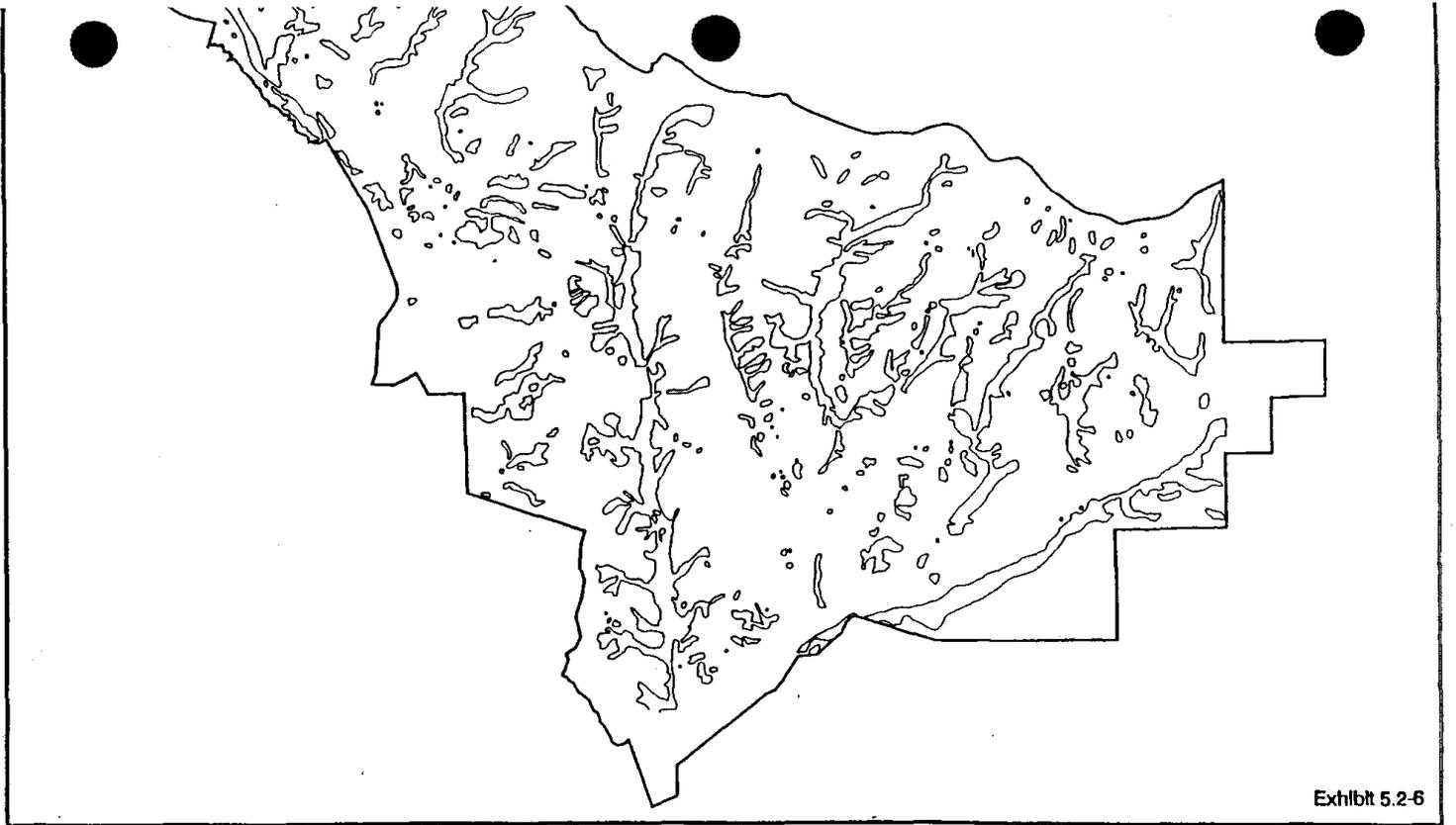


Exhibit 5.2-6

OAK WOODLANDS



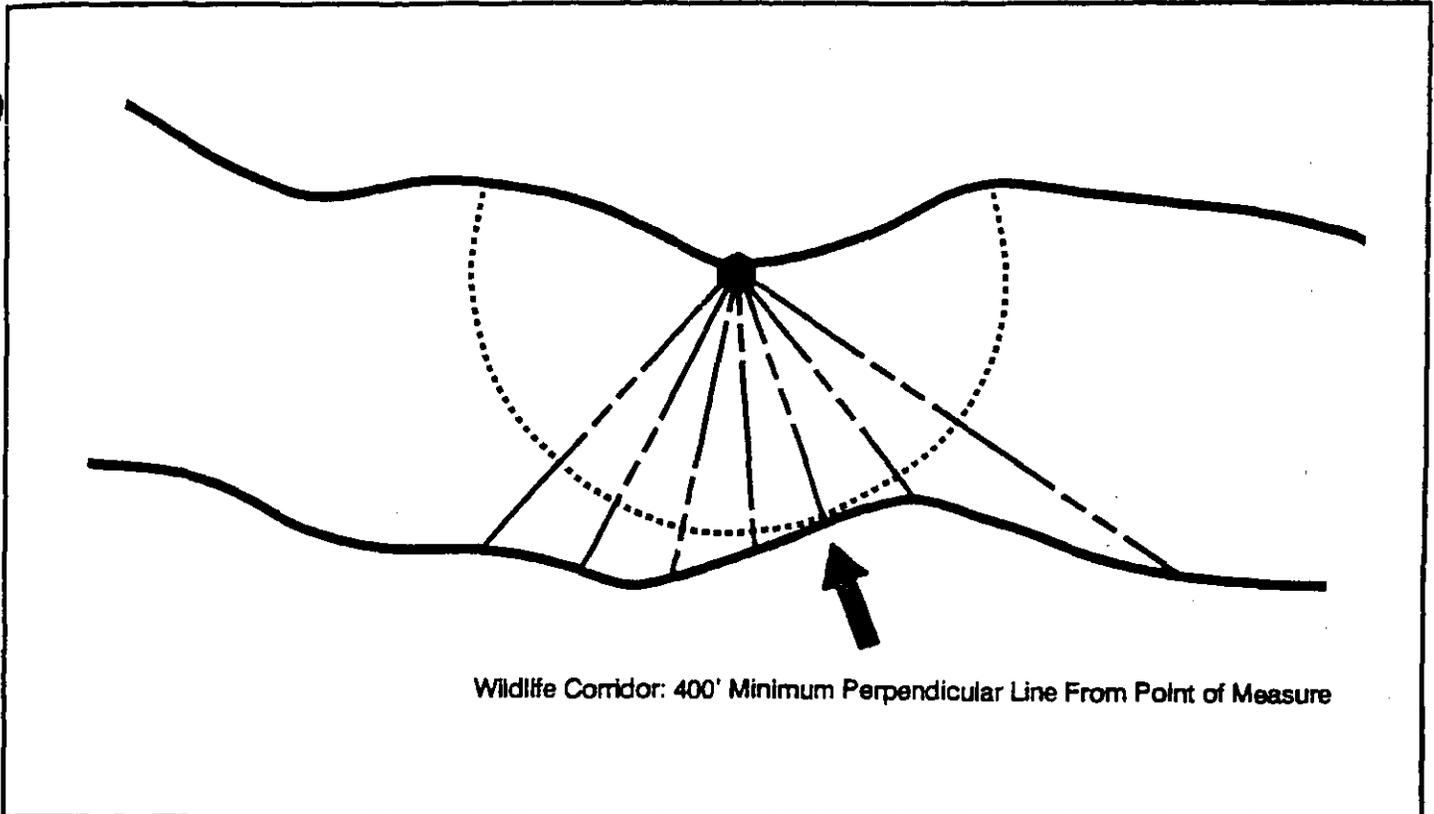
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associates

assessment shall consider all forms of disturbance resulting from the development, including fuel modification.

