

Initial Study & Addendum No. 1

State Clearinghouse #96121072

Revised Subsequent Environmental Impact Report 566

Saddleback Meadows

Vesting Tentative Tract No. 15230
Changed Area Plan (AP) 98-2

Prepared For:

County of Orange

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July 2004

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This Initial Study and Addendum has been prepared pursuant to Sections 15063 and 15164 of the CEQA Guidelines to determine if there may be potential impacts associated with modifications to the 283-unit single family residential project the County of Orange (County) previously approved in connection with its certification of Final Revised Subsequent Environmental Impact Report (FRSEIR) 566 on November 5, 2002. Pursuant to Public Resources Code Section 21165, the County is the Lead Agency responsible for preparing this Addendum No. 1 to FRSEIR 566. This Initial Study and Addendum examines and addresses potential impacts associated with the proposed revisions to the Saddleback Meadows 283-unit project to a 266-unit single family residential project containing an approximately thirty foot high earthen berm along a portion of the residential lots (Modified Project). The Modified Project remains located approximately 1/2-mile from the El Toro Road/Live Oak Canyon Road intersection in the Foothill/Trabuco Specific Plan and the Aliso Creek Corridor Specific Plan Areas of unincorporated Orange County. Based on the analysis conducted, it has been determined that the proposed Modified Project does not result in any environmental impacts not disclosed and analyzed in FRSEIR 566 due to the minor changes made to the 283-unit project, and the impacts of these changes are less than significant. The preparation of an Addendum to FRSEIR 566, therefore, is appropriate. This Addendum is prepared pursuant to Section 15164 of the CEQA Guidelines to evaluate and document the minor changes or additions to the previous analysis of the environmental effects associated with the Saddleback Meadows project. Previous CEQA documentation prepared for the project to date is summarized as follows:

EIR 059: In August 1978, the County Board of Supervisors adopted General Plan Amendment 78-1 for the Saddleback Meadows property. Final EIR 059 was prepared and certified in conjunction with the general plan amendment.

EIR 078: EIR 078 was prepared and certified in 1984 in connection with the processing of a Development Plan for 705 manufactured homes and 1.7 acres of neighborhood commercial uses.

EIR 561: EIR 561 was prepared and circulated in February 1996 for a 318 detached single family dwelling units on the 222.2 acre Saddleback Meadows site. On July 30, 1996, the County Planning Commission recommended that the Board of Supervisors certify the EIR and on October 22, 1996, the Board of Supervisors failed to certify this EIR.

Subsequent EIR 566: Subsequent EIR (SEIR) 566 for the Saddleback Meadows project was prepared and circulated in May 1997 and was certified by the County Planning Commission on December 3, 1997, and the County Board of Supervisors failed to grant an appeal of this action on February 24, 1998.

Subsequent EIR 566 Addendum No. 1: Addendum No. 1 was prepared in July 1998. The project evaluated by Addendum No. 1 included 299 detached single family dwelling units on 222.2 acres. The Addendum was certified by the County Planning Commission on October 7, 1998 and the Board of Supervisors certified SEIR 566 and Addendum No. 1 on December 8, 1998.

Subsequent EIR 566 Addendum No. 2: Addendum No. 2 was prepared in March 2001 to evaluate and document any potential changes in the environmental effects or baseline conditions since the preparation of Addendum No. 1. The project evaluated by Addendum No. 2 included 299 detached single-family dwelling units on 222.2 acres. On May 9, 2001, the County Planning Commission failed to certify Addendum No. 2 and recommended preparation of a new EIR for the 299-unit project. This recommendation was accepted by the Board of Supervisors on May 22, 2001.

Revised Subsequent EIR 566: Draft Revised SEIR (RSEIR) 566 was prepared in April 2002, and evaluated and updated the potential changes in the environmental effects or baseline conditions analyzed in Addendum No. 2. The project evaluated by RSEIR 566 provided for 299 detached single family residential dwelling units. A 283-unit project was evaluated as Alternative 8 in RSEIR 566 which found that all adverse environmental impacts had been avoided or mitigated, except for a cumulative impact to air quality. The Board of Supervisors' findings included a Statement of Overriding Considerations in response to that impact. The Board of Supervisors certified FRSEIR 566 and approved the 283-unit project on November 5, 2002 as Vesting Tentative Tract Map 15230 (Approved VTTM) and related cases (collectively, the approved 283-unit project).