2. Parcels containing designated wildlife corridors or within 150 feet of corridors (as identified in EMA's base map at 1:500 scale, as recorded on EMA's Intergraph Mapping System) shall be subject to a site specific wildlife corridor analysis. The analysis is a required submittal with any subdivision map, Area Plan, Site Plan and grading permit pertaining to the parcel.

The purpose of the site specific analysis is to provide detailed mapping (1:50 scale) of corridors within and/or adjacent to proposed development parcels and to address site specific design considerations to minimize impacts on the corridor and its function. Detailed mapping is intended to provide final designated alignments for the corridors. Detailed mapping shall be limited to defining the designated 1:500 scale alignment swath at the 1:50 scale, and not realignment of the established swath. The analysis shall be prepared by a qualified wildlife biologist and submitted to EMA/Land Planning Division concurrent with development submittals for the parcel (subdivision map, site plan, and grading plan).

3. Development shall not be approved until it has been determined by County staff and/or the Planning Commission that,
 - a. The mobility corridor analysis meets criteria defined in 2 above, and
 - b. Proposed development, as shown on the submitted subdivision map, site plan, and/or grading plan, clearly demonstrates compliance with corridor protection as defined below.
4. Mobility corridor analyses shall comply with the following mapping guidelines:
 - a. Mapping shall identify a minimum corridor width of 400 feet across, measured on a straight line (see Exhibit 5.2-5), at all locations.
 - b. Detailed, site-specific identification of corridor locations shall be determined with the intent of optimizing conditions for wildlife use and movement. Factors to be considered in this determination shall include the types of habitat within and at both ends of the corridor. The 1:50 scale mapping shall attempt to include a variety of the habitat types representative of the area, and to provide habitat for the faunal species that occupy connecting habitat areas. Established large mammal trails, showing visible signs of use, that are within the mobility corridor swath at the 1:500 scale mapping, shall be prioritized for inclusion within the final corridor as mapped at the 1:50 scale.



WILDLIFE CORRIDOR DIMENSIONS

- ◆ Individual developments shall avoid impacts to all oak and sycamore trees to the greatest extent feasible. Under no circumstances shall impacts to sycamores and oaks exceed a level of impact that is significantly adverse to oak woodlands identified in the Resources Overlay Component. The determination of the level of impact significance shall be made by the biologist in the site-specific Resources Assessment. Unavoidable impacts to trees shall be mitigated in a manner appropriate to the level of impact and significance of the trees relative to other biological habitat.
- ◆ Individual projects with oak trees shall implement the following Oak Tree Preservation Guidelines. These Guidelines shall be included in the Specific Plan Resources Overlay Component.
 1. The existing grades within the dripline, and 3' on either side of oak trees, shall not be altered.
 2. The operation of heavy construction equipment shall avoid the area within the driplines of oaks.
 3. Retaining walls shall be used to protect the existing grades within the driplines of oaks from surrounding cut and fill. However, these shall not alter drainage from around trees.
 4. No type of surface, either pervious or impervious, shall be placed within a six-foot radius of oak tree trunks. These areas shall remain uncovered, natural, and dry, particularly during the summer.
 5. Alternative pervious types of paving shall be utilized in oak environments, such as gravel, redwood chips, and porous brick with sand joints.
 6. Only one trench shall be dug to accommodate all utilities for lots, and the trees shall be carefully pruned by an arborist in proportion to the total amount of root zone lost
 7. The boring of a conduit for underground utilities shall be used where possible.
 8. No ornamental ground covers, or any other vegetation requiring year-round watering, shall be planted against tree trunks or around root crown areas.
 9. Surface runoff shall be directed from the trunk areas.
 10. Water shall not be allowed to pond or collect within the dripline of oak trees.
- ◆ The Specific Plan shall include standards and guidelines for revegetating cut and fill slopes and other graded areas.

- ◆ In areas identified by blue lines on U.S.G.S. 7.5 Quad Sheets, applicants for individual projects shall consult with the California Department of Fish and Game as a requirement of Sections 1601-6 of the State Fish and Game Code which gives the Department of Fish and Game review authority over projects which could alter drainages containing significant habitat.
- ◆ As part of the Specific Plan Area's participation in the Santiago Road Fee Program, development in the SPA shall contribute toward construction of a wildlife mobility corridor undercrossing to provide mobility from the Upper Aliso Planning Area to the Whiting Ranch Wilderness Park. The undercrossing shall be of sufficient dimensions to ensure uninhibited movement of deer, and shall be designed based on the recommendations of a qualified wildlife biologist.

Level of Significance After Mitigation

Implementation of mitigation measures will substantially reduce impacts to below significance on the regional and area-wide scales. Impacts of local significance are unavoidable and can be only partially mitigated. This finding assumes that mitigation measures identified here are applied consistently and effectively to all Area Plans and Site Plans in the SPA.

5.3.3 MITIGATION MEASURES

- ◆ Major streambeds shown in Exhibit 5.3-3 shall be included in the Specific Plan Resources Overlay Component.
- ◆ Prior to recordation of any final tract/parcel map or prior to the issuance of any precise grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Subdivision Division.
 - a. A drainage study of the subdivision including diversions, off-site areas that drain onto and/or through the subdivision, and justification of any diversions; and
 - b. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and
 - c. Detailed drainage studies indicating how the tract/parcel map grading in conjunction with the drainage conveyance systems, including applicable swales, channels, street flows, catch basins, storm drains and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
- ◆ Prior to recordation of any final tract/parcel map or prior to the issuance of any precise grading permits, whichever comes first, the applicant shall, in a manner meeting the approval of the Manager, Subdivision Division:
 - a. Design provisions for surface drainage; and
 - b. Design necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and
 - c. If determined necessary, dedicate the easements to the County of Orange.

Prior to recordation of any final tract/parcel map or prior to issuance of certificates of use and occupancy, whichever comes first, said improvements shall be constructed in a manner meeting the approval of the Manager, EMA/Construction Division.

- ◆ All projects shall be conditioned so that future storm flows do not exceed existing flow levels and to preclude the need for storm drain improvements that would alter the natural condition of any identifiable streambeds onsite or downstream. Area Plan and/or Site Plan submittals for individual projects shall identify the direction(s) of flow(s) of natural surface runoff onsite and locations of all drainage courses onsite, or immediately adjacent to the site, including minor courses as well as those identified in the Specific Plan Resources Overlay Component. This information, along with resulting mitigation measures to preclude impacts on natural streambeds, shall be included in the Resource Management Program for the individual project and in the site-specific Resources Assessment required with Area Plan/Site Plan submittals.

Detailed site-specific analysis for each development shall address the need for measures such as:

- a. Use of energy dissipation structures and rip-rap to stabilize flow below drainage discharge points to keep velocities close to predeveloped rates.
- b. Proposed flow-by detention basins in designated areas for the purpose of reduction of the peak storm run-off to predevelopment rates.
- c. Check dams or drop structures to reduce flow velocities.

Non-residential uses in the SPA shall be subject to the following conditions:

- ◆ Prior to issuance of building permits, permit applicant shall submit for approval of the Manager, Subdivisions in consultation with the Manager, Environmental Resources, a proposal specifically identifying Best Management Practices (BMPs) that will be used on site to control predictable pollutant run-off.
 - a. This proposal shall identify the types of structural and non-structural measures to be used, the location(s) of structures, and assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.). Regarding and/or construction of special features to adequately control pollutant run-off may be required.
 - b. Prior to issuance of certificates of use and occupancy or building permits for individual tenant improvements or construction permits for a tank or pipeline, uses shall be identified and, for specified uses,

the applicant shall proposed plans and measures for chemical management (including but not limited to storage, emergency response, employee training, spill contingencies, and disposal) to the satisfaction of the Manager, Environmental Resources.

- c. Chemical management plans shall be approved by the Manager, Environmental Resources, and other specified agencies such as County Fire, the Health Care Agency, and sewerage agencies to ensure implementation of each agency's respective requirements.
- d. Certificates or permits may be ministerially withheld if features needed to properly manage chemicals cannot be incorporated into a previously completed building center, or complex.

Level of Significance After Mitigation

Mitigation measures will substantially reduce impacts. Nevertheless cumulatively significant impacts related to water quality (resulting from increased urban pollutants, automotive sources, fertilizers, etc.) are unavoidable.

5.4.4 MITIGATION MEASURES

- ◆ Prior to the issuance of grading and building permits, the applicant shall submit a geotechnical report to the Manager, Development Services, for approval. The report shall include the information and be in a form as required by the Grading Manual.
- ◆ For projects in areas of 45 percent or greater slopes, or in areas immediately downslope or downstream of steep (45 percent or greater) drainages, the geotechnical report shall also address the potential for debris/mudflow hazard. Where this hazard is found to be high or extreme (based on methodology of Hollingsworth and Kovacs, 1981) development of habitable structures or effluent disposal systems shall not be permitted. Use of poured retaining walls, deflection walls, stern walls, debris basins, and/or debris fences may be recommended by the hydrogeologist and, if deemed suitable mitigation by the Manager, Subdivision Division, development may be permissible.
- ◆ Prior to approval of any site plan for a use proposing on-site effluent disposal in major drainage basins, a basin-wide hydrogeologic study shall be submitted and approved by a hydrogeologist as stipulated in mitigation measures in the Wastewater Section of this EIR (Section 5.11.2).
- ◆ Prior to the recordation of a final tract/parcel map, a soils report presenting a log of the soil borings and results of percolation tests performed in accordance with Environmental Health's "On-Site Sewage Disposal System Guidelines" and a grading plan, if applicable, shall be submitted to the Supervisors, Plumbing/Mechanical Plan Checking Section, for review and approval. Tests shall be performed to demonstrate that an on-site sewage disposal system can be designed in accordance with County standards and shall be reported by a Registered Sanitarian, Registered Civil Engineer, or Registered Geologist. The Land Use Unit or Environmental Health shall be notified at least 48 hours prior to soil testing in order to be present during testing if deemed necessary. Said report shall be indicative of site grades on each lot as proposed in the parcel map, when feasible. A subsequent report may be required if a change in site grades is proposed with a subsequent grading permit. At the building stage, a precise grading plan may be required.
- ◆ Prior to approval of building permits within the Aliso fault zone, a site-specific geotechnical report shall be reviewed and approved by the Manager, Subdivision Division. The report shall investigate the possibility of recent (Holocene-age) fault activity and determine the probability of ground surface displacement. Based on findings of site-specific field investigation, the report shall make specific recommendations for avoidance of impacts. These recommendations may be structural, or may include development setbacks from fault zones. Development within these zones shall conform to these project-specific recommendations.

- ◆ Structures within the Specific Plan Area shall be designed in accordance with UBC relative to seismic conditions identified in site-specific geotechnical studies for standards individual projects.
- ◆ Prior to approval of any Area Plan or Site Plan for the Platz property, the applicant shall demonstrate compliance with Conditions of Approval to Sand and Gravel Permit SG83-1P requiring implementation of a Reclamation Plan and Tree Replacement Plan.
- ◆ In-field engineering decisions which recommend excavation of materials beyond the approved limits of grading shall be viewed and approved by the Manager, EMA/Land Planning Division.

Level of Significance After Mitigation

Implementation of the measures cited above will successfully avoid adverse impacts related to geology and soils. Geotechnical constraints remain a major factor in development feasibility for individual developments in the SPA, and significant impacts related to other environmental issues (landform alteration, habitat removal, hydrology) will occur unless geotechnical constraints (such as slope steepness, landslides and slope instability, exposed bedrock) are considered. Geotechnical studies for the SPA recommend avoidance of these highly constrained areas. Mitigation measures prescribing avoidance of difficult areas are cited in the Land Use Section (5.1).

Preservation of the areas within these setbacks, through incorporation in the Specific Plan Resources Overlay Component, will prevent adverse impacts to the near field of view adjacent to these Scenic Highways. Impacts to the larger public viewshed from these corridors must be addressed through visual analysis based on relative visibility.

Rock Outcroppings and Other Unique Terrain

Visually significant topography includes large rock outcroppings such as the Little Zion Ridge and Vulture Crags. These two features are obvious examples of rock outcroppings within the geologically diverse planning area. The Interim Land Use Guidelines call for preservation of such areas for their value as unique habitat for terrestrial and avian species (see page 5.5-8).

The steep palisades that rise above Arroyo Trabuco at the edge of the Plano are another unique and visually significant topographic feature. Their dramatic stature and scale presents a strong vertical component to the landscape. The uniqueness of this landform is significant enough to warrant preservation of its visual integrity. In consideration of this scenic feature, future development on the Plano should preserve views of the palisades from public viewpoints in their unaltered condition. This may warrant development setbacks from the bluffs to ensure that structures do not adversely intrude on the bluffs' visual aspect from important public views. (Potential visual intrusion of development on the Plano to other areas of the SPA is a significant land use issue in terms of providing a transition from the rural character of the SPA interior to the high densities already developed on the Plano. Specific Plan development in the Plano Trabuco Residential District and its potential visual intrusion have been addressed elsewhere in this EIR (see Land Use, Section 5.1.5 and Site Specific Alternatives 13.0.)

Unique topographic features of local importance can be identified only as part of project-specific assessment prepared for Site Plan Review. Consideration must be given to the significance of visual features relative to their uniqueness, their importance in the local visual landscape, and their visibility. An inventory of visual resources for individual sites should include consideration of these attributes.

5.5.5 MITIGATION MEASURES

As stated earlier, visual character of the natural landscape consists of several components. Even so, preservation of individual components does not necessarily constitute preservation of the visual character, since the visual character is a combined effect of the components. In the case of the Foothill/Trabuco Specific Plan area, visual quality is a product of the interaction of natural components, and established goals and policies for the Specific Plan area have focused on preserving the natural quality of visual resources. This suggests that the most effective means of mitigating potentially significant impacts on visual resources in the Specific Plan area is preservation of large, contiguous areas in their natural condition. In this way, visual features of the natural landscape would continue to co-exist and entire visual systems would be preserved.

Regulations and Guidelines in the Specific Plan pertaining to visual resources must be more detailed and site-specific than those prepared in conjunction with the Feature Plan and other previous documents for the Foothill/Trabuco area. The Specific Plan is intended to provide regulatory teeth in the form of detailed regulations.

Area-Wide Impacts

The Biological Resources section (5.2) identifies the vital importance of preserving wildlife corridors in order to sustain the functional viability of large-scale habitat in and around the Specific Plan Area. Preservation of the habitat system through sufficiently large wildlife corridors can achieve a similar level of mitigation toward preserving the visual resources system. As explained earlier, the wildlife mobility corridors are intended to provide for the continued presence and participation of wildlife in the SPA ecosystem. The level of mitigation to achieve this goal requires preservation of identified corridors as well as supporting habitat outside the corridor. Implementation of this mitigation measure for biological resources will simultaneously preserve large areas of natural vegetation that are important components of the large-scale visual environment.

Potential Site Plan Impacts

Potential impacts on natural vegetation that would result from development of individual site plans can be best mitigated through implementation of mitigation measures identified in the Land Use section calling for project-specific Site Plan Review procedures (Section 5.1.6). In addition to mitigation of local biological resources, individual site plans should be reviewed for impacts to natural vegetation and habitat as it relates to visual character. Review criteria must consider that individual project-specific impacts on visual resources have the potential to contribute to cumulatively significant impacts that can adversely affect the visual character of the Specific Plan area as a whole.