1.1 LEGAL / ENTITLEMENT HISTORY

In 1998, after the County certified SEIR 566, the Vedanta Society of Southern California (Vedanta Society) filed a lawsuit in Orange County Superior Court challenging the Board of Supervisors' December 1998 approval of a project for 299 detached single family dwelling units. In January 1999, two additional lawsuits were filed and consolidated into one summary adjudication motion, which was granted by the trial court in April 1999.

The trial court judgment declared that the EIR had never been validly certified, and the writ of mandate accompanying the judgment directed the County to set aside all approvals for the 299-unit project. The County and California Quartet appealed the judgment. On October 30, 2000, the California Court of Appeal, Fourth Appellate District narrowed, but essentially affirmed, the trial court's judgment and confirmed the order to set aside certification of EIR 566, as well as all related County approvals, and directed the County to reconsider certification of EIR 566.

Addendum No. 2 to SEIR 566 was prepared in March 2001 to evaluate and document any potential changes in environmental effects or baseline conditions since the preparation of Addendum No. 1 to SEIR 566 in August 1998. The 299 detached single family dwelling unit project was identical to that approved by the County in 1998. Addendum No. 2 included updated traffic and biological resource impact technical studies.

On May 9, 2001, the Planning Commission declined to approve Addendum No. 2 and recommended preparation of a new EIR for the 299-unit project. This recommendation was upheld by the Board of Supervisors on May 22, 2001. Revised SEIR 566 was prepared for the 299-unit project. As a result of review of this project, the Planning Commission approved a project for 283 detached single family dwelling units on August 28, 2002 because it would lessen environmental impacts on biological resources and was consistent with a Biological Opinion issued by the United States Fish and Wildlife Service in October 2001, while still fulfilling project objectives. The Board of Supervisors certified FSEIR 566 and approved the 283-unit project on November 5, 2002.

In December 2002, Vedanta Society, Endangered Habitats League, and Sea and Sage Audubon Society filed a lawsuit in Orange County Superior Court challenging the Board of Supervisors' approval of the 283-unit project. This action was consolidated with the prior litigation. Briefing ensued on the County's and California Quartet's Motion to Discharge Writ of Mandate from the previous litigation and the 2002 challenge to the approved 283-unit project. Near the end of the Superior Court briefing schedule, the parties pursued a mediated resolution of the disputes concerning the approved 283-unit project.

In May 2004, all parties to the litigation agreed to a settlement. The settlement modified the approved 283-unit project to (a) screen views of the project from the Ramakrishna Monastery and (b) increase the width of the open space along the southerly and easterly edges of the project. Specifically, the approved

283-unit project was modified by reducing the number of residential lots in the central portion of the project, resulting in a significant increase in the minimum width of the open space lot along the eastern property line, and including an approximately thirty-foot tall earthen berm through the central portion of the development area to further screen views of the project's homes from certain vantage points on the monastery property. The approved 283-unit project was also modified by increasing the number of residential lots in the westerly portion of the project, for a net reduction of 17 lots.

1.2 CEQA STATUTORY REQUIREMENTS

This Addendum No.1 is based on certified FRSEIR 566, which was originally prepared to evaluate a project for 299 detached single family homes (referred herein as the approved project) and included the approved 283-unit project as an alternative. This Addendum No. 1 evaluates the minor technical changes resulting in the currently proposed 266-unit project (the Modified Project).

The CEQA Guidelines authorize the use of an addendum in connection with a previously prepared EIR when only minor changes or additions to the previous environmental analysis are necessary. CEQA Guidelines Section 15164(a) states:

> *The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

Section 21166 of CEQA (CEQA, Pub. Res. Code §21000, et seq.) and CEQA Guidelines Section 15162 set the standard to determine whether a new EIR is required when a previous EIR has been prepared. Section 21166 states:

> *When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:*
>
> *(a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.*
>
> *(b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.*
>
> *(c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.*

Section 21166 is further explained in CEQA Guidelines Section 15162:

> *(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of the approval. If after the project is approved, any of the conditions described in the subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

The key to Section 21166 and Guidelines Section 15162 is to determine whether the project has changed dramatically enough to justify repeating a substantial portion of the environmental documentation process. If a new or supplemental EIR is not necessary, but minor additional or technical changes are appropriate to keep the document current and useful, an agency may prepare an addendum (CEQA Guidelines §15164).