Section 5.1.6 of the Land Use Section identifies the generic level of impacts associated with grading on slopes. The discussion illustrates how, even on slopes of moderately low gradient (20%), grading for a flat building pad can easily result in significant areas of disturbance. The areas of disturbance associated with individual building pads can have a significant cumulative effect on the visual character of the overall area. Grading for roads and driveways has many of the same consequences as grading for building pads, and can also very easily reach cumulatively significant levels. (See discussion in Section 5.8.5 of the Traffic and Circulation section).

Mitigation measures in the Land Use Section (5.1.7) call for Site Plan Review procedures whereby individual developments are reviewed with the goal of minimizing the development's area of disturbance. The single-most important means of mitigating against impacts resulting from area of disturbance is minimization of grading for flat building pads and for roads and driveways. Effective Site Plan Review with this mitigation goal in mind can be achieved only on a site-specific, project-by-project basis. The particular constraints and opportunities, and the relative significance and distribution of resources on each site must be considered in determining the appropriate site

design solution. Implementation of this mitigation measure, on a consistent basis throughout the planning area, will greatly reduce the visual impacts in the SPA.

Specific Plan regulations and guidelines should provide detailed preservation regulations for individual resources determined to be significant through detailed analysis. These guidelines may overlap with other Specific Plan guidelines that address geological constraints or preservation of biological resources. Compliance with guidelines should be confirmed at several levels of individual project approval. The findings of site-specific visual resources analyses and resulting conditions of approval should become an integral part of Resource Management Plans for individual developments. A computer-aided assessment of visual impacts would assist in review of projects on an individual basis.

The following measures are provided to mitigate potential significant impacts on visual resources:

- ◆ The Resources Overlay Component of the Specific Plan shall include areas identified in Exhibit 5.5-5, Scenic Highway Setbacks, and Exhibit 5.5-1, Feature Plan Major Ridgelines. For purposes of identifying preliminary locations, the EMA's map of each of these exhibits digitized on the County EMA Intergraph Mapping System at a scale of 1:500 shall serve as the base map. Setbacks consistent with current County policy shall be enforced for areas in Exhibit 5.5-5. For ridgelines identified in Exhibit 5.5-1 a vertical setback of 50 feet or horizontal setback of 200 feet (whichever is greater) shall be enforced. Both areas shall be subject to the following conditions.
 - Prior to the recordation of an applicable final tract/parcel map, the subdivider shall dedicate an easement to the County of Orange or its designee for scenic preservation purposes in a manner meeting the approval of the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. Maintenance, upkeep and liability for said easement area shall remain the responsibility of the subdivider or assigns and successors (i.e., homeowner's association) or current underlying owner(s) of said easement area and shall not be included in said dedication offer. The subdivider shall not grant any easement over any property subject to said easement unless such easements are made subordinate to said easement offer in a manner meeting the approval of the Manager, EMA/Harbors, Beaches and Parks/Program Planning Division. The scenic preservation easement shall be recorded with the recordation of the final tract/parcel map utilizing the following:
 - Permitted uses within these areas shall be limited to open space, natural resource preservation, wildlife habitat and corridors, passive recreational uses (as permitted in the Recreational Resources Component).

- Prohibited uses in these areas shall include grading of any kind, removal of natural vegetation (including fuel modification), and structures of any kind.
- ◆ Areas identified within Exhibit 5.5-4 shall be considered areas of High Visual Sensitivity because of their visibility from more than one significant public viewpoint. Individual developments (including public improvements) within these areas shall be discouraged unless it can be demonstrated to the satisfaction of the Planning Commission through site-specific visual analysis, that significant adverse impacts to the public viewshed (as seen from designated public viewpoints in Exhibit 5.5-2 and any additional viewpoints identified by EMA/Land Planning Division or the Planning Commission) are avoided.
- ◆ Prior to approval of any Area Plan, Site Plan, grading plan or subdivision map, the applicant shall submit to EMA/Land Planning Division a Visual Impact Analysis to identify potential visual impacts of the proposed development as seen from designated viewpoints, identified in Exhibit 5.5-1. The Visual Impact Analysis shall be included in the Resources Assessment required with Area Plan/Site Plan submittals.
 - The Visual Impact Analysis shall provide a realistic graphic depiction of the visual effect of the proposed development as viewed from each designated viewpoint whose viewshed includes all or a portion of the proposed development area.
 - The Visual Impact Analysis shall provide a site-specific assessment identifying visual resources of the site. Resources identified shall include those of local as well as area-wide significance, such as ridges (major and minor), streambeds (major and minor), oak and sycamore trees, unique landforms (such as prominent rock-outcroppings).
- ◆ On ridges of regional significance (ridges visible from significant public viewpoints) and ridges of local significance, as identified in site-specific visual resource inventories, development impacts shall be avoided to the greatest extent feasible. Avoidance of significant impacts shall include avoidance of any structure projecting above the silhouette of ridges as seen from significant public viewpoints (Exhibit 5.5-1), and any additional viewpoints identified by EMA/Land Planning Division or the Planning Commission. Avoidance of this impact shall achieve a level below significance satisfactory to the Planning Commission.

- ◆ Where geotechnically feasible, all grading shall utilize contour grading methods, which involve rounding of cut or fill edges to simulate the appearance of the surrounding natural terrain. Rounding of cut or fill edges shall extend a minimum of two (2) feet on either side of any daylight line or hinge point located at the top of a manufactured or natural slope. Any required interceptor drain shall be located outside this rounding zone.
- ◆ Landscape screening shall be required to obscure any grading scars from the view of any existing or proposed public road. Installation of landscaping for screening shall occur immediately following grading.
- ◆ The Specific Plan shall include regulations and guidelines that provide detailed criteria for review of individual projects. These criteria should speak to the basic project components for land use type, scale, site selection and site design in the manner in which these components contribute or detract from the site's ability to be absorbed into the landscape. The following general design principles should be considered as candidate guidelines for land uses within the Specific Plan.
 1. Buildings and graded areas should be located on their sites in such a way that they are visible from as few off-site areas as possible.
 2. Buildings should be small or should appear to be small, and they should be carefully fitted into the natural environment. Buildings should be located, designed and constructed to retain and blend with the natural vegetation and natural landforms of the site (i.e., topography, rock outcroppings, ridgelines, tree stands and riparian areas).
 3. Grading should be the minimum necessary to accommodate the buildings on their sites.
 4. Roads should be as narrow as possible and carefully configured to follow the natural topography with as little grading as possible. Rural road design standards should be applied to road width, radii and design speed.
 5. Disturbance of natural vegetation should be minimized.
 6. All structures, including buildings, fences, and signs should be in muted colors and of materials that blend into the site.
 7. Exterior lighting should be extremely limited in extent and visually subdued.

8. It is encouraged that graded slopes be undulating and include varying slope gradients where this would result in a more natural blending with the surrounding terrain. Exceptions may be made where geologic hazards or other conditions exist that are best mitigated by more conventional grading methods utilizing linear-shaped slopes to best complement the required stabilization devices.
9. Where man-made drainage ditches are necessary, the use of earth berms and native rocks is encouraged to reflect a more natural appearance.

Level of Significance After Mitigation

Implementation of the above mitigation measures, applied to the Specific Plan, and to individual projects throughout the SPA would reduce area-wide impacts on visual resources to a level below significance. Impacts to local visual environments of the SPA interior are unavoidable, given the increment of new development allowed under the project. Strict enforcement of the measures cited above will maintain the cumulative level of small scale impacts below the level of an adverse area-wide impact.

groups. To better understand these issues, researchers must examine the sites in the context of their relationships to one another. A mitigation program consisting merely of site by site analysis and artifact collection associated with individual development projects is not sufficient, and therefore would result in a significant loss of potential information.

5.6.4 MITIGATION MEASURES

Development of an appropriate mitigation scheme for cultural resources within the Specific Plan area must take into consideration the lack of extensive information about resources onsite. Information about known sites is very limited, and the majority of the area has not been surveyed. A mitigation program must also take into account different kinds of impacts (direct or indirect) which may affect a given site. Once information is obtained about the nature of individual sites, the mitigation program must provide for different procedures depending on whether the site's resources are found to be significant or non-significant. Finally, a proper mitigation program must provide for a research design by qualified scientists that addresses the broad regional and area-wide research questions of importance to archaeology.

The mitigation measures below have been designed to respond to a variety of cultural resources (archaeological and historical, known and unknown, directly and indirectly impacted) and to provide for their full mitigation to a level of impact below significance.

- ◆ Prior to issuance of grading permits for individual development, a County-certified archaeologist shall be retained by the applicant to complete literature and records search for recorded sites and previous surveys. In addition, a field survey shall be conducted by a County-certified archaeologist unless the entire proposed project site has been documented as previously surveyed in a manner which meets the approval of the Manager, Harbors, Beaches and Parks/Program Planning Division. A report of the literature and records search and the field survey shall be submitted to and approved by the Manager, Harbors, Beaches and Parks/Program Planning Division. Mitigation measures may be required depending upon the recommendations of this report.

- ◆ Prior to the issuance of a grading permit, or the recordation of a final tract/parcel map, whichever occurs first, a County-certified archaeologist shall be retained by the applicant to perform a subsurface test level investigation and surface collection as appropriate. The test level report evaluating the site shall include discussion of significance (depth, nature, condition and extent of the resources), final mitigation recommendations and cost estimates. Excavated finds shall be offered to County of Orange, or designee, on a first refusal basis. Applicant may retain said finds if written assurance is provided that they will be properly preserved in Orange County, unless said finds are of special significance, or a museum in Orange County indicates desire to study and/or display them at this time, in which case items shall be donated to County, or designee. Prior to the issuance of a grading permit and based on the report recommendations and County policy, final mitigation shall be carried out based upon a determination as to the site's disposition by the

Manager, Harbors, Beaches and Parks/Program Planning Division. Possible determinations include, but are not limited to, preservation, salvage, partial salvage or no mitigation necessary.

- ◆ Prior to issuance of a grading permit, the project applicant shall provide written evidence to the Chief, EMA/Regulation/Grading Section, that a County-certified archaeologist has been retained to conduct salvage excavation of the archaeological resources in the permit area. Excavated finds shall be offered to County of Orange, or designee, on a first refusal basis. Applicant may retain said finds if written assurance is provided that they will be properly preserved in Orange county, unless said finds are of special significance, or a museum in time, in which case items shall be donated to County, or designee. A final report of the salvage operation shall be submitted to and approved by the Manager, Harbors, Beaches and Parks/Program Planning Division, prior to any grading in the archaeological site areas.

- ◆ Prior to the issuance of a grading permit, the project applicant shall provide written evidence to the Chief, EMA/Regulation/Grading Section, that a County-certified archaeologist has been retained, shall be present at the pregrading conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the project developer and to the Manager, Harbors, Beaches and Parks/Program Planning Division. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project developer, for exploration and/or salvage. Prior to the issuance of a precise grading permit, the archaeologist shall submit a follow-up report to the Manager, Harbors, Beaches and Parks/Program Planning Division, which shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Excavated finds shall be offered to County of Orange, or designee, on a first refusal basis. Applicant may retain said finds if written assurance is provided that they will be properly preserved in Orange County, unless said finds are of special significance, or a museum in Orange county indicates desire to study and/or display them at this time, in which case items shall be donated to County, or designee. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Manager, Harbors, Beaches and Parks/Program Planning Division.

Level of Significance After Mitigation

Implementation of the measures cited above will successfully avoid and/or reduce area-wide and local impacts to a level below significant.

5.7.4 POTENTIAL ENVIRONMENTAL IMPACTS

As development expands into the Specific Plan area there will be adverse impacts on paleontological resources. These adverse impacts would result from grading operations that would cut into the fossiliferous rock units, exposing and destroying significant fossils. This would represent an adverse impact on the region's paleontological resources. Proper mitigation measures can reduce the adverse impacts of development to an acceptable level.

5.7.5 MITIGATION MEASURES

The following measures are proposed to mitigate direct and indirect impacts on paleontological resources. These measures are drawn from past projects in southern California, and have proven successful in protecting paleontological resources while reducing adverse impacts to an acceptable level.

- ◆ Prior to approval of Area Plan(s)/Site Plan(s), a County-certified paleontologist shall be retained by the applicant to complete a literature and records search for recorded sites and previous surveys. In addition, a field survey shall be conducted by a County-certified paleontologist unless the entire proposed project site has been documented as previously surveyed in a manner which meets the approval of the Manager, Harbors, Beaches and Parks/Program Planning Division. A report of the literature and records search and field survey shall be submitted to and approved by the Manager, Harbors, Beaches and Parks/Program Planning Division. Future mitigation shall depend upon the recommendation in the report.
- ◆ Prior to the issuance of a grading permit, the project applicant shall provide written evidence to the Chief, EMA/Regulation/Grading Section, that a County-certified paleontologist has been retained by the applicant to conduct pregrading salvage and prepare a catalogue of the exposed resources. Excavated finds shall be offered to County of Orange, or designee, on a first refusal basis. Applicant may retain said finds if written assurance is provided that they will be properly preserved in Orange County, unless said finds are of special significance, or a museum in Orange County indicates desire to study and/or display them at this time, in which case items shall be donated to County, or designee. The paleontologist shall submit a follow-up report for approval by the Manager, Harbors, Beaches and Parks/Program Planning Division, for review and approval, which shall include methodology, an analysis of artifacts found, a catalogue of artifacts, and their present repository.
- ◆ Prior to the issuance of a grading permit, the project applicant shall provide written evidence to the Chief, EMA/Regulation/Grading Section, that a County-certified paleontologist has been retained to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pregrading conference, shall

establish procedures for paleontological resource surveillance, and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. Frequency of inspection should be adjusted according to rate of excavation and quality of materials being excavated. In general, in areas of High Sensitivity, initial inspections shall be on a half-time basis, with a possible increase to full-time if abundant fossils are uncovered. Areas of Moderate Sensitivity shall also be investigated initially on a half-time basis. Areas of Low Sensitivity may require only periodic inspection. If major paleontological resources are discovered, which require long-term halting or redirecting of grading, the paleontologist shall report such findings to the project developer and to the Manager, Harbors, Beaches and Parks/Program Planning Division. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to the County of Orange, or its designee, on a first-refusal basis. Applicant may retain said finds if written assurance is provided that they will be properly preserved in Orange County, unless said finds are of special significance, or a museum in Orange County indicates desire to study and/or display them at this time, in which case items shall be donated to County, or designee. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the Manager, Harbors, Beaches and Parks/Program Planning Division. Prior to the issuance of a precise grading permit, the paleontologist shall submit a follow-up report for approval by the Manager, Harbors, Beaches and Parks/Program Planning Division, which shall include the period of inspection, a catalogue and analysis of the fossils found, and present repository of the fossils. Monthly grading observation reports shall be submitted to the grading inspector on all projects which exceed 100,000 cubic yards, unless no earthwork has been done during the month. These reports shall include the period of inspection, the list of fossils collected, and their present repository.

Level of Significance After Mitigation

Implementation of the measures cited above will successfully avoid and/or reduce area-wide and local impacts to a level of insignificance.