1.3 ADDENDUM NO. 1 FINDINGS

Based upon the foregoing information, preparation of an Addendum is the appropriate CEQA document to provide project-specific analysis for the Modified Project and to address minor changes to the approved 283-unit project. This document is prepared under the authority of Section 15164 of the CEQA Guidelines for the following reasons:

Only minor technical changes or additions are necessary to make the previously certified FRSEIR 566 adequate under CEQA because the Modified Project offers less intensity of development and differs only slightly from the 299-unit project analyzed in FRSEIR 566.

This Addendum No. 1 does not raise important new issues about the significant effects on the environment. There is no substantial evidence that the changes to the 299-unit project reflected in the Modified Project, as mitigated by the measures required within FRSEIR 566, would have a significant adverse effect on the environment (Guidelines §15063(b)(1)).

FRSEIR 566 was certified for the development of the previously approved project in connection with earlier approvals. The certification of an EIR is recognition of the continuing utility of the document for subsequent development approval within the scope of the original approval. The Section 21166 test provides evidence under applicable law on the question of whether a new environmental document is necessary. This test is a tangible one, and does not challenge the age of a document, but only provides the criteria to test its continuing accuracy and utility.

The Saddleback Meadows approved 283-unit project has been the subject of litigation and mediation since it was approved by the Board of Supervisors in November 2002. As a result of mediation, a revised project, the Modified Project, has been proposed which contains 266 detached single family residential units on a substantially similar development footprint as the approved 283-unit project. The location of the project site is shown on Figure 2-1 and the proposed Revised Vesting Tentative Tract Map 15230 (Proposed VTTM) is shown in Figure 2-2.

In order to further reduce biological impacts and aesthetic impacts to surrounding land uses, both of which previously were found to be less than significant, the project has been redesigned to:

- Eliminate 34 residential units from the southeast portion of the project site to increase the distance between proposed development areas and adjacent land uses. The approved 283-unit project proposed a buffer area with a minimum width of 100 feet, and the proposed Modified Project proposes to increase the minimum width to 320 feet.
- Create an approximately 30 foot high vegetated earthen berm / back cut slope to screen views of the central portion of the development area; that is, between I Street and J Street as shown on Proposed VTTM.
- Revise the lot pattern between A Street and H Street on the Approved Map while maintaining the same street alignment as the Approved VTTM by introducing approximately eleven residential lots with areas of between 4,500 and 5,000 square feet (See Lot Summary Table on the Proposed VTTM) and reconfiguring the remaining lots. No lot will be less than 4,500 square feet. These changes result in an increase of 17 residential lots between A Street and H Street from 129 lots (Approved VTTM) to 146 lots (Proposed VTTM).
- Widen the southerly and easterly open space areas to increase the opportunity for wildlife movement.