5.8.6 MITIGATION MEASURES

- ◆ The Specific Plan shall include a Development Phasing Plan which will limit development based upon the improvements proposed in the Circulation Plan. In the Trabuco Canyon Planning Area, the Phasing Plan shall establish development limits based upon the proposed safety enhancement improvements and the capacity enhancement improvements, including the all-weather bridge crossing for Trabuco Creek and elimination of the Trabuco Canyon Road switchback. The Phasing Plan shall also identify funding sources for the improvements.
- ◆ Modifications to Live Oak Canyon Road in the segment from Hamilton Truck Trail to the O'Neill Regional Park entrance shall be limited to minor improvements that do not significantly impact the canopy. The number of trees removed to accomplish circulation system improvements shall not exceed four (4) without further environmental analysis to identify the cumulative impact of tree removal. The analysis shall identify the specific trees to be removed and shall identify the potential benefits to the road's safety conditions and/or capacity. The impacts assessment shall consider the cumulative impact of removing trees beyond the first four, along with the impacts associated with the first four removed. Under no circumstances shall more than ten (10) trees be removed (including the first four).
- ◆ Right-of-way reserve shall be provided within the alignment swaths identified by the County for future potential alignments for Santiago Canyon Road through the Specific Plan area and for Live Oak Canyon Road between the Santiago Canyon Road intersection and Hamilton Trail.
- ◆ The following improvements are required at the intersection of Antonio and Santa Margarita Parkways: dual eastbound and northbound left-turn lanes and separate southbound and westbound right-turn lanes. Implementation of the separate right-turn lane on Antonio Parkway requires acquisition of right-of-way.
- ◆ Prior to the issuance of a grading permit for any Tentative Tract Map or Tentative Parcel Map, adequate sight distance shall be provided at all intersections per Standard Plan 1117 in a manner meeting the approval of the Manager, Transportation Planning. This includes any necessary revisions to the plan such as removing slopes or other encroachments from the limited use area.
- ◆ Prior to the issuance of each building permit the payment of fees shall be required as prescribed in the Major Thoroughfare and Bridge Fee Program for the Santiago Canyon Road Benefit Area.

◆ This project lies within the area of benefit of the Foothill Circulation Phasing Plan. Developers shall be required to pay fees in accordance with the adopted program. This project lies within the area of benefit for the Foothill/Eastern Transportation Corridor. Developers shall be required to pay Foothill/Eastern Major Thoroughfare and Bridge fees in accordance with the adopted program.

Level of Significance After Mitigation

Implementation of the circulation system improvements identified in the Circulation Plan will provide sufficient capacity to accommodate development of land uses at levels allowed in the Specific Plan Land Use Plan. Two possible exceptions are during the interim conditions: 1) prior to implementation of improvements to the Live oak Canyon Road segment between Cook's Corner and Hamilton Trail and the bridge crossing of Trabuco Canyon Road at Trabuco Creek and 2) if the improvements are implemented, but the Foothill Transportation Corridor and the Foothill Circulation Phasing Plan improvements have not been completed. Overcapacity conditions may result during these interim conditions resulting in significant adverse impacts.

Some of the improvements identified in the circulation plan will result in significant impacts that cannot be fully mitigated. The bridge crossing (weather alignment) will have significant impacts on the visual environment and on oak woodland and coastal sage scrub habitat. The widening of Live Oak Canyon Road between the Cook's Corner intersection and Hamilton Trail will impact oak woodland and coastal sage scrub, and produce visual impacts that are of area-wide significance.

- Utility equipment used in landscape maintenance of residential uses.
- Increased non-automotive travel (trains, buses and airplanes).

Most of these sources are extremely small, even on a cumulative basis, but they all are evidence of the fact that increased growth means increased air pollution from a variety of small sources.

5.10.4 MITIGATION MEASURES

Residential development impacts air quality almost exclusively through mobile source pollution. Automotive exhaust characteristics are beyond the direct control of project sponsors or local regulatory agencies. Some control of "indirect sources" can be achieved by measures to reduce trips or vehicle-miles traveled, but such measures are effective mainly for employment intensive land uses, and not for residential developments. Indirect source controls are particularly difficult to implement in a foothill development because large amounts of open space and hilly, curvilinear streets preclude the efficient introduction of transit or other mode shift strategies.

Measures that can be incorporated into project planning to reduce air emissions are primarily those that are non-vehicular, especially temporary construction-related controls. Measures to be incorporated as conditions for SPA approval include:

- Development in the Specific Plan area shall comply with AQMD Rules 402 and 403 and the County's Grading Code to minimize fugitive dust emissions. Grading and soil disturbance shall be terminated when winds exceed 30 mph. Vehicles hauling dirt on public roads shall be required to cover their load with tarping.
- The Specific Plan shall include hiking and bicycle trails linking to the County's Master Plan of Riding and Hiking Trails and Master Plan of Countywide Bikeways.
- The Specific Plan shall include requirements for energy conservation through building design (See Mitigation Measures for Energy, Section 5.12).

Level of Significance After Mitigation

These measures will not overcome the project's cumulatively significant air quality impact. They may, in some small measure, off-set the fact that low-density residential development in an area of jobs/housing imbalance, with poor access to non-vehicular means of transportation, is the biggest cumulative contributor to regional air quality problems. They cannot, however, reduce the cumulative air quality impact from resident transportation to a level of insignificance.

Potential Impacts

Supply

Using the design criteria described above, future water demands of the proposed Land Use Plan were estimated in terms of maximum day demands. The future maximum day demand of the Land Use Plan is nine (9) cubic feet per second (cfs). As indicated earlier, the District now has a supply capacity of 10 cfs, and therefore could meet the water supply demand of the proposed Land Use Plan without having to secure additional water supply.

Distribution

Distribution of water to serve future land uses of the proposed Specific Plan will require further study. Additional distribution facilities (pipelines and pump stations) will be needed. The cost associated with design and placement of distribution lines will be passed onto users. Some of the existing TCWD pipelines and pump stations may also have to be upsized to accommodate proposed developments. This cannot be determined until the precise location of the developments is established and further studies, such as hydraulic network analyses, are prepared.

Storage

The existing storage capacity within the Specific Plan area is approximately 2.9 mg (million gallons). Preliminary estimates indicate that the proposed Land Use Plan would require storage capacity of at least 4.8 mg. Additional storage facilities would therefore be necessary in the form of steel tanks, to provide the additional 1.9 mg capacity.

Mitigation Measures

- ◆ Upon adoption of a land use plan for the area, the County shall confer with Trabuco Canyon Water District to facilitate revision of the District's Water Master Plan as it pertains to the SPA, and to identify general facilities, costs and funding mechanisms.
- ◆ The Specific Plan shall require design features that conserve water, such as controlled irrigation systems, soil moisture sensors, and automatic systems that minimize runoff and evaporation; landscaping that emphasizes drought-tolerant species; low-flush toilets and low-flow faucets; insulation of hot water lines in water-recirculating systems; drinking fountains with self-closing valves and public flush valve-operated water closets with three-gallon flush; and use of mulch on top of soil to improve water-holding capacity of public landscaped areas.

- ◆ All projects shall comply with Board Resolution 90-487 (Water Conservation Measures) and Board Resolution 90-1341 (Water Conservation Implementation Plan) and comply with the Plant Palette of the Specific Plan Guidelines which emphasizes native, drought-tolerant species.
- ◆ Prior to issuance of building permits, each project proponent shall submit evidence to the Manager - EMA/Subdivision Division that water for the project is available.

5.11.2 WASTEWATER SERVICE

Existing Conditions

The TCWD has one wastewater treatment plant in the district, the Robinson Ranch Wastewater Reclamation Treatment Plant designed to treat and dispose of wastewater from Robinson Ranch. The Robinson Ranch treatment plant reclaims the wastewater which is planned to be used for parks and golf courses.

Wastewater treatment for the remainder of the TCWD is provided by the Chiquita Plant owned and operated by the Santa Margarita Water District (SMWD) south of the Specific Plan area. The TCWD currently owns approximately 0.43 million gallons per day (MGD) of treatment capacity in the treatment plant and outfall line from the treatment plant. Wastewater treated at the Chiquita Plant is discharged through the Chiquita Land Outfall to the Southeast Regional Reclamation Authority (SERRA) ocean outfall off San Juan Creek in Dana Point.

Some of the property owners along El Toro Road within the Specific Plan area have formed an Assessment District and have purchased wastewater treatment capacities for their properties through the District in the Chiquita Plant. Currently the District estimates that they have (or will have in the year 1991) additional excess capacity for purchase in the Chiquita Plant of only 0.13 MGD, all other capacity already being owned. The additional capacity that will be available equates to approximately 480 dwelling units. All the other existing residences and uses within the TCWD and the Specific Plan area are served by septic tanks.

The only wastewater collection lines in the Specific Plan area consist of an 8 to 15-inch sanitary sewer located in El Toro Road and Santiago Canyon Road. The wastewater in this line is conveyed to a lift station where it is pumped to SMWD's collection system and the Chiquita Treatment Plant.

Compared to existing land uses, the Project will result in an increase in natural gas consumption of 2,246,610 therms per year. The Feature Plan would result in 2,905,595 more therms per year consumed than existing uses, and 658,985 more therms per year than the project.

5.12.3 MITIGATION MEASURES

The following measures are proposed to mitigate potential adverse effects of Specific Plan development.

- ◆ All structures shall include thermal insulation in walls and ceilings which meet or exceed standards established by the State of California Department of Building and Safety.
- ◆ All structures shall comply with building standards in Title 24 of the California Administrative Code. Provisions for natural heating and cooling through techniques including but not limited to variable shading, overhangs, clerestory windows, louvers, and energy efficient building orientation should be included in project design to the extent feasible. Energy efficient lighting shall also be used (e.g., high pressure sodium outdoor lighting and fluorescent indoor lighting).
- ◆ Where feasible, landscaping shall be used to moderate climate conditions, such as the use of trees on southern and western exposures to provide shade during summer. Landscape design should be tailored, where feasible, to the use requirements of individual structures, with the intent to minimize heat gain in summer, maximize heat gain in winter, and promote air circulation for heating/cooling purposes.
- ◆ Use of solar space and water heating technologies shall be used to the extent feasible to lessen the demand for fossil fuels. Should such systems be deemed infeasible at the time of initial construction, building design should incorporate provisions to allow them to be easily accommodated at a later date.
- ◆ The digging of trenches and other construction work for the expansion and installation of new electrical and natural gas facilities shall comply with Specific Plan Regulations and Guidelines related to avoidance of impacts on biological and visual resources.

Level of Significance After Mitigation

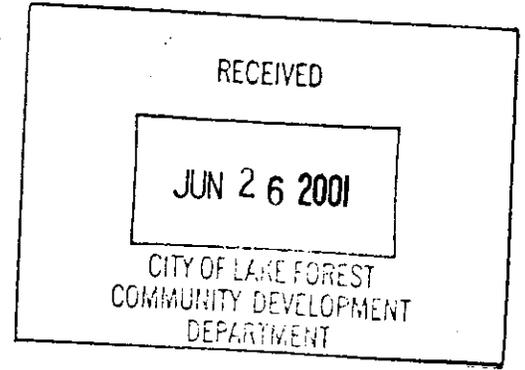
Land uses of the Specific Plan will result in increased energy consumption, and will contribute to impacts related to energy consumption, such as air quality emissions from power generation plants and other impacts related to energy production. These impacts are cumulatively significant along with similar impacts of other projects in the region. Energy demand will require extension of infrastructure, both within and outside the SPA, which will have land disturbance impacts.

The mitigation measures identified above will incrementally decrease energy demands of the project, thereby slightly decreasing the project's contribution to cumulative impacts. The cumulative impact — which exceeds the scale of this project — cannot be fully mitigated through project-related measures.



Community Development Department

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 (949) 724-6000



June 21, 2001

Aziz Aslami
Lake Forest City Hall
23161 Lake Center Drive, Suite 100
Lake Forest, CA 92630

Subject: Negative Declaration for General Plan Amendment 2001-1A

Dear Mr. Aslami:

The City of Irvine has received the Initial Study and proposed Negative Declaration for General Plan Amendment 2001-1A. The City has also reviewed the proposed General Plan revisions. Based on its review, the City of Irvine has the following comments:

1. Circulation Element, beginning on page 16, future arterial improvements within the City limits are identified for Alton Parkway, Portola Parkway, Jeronimo Road, and Rockfield Boulevard. Have timelines been established for construction of these arterial improvements or are these unfunded future projects?
2. Based upon the revision on page 16 of the Circulation Element, "Future arterials within the City limits and sphere area are listed below", the limits of the Alton Parkway street improvement project should be revised. The limits of the street improvement should be from the Foothill Transportation Corridor to the City limits. If it is intended to establish the limits of the street improvement between arterials to avoid midblock project limits, it should be noted accordingly.
3. Circulation Element, page 20, which arterial roadways, if any, have been identified as potential designated truck routes. If designated truck routes have been established an exhibit should be included.
4. The City of Irvine's Existing Bike Map and General Plan Bikeways indicate that Lake Forest Drive and Rockfield Boulevard are designated as Class II bikeways outside the City of Irvine's boundary. However, Figure C-4 shows the Lake Forest designation terminating north of the city limits at Muirlands and the Rockfield Boulevard designation terminating west east of the city limits at Ridge Route Drive. Clarify the Class II bikeway extensions between the City of Lake Forest and City of Irvine.

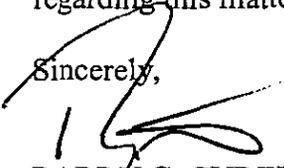
CC ATTACHMENT 4

Mr. Aziz Aslami
Negative Declaration GPA 2001-1A
Page 2

5. Circulation Element, page 25, language should be included that requires private developments be responsible for funding mitigation of their circulation impacts.
6. Is the City of Lake Forest still pursuing a request to downgrade Ridge Route and eliminate the I-5 freeway crossing?

Thank you for the opportunity to review the proposed project. We welcome further information regarding this project, should it become available. If you have any questions or comments regarding this matter, please don't hesitate to call me at (949) 724-6354.

Sincerely,



BARRY C. CURTIS, AICP
Senior Planner

cc: Peggy Schneble, Manager of Planning and Development Services
Leslie Aranda, Principal Planner
Kerwin Lau, Senior Transportation Analyst



July 3, 2001

Barry C Curtis, AICP
City of Irvine
P.O. Box 19575
Irvine, CA 92623-9575

Mayor
Kathryn McCullough

Mayor Pro Tem
Helen Wilson

Council Members
Richard T. Dixon
Peter Herzog
Marcia Rudolph

City Manager
Robert C. Dunek

**SUBJECT: RESPONSE TO LETTER SUBMITTED REGARDING GENERAL
PLAN AMENDMENT 2001-01A**

Dear Mr. Curtis:

The City of Lake Forest is in receipt of your letter dated June 21, 2001, offering comments on General Plan Amendment 2001-01A. The following information is offered in response to your questions and comments:

1. Timing and funding for roadway improvements

Alton Parkway- This project will be a County of Orange project funded with FCPP funds. The pending development of Baker Ranch will insure the payment of needed funds. As you are aware, the construction of Alton Parkway will involve land owned by the County of Orange, the Department of the Navy (MCAS El Toro) and the Baker Ranch. No definitive timeline has been established for the construction of the roadway, although the County is in the process of selecting a design team.