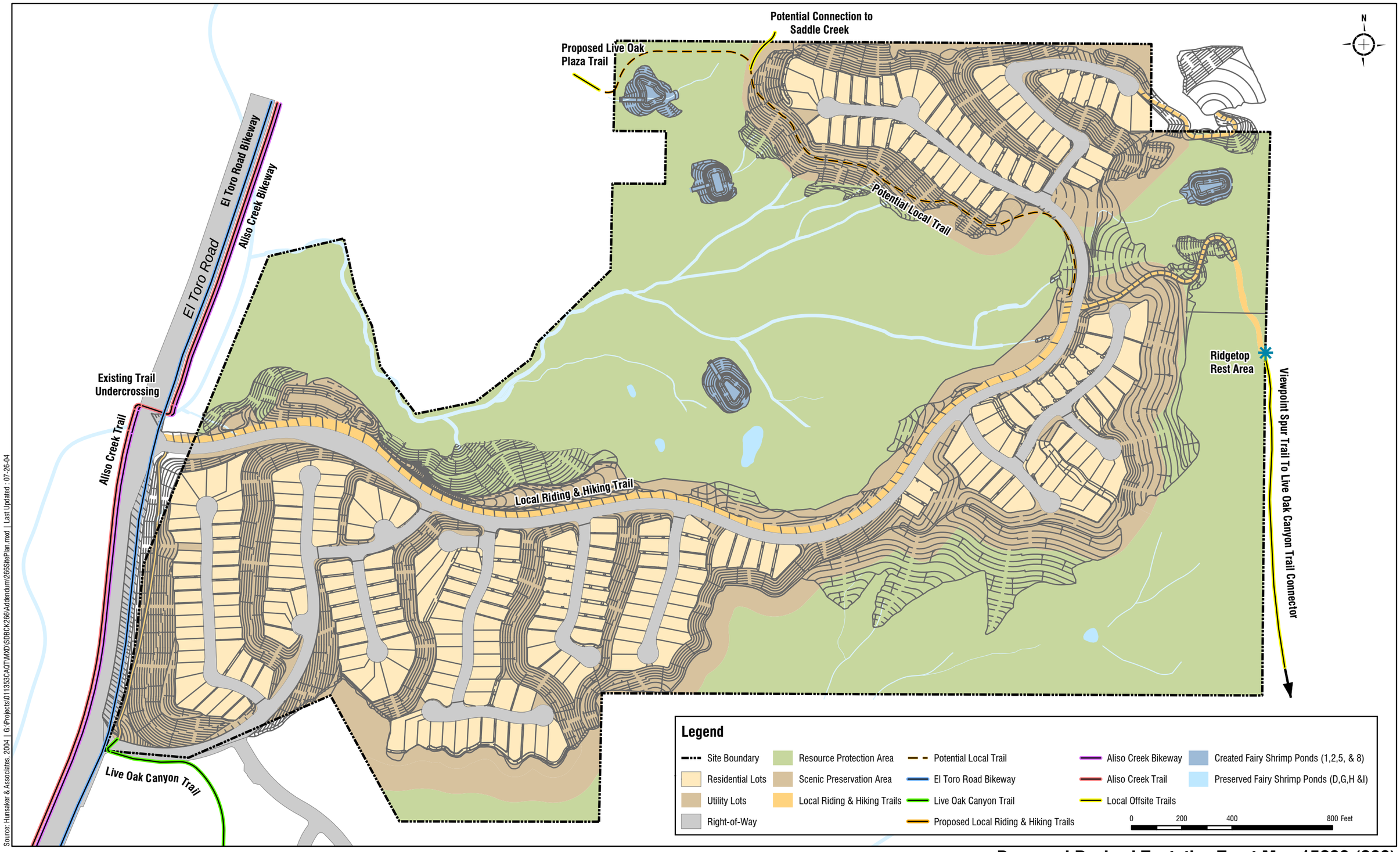
The Modified Project proposes the phased development of 266 detached single family residential units on the 222.2 acre site. As compared with the approved 283-unit project, the gross residential density is reduced to 1.2 dwelling units per acre (du/ac), with an increase in average lot sizes to 6,843 SF and a minimum lot size of 4,500 SF. The percentage of the project site proposed for permanent open space is increased to approximately 73.3 percent (162.9 acres). In addition to the revisions to the residential component, the Modified Project will maintain elements of the approved 283-unit project including: the east-west wildlife movement corridor, regional riding/hiking trail connections, and biological resource enhancement. The Modified Project will continue to comply with the urban storm water runoff requirements of the California State Water Resources Control Board (SWRCB). Implementation of the Modified Project will involve the administrative approval of the Proposed VTTM and changed Area Plan 98-2.
The proposed project represents a minor revision of the Approved VTTM and Area Plan 98-2, as approved by the County on November 5, 2002. The Modified Project is evaluated in this Addendum No. 1 to FRSEIR 566.

Implementation of the proposed project would directly affect approximately 147 acres of the project site, or 66 percent, which is unchanged from the approved 283-unit project. As in the approved 283-unit project, 6.8 million cubic yards of remedial grading and 2.45 million cubic yards of conventional grading would be required to implement the Modified Project. In addition to onsite grading, as with the approved 283-unit project, 8-acres of offsite area would be affected for work such as access road construction, water tank construction, and remedial grading.



Source: Hunsaker & Associates, 2004 | X:\11353\Graphics\AI\RegLoc_Adden266.ai | Last Updated : 07-26-04

Regional Location Map
FIGURE 2-1



Source: Hunsaker & Associates, 2004 | G:\Projects\01135\3CAQT\MXD\SDBCK266\Addendum\266SitePlan.mxd | Last Updated : 07-26-04

Proposed Revised Tentative Tract Map 15230 (266)

FIGURE 2-2

Table 2-1 outlines a comparison between the proposed Modified Project, the approved 283-unit project, and the final map currently recorded on the property:

Table 2-1. Recorded/Approved/Proposed Project Comparison

Features	Proposed Modified Project	Approved VTTM 15230	Recorded Tract 10692
Dwelling Units	266	283	705
Minimum Lot Size	4,500 SF	5,000 SF	2,630 SF
Average Lot Size	6,843 SF	6,672 SF	3,960 SF
Gross Density	1.2 DU/AC	1.3 DU/AC	3.03 DU/AC
% Open Space	73.3%	71%	31%
Wildlife Corridor	Yes	Yes	No

Based on the Initial Study prepared for the Modified Project, implementation of the proposed Modified Project as compared to the approved 283-unit project, will not result in any additional unanalyzed significant impacts.