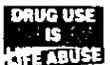
Portola Parkway between El Toro Road and the Foothill Transportation Corridor- This project is currently unfunded and no timeline has been established for construction.

Jeronimo Road- This project is currently unfunded and no timeline has been established for construction.

Rockfield Blvd median- This project is currently unfunded and no timeline has been established for construction.

2. Alton Parkway

Comment noted. The text will be changed to reflect the limits of Alton Parkway from the City limit to the Foothill Transportation Corridor.



3. Designated Truck Routes

The City has not formally designated truck routes.

4. General Plan Bikeways

Figure C-4 of the Lake Forest General Plan correctly shows the absence of the Class II Bikeway on Lake Forest Drive from Muirlands to the City limit.

5. Transportation Financing

This section states that "Circulation improvements to accommodate new development projects will be constructed and/or funded by project proponents. Fees will be collected for traffic impacts of new development in accordance with established fee programs". The City believes that this statement conveys that private developments are responsible for funding mitigation of their circulation impacts.

6. Ridge Route Crossing

The City of Lake Forest has suspended efforts to amend the County's Master Plan of Arterial Highways to delete the Ridge Route over crossing pending a final decision on the ultimate reused of USMCAS El Toro. The City's General Plan and the County's Master Plan remain consistent.

Thank you for you comments on General Plan Amendment 2001-01A. If you have any further questions or comments regarding this response, please do not hesitate to call me at (949) 461-3463.

Sincerely
CITY OF LAKE FOREST

Gayle Ackerman

Gayle Ackerman, AICP
Development Services Manager

cc: Kathy L. Graham, J.D., AICP, Director of Community Development
Robert Woodings, Director of Public Works/City Engineer
Aziz Aslami, Assistant Planner



County of Orange

Planning & Development Services Department

THOMAS B. MATHEWS
DIRECTOR

300 N. FLOWER ST.
SANTA ANA, CALIFORNIA

MAILING ADDRESS:
P.O. BOX 4048
SANTA ANA, CA 92702-4048

NCL 01-39

June 25, 2001

Aziz Aslami
Lake Forest City Hall
23161 Lake Center Drive, Suite 100
Lake Forest, CA 92630

SUBJECT: ND for General Plan Amendment 2001-1A

Dear Mr. Aslami:

The above referenced item is a Negative Declaration (ND) for the City of Lake Forest. The proposed General Plan Amendment will revise the current General Plan to incorporate changes in text and graphics due to the City's annexation of the remainder of the Sphere of Influence.

The County of Orange has reviewed the ND and offers the following comments:

WATER QUALITY

1. On page 20, Section IV a, the document makes reference to special mitigation measures for Serrano Creek, Borrego Wash and Aliso Creek. It also recommended that any new development in the existing or annexed area consider the following when developing mitigation measures:

Drainage to Serrano Creek, Borrego Wash

- a) Existing conditions of Receiving Waters as identified in the Water Quality Control Plan – Santa Ana Basin (Basin Plan), with its goals and objectives for surface water quality;
- b) Water quality impairments in the downstream receiving waters, notably Upper and Lower Newport Bay, as reflected in the Clean Water Act 303(d) list and the latest California Water Quality Assessment Report and the Total Maximum Daily Load (TMDL) allocations adopted pursuant to Clean Water Act 303(d) for nutrients, sediment and fecal coliform, and issues related to the TMDL being developed for aquatic toxicity.

Drainage to Aliso Creek

- a) Existing conditions of Receiving Waters as identified in the Water Quality Control Plan – San Diego Basin (Basin Plan), with its goals and objectives for surface water quality;
- b) Water quality impairments in the downstream receiving waters, as reflected in the Clean Water Act 303(d) list and the latest California Water Quality Assessment Report, notably the lower one mile and mouth of Aliso Creek for fecal coliform.
- c) The Regional Board directive to the County and all cities in the Aliso Creek watershed, pursuant to Water Code Section 13225, to investigate urban sources of elevated bacteria levels impacting Aliso Creek.

OPEN SPACE/RECREATION

2. Section V, Project Description, Paragraph (d), Page 4:

Foothill Ranch Community and Borrego (Community) Parks:

The text refers to both parks as private parks with the intent of the City to change the land use category from Community/Open Space to Open Space as a component of the subject general plan amendment. The City should be advised that both these parks were irrevocably offered for dedication to the County of Orange as public local parks on Final Tract Map No. 14045, recorded on October 2, 1990.

The County acts in a stewardship role for local parks. It does not accept these offers, but looks to successor public entities such as a city to ultimately accept such offers. To define these parks as private parks is inconsistent with the intent of Park Modification (PM) 89-01, the Local Park Implementation Plan for the Foothill Ranch Planned Community, wherein subject parks were granted public park credit to comply with the Local Park Code requirement of the County of Orange. No private parks are a component of PM 89-01.

It is recommended the City accept the irrevocable offer of dedication for subject parks found on recorded Final Tract Map No. 14045, and operate the parks as public parks per the local park implementation plan for this planned community. The Community/Open Space land use designation should also be retained for these parks.

Thank you for the opportunity to respond to the ND. If you have any questions, please contact me or feel free to call Charlotte Harryman directly. Charlotte may be reached at (714) 834-2522.

Very truly yours,

George Britton
 George Britton, Manager
 Environmental and Project
 Planning Services Division



July 3, 2001

County of Orange, Planning and Development Services
Mr. George Britton, Manager
P.O. Box 4048 Santa Ana, CA 92702-4048

SUBJECT: GENERAL PLAN AMENDMENT 2001-01A

Mayor
Kathryn McCullough

Mayor Pro Tem
Helen Wilson

Council Members
Richard T. Dixon
Peter Herzog
Marcia Rudolph

City Manager
Robert C. Dunek

Dear Mr. Britton:

The City is receipt of your comments on General Plan Amendment 2001-01A, and offers the following information in response:

WATER QUALITY

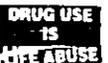
The City will consider the information provided by the County when developing mitigation measures for Serrano Creek, Borrego Wash and Aliso Creek.

FOOTHILL RANCH COMMUNITY AND BORREGO COMMUNITY PARKS

The City has designated Foothill Ranch and Borrego Community Parks as "Open Space" on Figure LU-1, the Land Use Policy Map. This exhibit depicts existing public parks as "Community Park Open Space". The parks in Foothill Ranch have been depicted as Open Space because the City has not exercised the irrevocable offer of dedication and the parks remain under private ownership.

The text of the Recreation and Resources Element states that "The Open Space designation in the Land Use Element is applied to open space that is held under private ownership and includes facilities for active and passive recreational facilities. Uses include sport facilities, lakes, club houses, meeting rooms, outdoor gathering areas and landscaped areas". Both Foothill Ranch Community Park and Borrego Park are shown on Table RR-3 as Proposed Park and Recreational Facilities.

The City of Lake Forest entered into an agreement with the Foothill Ranch Maintenance Corporation shortly after the annexation of the residential portions of Foothill Ranch to the City of Lake Forest. The agreement allows the Foothill Ranch Maintenance Corporation to continue to maintain and fund improvements to the two park sites for a term of ten years. The



Foothill Ranch Maintenance Corporation must make the parks available to the general public and allow their use by organized sports groups, such as AYSO and Little League. At the time of the annexation, the residents of Foothill Ranch believed that their own maintenance standards were higher than the maintenance standards of the City. The residents of Foothill Ranch requested the agreement. I would be happy to send you a copy of the agreement should you desire additional information.

Thank you again for your input on General Plan Amendment 2001-01A.

Sincerely,
CITY OF LAKE FOREST



Gayle Ackerman AICP
Development Services Manager

cc: Kathy L. Graham, J.D., AICP, Director of Community Development
Robert Woodings, Director of Public Works/City Engineer
Mark Pulone, Director of Management Services