Although environmental factors reviewed have been evaluated in detail in RSEIR 566, an Addendum to FRSEIR 566 will further evaluate the potential effects of the indicated minor changes to the approved 283-unit project on the environmental factors set forth below.

It is anticipated that with the implementation of the revised project design features and the mitigation measures contained in certified FRSEIR 566, impacts to all environmental resources (except for cumulative impact to air quality) will continue to be less than significant, including: land use and planning, agriculture, population & housing, geophysical, hydrology and drainage, water quality, transportation/traffic, air quality, noise, biological resources, aesthetics/visual, cultural/scientific, recreation, mineral resources, hazards, public services, and utilities and service systems. The cumulative impact to air quality that was overridden by the Board of Supervisors is not affected by the minor technical changes analyzed in this Addendum No. 1.

CEQA requires mandatory findings be made by the lead agency to determine not only the appropriate type of CEQA document, but also to identify the effects to be analyzed in the document.

a) Do the changes to the project have the potential to degrade the quality of the environment, substantially reduce the habitat of 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?

   The Modified Project represents only minor revisions to the 283-unit project. Environmental effects associated with implementation of the 283-unit project have been evaluated in FRSEIR 566, and mitigation measures imposed, which will be applicable to the Modified Project. There are no changes in environmental effects associated with the revised 266 detached single family residential dwelling unit project.

b) Do the changes to the project have the potential to achieve the short-term environmental goals to the disadvantage of the long-term environmental goals?

   The Modified Project represents only minor revisions to the 283-unit project. The environmental effects associated with implementation of the proposed project have been evaluated in FRSEIR 566, and mitigation measures imposed which will be applicable to the Modified Project. There are no changes in environmental effects associated with the revised 266 detached single family residential dwelling unit project.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

   The Modified Project represents only minor revisions to the 283-unit project. The environmental effects associated with implementation of the proposed project have been evaluated in FRSEIR 566. There are no changes in environmental effects associated with the revised 266 detached single family residential dwelling unit project.

Based on this Initial Study and Addendum, the proposed project will not have any additional significant adverse effects on the environment that have not been analyzed in FRSEIR 566. This Initial Study and Addendum No. 1 to FRSEIR 566 evaluates the following environmental factors:

- Land Use & Planning
- Agriculture
- Population & Housing
- Geophysical
- Hydrology and Drainage
- Water Quality
- Transportation/Circulation
- Air Quality
- Noise
- Biological Resources
- Aesthetics/Visual
- Cultural/Scientific Resources
- Recreation
- Mineral Resources
- Hazards
- Public Services
- Utilities & Service Systems

This Initial Study, conducted pursuant to Section 15063 of the CEQA Guidelines, determines whether the revisions to the approved 283-unit project reflected in the proposed Modified Project may have a potentially significant adverse impact on the environment not previously analyzed and mitigated in connection with the approved 283-unit project. The Addendum, prepared pursuant to Section 15164 of the CEQA Guidelines, discusses only changes in impacts of the Modified Project, if any, from those impacts documented in FRSEIR 566. If no project changes have occurred since FRSEIR 566, no further analysis is included herein or warranted. The following discussion provides information for each environmental category addressing the (1) existing setting; (2) potential impacts if any; and (3) Addendum analysis.

Each of the following environmental factors has been evaluated to determine whether the Modified Project results in any additional project impacts or mitigation measures are required as a result of the implementation of the proposed project. A tabular summary is included for each environmental factor to document any change that with respect to impact thresholds, mitigation required, and insignificant/significant impacts. All mitigation measures provided in FRSEIR 566 in connection with the approved 283-unit project remain in effect.

6.1 LAND USE AND PLANNING

6.1.1 Existing Setting

The project site is situated within the Bridlewood Residential District of the Foothill/Trabuco Specific Plan (F/TSP) planning area. The 6,500 acres of the F/TSP area are situated within the foothills of the Santa Ana Mountains and are characterized by abundant natural and scenic resources, and primarily low-density residential and open space land uses. The Orange County General Plan Land Use Element designates the project site as 1B (Suburban Residential – 0.5 to 18 du/ac). The project site is undeveloped; however, it is currently used for cattle grazing. Area Plan 98-2 was approved by the Board of Supervisors on November 5, 2002 in connection with the 283-unit project. Changed Area Plan 98-2 reflecting the Modified Project's revisions to the 283-unit project is subject to administrative approval and will be the governing land use document for the project site.

The proposed Modified Project remains compatible with the surrounding land uses that include: (1) St. Michael's Abbey, Cooks Corner, the approved Saddlecreek/Saddlecrest project, Cleveland National Forest, Live Oak Plaza, Santiago Canyon Estates, and low density residential to the north; (2) Hidden Hills/Hidden Ridge developments, O'Neill Regional Park, and the Ramakrishna Monastery to the south; (3) low density residential, a church, and natural open space to the east; and (4) Portola Hills and Foothill Ranch communities, and Aliso Creek to the west.

6.1.2 Potential Impacts

The decrease in the number of dwelling units and the addition of the earthen berm are consistent with the applicable land use plans for the project site. The impacts of the Modified Project on land use will be unchanged from the approved 283-unit project. No additional impacts or adverse project impacts on land use are expected to result with implementation of the Modified Project.

No Changes. No changes in project impacts on land use and/or planning occur as a result of the Modified Project. In addition, the Modified Project increases the open space preserved for habitat value. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the 283-unit project is determined to be less than significant.

Table 6-1. Land Use and Planning Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.2 AGRICULTURE

6.2.1 Existing Setting

Orange County historically was a rural community supported by an agricultural economy. During the 1960's and 1970's, the County experienced a sharp decline in agriculture production as the urban development grew. Growth projections through 2000 indicated the continued urbanization of Orange County. The project site is largely undeveloped. Portions of the site have historically been used for cattle grazing. The project site is not located in an area identified as important farmland as classified by the Department of Conservation, Farmland Mapping and Monitoring Program. The project site is designated as "other lands," which is defined as "land which does not meet the criteria of any other category including low-density rural developments, wetlands, dense brush and timberlands…"

6.2.2 Potential Impacts

The impacts of the Modified Project on agricultural resources will be unchanged from the approved 283-unit project. No additional impacts or adverse project impacts on agriculture are expected to result with implementation of the Modified Project.

No Changes. No changes in project impacts on agriculture occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on agricultural resources is determined to be less than significant.

Table 6-2. Agriculture Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.3 POPULATION AND HOUSING

6.3.1 Existing Setting

The County of Orange General Plan Housing Element, adopted September 14, 1993, outlines specific goals, policies and programs to facilitate development of housing in unincorporated areas. For analytical purposes, the region has been broken into units called regional statistical areas. The project site is located in Regional Statistical Area C-43 (RSA C-43). As of 1999, RSA C-43 had a population of 190,000 with a 2000 projection of 212,700. The total population for Orange County is 2,846,289 (2000). Projected population for the County in 2010 is 3,105,300. The eastern and southern areas of the County, including RSA C-43, are expected to realize the largest population gains. Subsequently, new development reflects this trend and approximately 57 percent of residential construction will be in southern areas of the County. The County is currently behind schedule on meeting its projected housing needs.

6.3.2 Potential Impacts

The Modified Project will add 266 single family residential housing units to the County's housing supply, a decrease of 17 units from the approved 283-unit project. The impacts of the Modified Project on housing and population will otherwise be unchanged from the approved 283-unit project, and no additional impacts or adverse project impacts will result from implementation of the Modified Project.

No Changes. No changes in project impacts on population and housing occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on population and housing is determined to be less than significant.

Table 6-3. Population & Housing Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.4 GEOPHYSICAL

6.4.1 Existing Setting

The proposed project site is located within the Canada De Los Alisos in the low coastal foothills of the Santa Ana Mountains. These hills are part of the Peninsular Ranges Geomorphic Province and are generally underlain by sedimentary bedrock of Tertiary age. Ridges, ravines, and gullies form the dominant physiographic features, providing moderate to high topographic relief. Elevations with the project range from approximately 1,000 to 1,550 feet above mean sea level. Natural slope gradients range from nearly level along some ridge crests and valley bottoms to 1:1 (horizontal:vertical) within

deeply incised gullies. The site drains generally toward the west and southwest into Aliso Creek and the Oso Creek tributaries of San Juan Creek.

6.4.2 Potential Impacts

The estimated remedial (6.8 million cubic yards) and conventional grading (2.45 million cubic yards) for the Modified Project are the same as for the 283-unit project evaluated in FRSEIR 566. The proposed footprint of the remedial grading is the same as the approved 283-unit project while the proposed footprint of the conventional grading is slightly smaller. As with the the approved 283-unit project, the earthwork for the Modified Project will balance on-site; that is, there will be no import or export of soil. The proposed berm will be constructed from on-site soil as part of the Modified Project's conventional grading. All grading related impacts remain the same as evaluated in FRSEIR 566. No additional impacts or adverse project impacts will result from implementation of the Modified Project.

No Changes. No changes in project impacts on soils and geology occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on geophysical resources is determined to be less than significant.

Table 6-4. Geophysical Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.5 HYDROLOGY AND DRAINAGE

6.5.1 Existing Setting

There are three major drainage areas within the F/TSP area: Aliso Creek Drainage, Oso Creek Drainage, and Trabuco Creek Drainage. The proposed project site is within the Aliso Creek and Oso Creek Drainage areas. Approximately 75 percent of the project site drains westerly into Aliso Creek, with the remaining 25 percent draining southerly into Oso Creek. The onsite project drainage was modified by historical activity on the property. Seven minor tributary drainages were dammed to create ephemeral ponds for agricultural purposes and realignment of El Toro Road resulted in some improvements to sections of Aliso Creek, adjacent to the site, including a major man made drainage channel. This channel passes from the proposed site to the westerly side of El Toro Road. Nine ephemeral ponds are located on the site, although one pond has breached and one pond is full of silt.

This area of Aliso Creek is classified as Floodplain FP-2 by the Federal Emergency Management Agency.

6.5.2 Potential Impacts

The major change in the Modified Project is the deletion of 34 residential lots and associated streets in the central portion of the project and their replacement with an approximately thirty foot high vegetated earthen berm. The berm is about 2200 feet long and approximates the existing ridgeline in this portion of the property. As compared to the approved 283-unit project, runoff on the project side of the berm (i.e. facing the houses) will be less because of the reduced number of homes and corresponding reduction in impervious surfaces. As proposed in the approved 283-unit project, runoff from the project side of the berm will be routed to the water quality and storm drain system along the spine road of the Modified Project. Runoff from the open space side of the berm will be collected in a series of terrace ditches and down drains, and routed to outlet in the existing natural drainage courses in the proposed open space. Energy dissapators at the outlets will reduce runoff velocities to non-erosive levels. The Modified Project will not change the existing patterns of runoff and will not result in an increase in the quantity of runoff. The berm must conform to County standards and ordinances applicable to manufactured slopes.

The Modified Project revises the lot pattern between A Street and H Street while maintaining the same street alignment as the Approved VTTM. Approximately eleven residential lots are introduced with areas between 4,500 and 5,000 square feet (See Lot Summary Table on the Proposed VTTM) and the remaining lots are reconfigured. These changes result in an increase of 17 residential lots from A Street to H Street from 129 lots (Approved VTTM) to 146 lots (Proposed VTTM.

Overall, the impervious surfaces (streets, driveways, residential units) that would be introduced on the property by the approved 283-unit project would slightly decrease under the Modified Project as a result of the 17 net lot reduction, and slightly lessen impacts as a result. Accordingly, impact of the Modified Project on hydrology and drainage is the same as for the approved 283-unit project. No additional impacts or adverse project impacts will result from implementation of the Modified Project.

No Changes. No changes in project impacts on hydrology and drainage occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on hydrology and drainage is determined to be less than significant.

Table 6-5. Hydrology Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.6 WATER QUALITY

6.6.1 Existing Setting

Water pollution control is regulated in California by the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs). Each of the nine regional boards is required to adopt a Water Quality Control Plan or Basin Plan, which recognizes and reflects regional differences in existing water quality, the beneficial uses of the Region's ground and surface

waters, and local water quality conditions and problems. The project site is located within the San Diego Basin and subject to the policies in the Water Quality Control Plan for that basin.

6.6.2 Potential Impacts

Since County certification of FRSEIR 566, County has prepared and is implementing its Jurisdictional Urban Runoff Management Plan, entitled Drainage Area Management Plan/Local Implementation Plan, and its model Water Quality Management Plan all pursuant to the San Diego Regional Water Quality Control Board Order No. R9-2002-0001 (Order). FRSEIR 566 anticipated the Order's requirements and analyzed project impacts consistent with them.

The proposed footprint of the remedial grading is the same as the approved 283-unit project while the proposed footprint of the conventional grading is slightly smaller. As with the approved 283-unit project, the earthwork for the Modified Project will balance on-site; that is, there will be no import or export of soil. The proposed berm will be constructed as part of the Modified Project's conventional grading. While the changed Area Plan reduces the minimum lot size from 5,000 square feet to 4,500 square feet, the Proposed VTTM limits the smaller lots to eleven residential lots between 4,500 square feet and 5,000 square feet in area. Further, the Proposed VTTM provides for a net increase in the average lot size from that shown on the Approved VTTM; that is, an increase from 6,672 square feet to 6,843 square feet. The decrease in the number of lots (283 to 266) and the decrease in acreage of streets (18.4 acres to 17.3 acres) will result in a decrease of the percentage of impervious surfaces from 17% to 16%.

The Conceptual Water Quality Management Plan (WQMP) prepared for the approved 283-unit project will be used for the Modified Project. The design of the Modified Project allows for implementation of the Conceptual WQMP as well as all of the Project Design Features and Standard County Conditions identified for the approved 283-unit project. The eleven smaller lots will not preclude site design best management practices since the allowed impervious footprint will, on a percentage basis, not change.

Mitigation measures and conditions for the approved 283-unit project required for the Modified Project include mandating the project applicant comply with applicable permits by, among other things, providing evidence of existing coverage under the General NPDES Construction Permit before grading permits are issued, complying with a project Water Quality Management Plan to be developed consistent with applicable standards, and implementing best management practices (BMP) that include, without limitation, the riverine system, catch basins, stormceptors, structural BMPs, non-structural BMPs, and a Runoff Management and Water Quality Plan. The impact of the Modified Project on water quality is the same as for the approved 283-unit project. No additional impacts or adverse project impacts will result from implementation of the Modified Project.

No Changes. No changes in project impacts on water quality occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on water quality is determined to be less than significant.

Table 6-6. Water Quality Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.7 TRANSPORTATION/TRAFFIC

6.7.1 Existing Setting

The proposed project will be served by the existing El Toro Road. Valley Vista Way, located along the project's southerly boundary, will provide an emergency-only access for the proposed project. The site's interior is natural and has no road access.

El Toro Road is classified as a Major Arterial highway along the project's westerly frontage as described in the Orange County's Master Plan of Arterial Highways (MPAH).

6.7.2 Potential Impacts

The impact of the Modified Project on transportation/circulation and traffic will decrease slightly as a result of the decrease in density from 283 units to 266 units. No additional impacts or adverse project impacts will result with implementation of the Modified Project.

No Changes. No changes in project impacts on transportation/circulation occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on transportation/circulation is determined to be less than significant

Table 6-7. Transportation/Traffic Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.8 AIR QUALITY

6.8.1 Existing Setting

The project site is located within the South Coast Air Basin (SCAB), which is generally characterized by poor air quality. SCAB falls under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). In conjunction with the Southern California Association of Governments, SCAQMD is responsible for formulating and implementing air pollution controls. In 1997, SCAQMD's Air Quality Management Plan was adopted establishing a comprehensive air pollution control program leading to attainment of state and federal air quality standards. State and federal air quality standards are often exceeded within SCAB.

6.8.2 Potential Impacts

The impacts of the Modified Project on air quality will be unchanged from impacts of the approved 283 unit project, and no additional impacts or adverse project impacts will result with implementation of the Modified Project.

No Changes. No changes in project impacts on air quality occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on air quality is determined to be less than significant.

Table 6-8. Air Quality Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.9 NOISE

6.9.1 Existing Setting

The project area is located in a relatively remote portion of eastern Orange County which is developed with single family and multi-family communities to the south and west and partially developed with low-density single-family residences to the north and east. The project site is primarily in its natural state and noise generated by existing land uses and vehicular trips is minor. Existing noise levels are primarily associated with traffic noise generated along primary roadways. The F/TSP stipulates a noise standard for the area that is more stringent than the more urban areas of the County. Mitigation measures for the F/TSP require that residential lots and dwellings be attenuated so as not to exceed an exterior standard of 60-dB CNEL (compared to the 65-dB County standards) and interior standard of 45 dB CNEL. The project is adjacent to El Toro Road, a major access road to O'Neill Regional Park.

6.9.2 Potential Impacts

The addition of the earthen berm is expected to decrease noise impacts of the Modified Project on the south and southeastern portion of the project site. The impacts of the Modified Project will otherwise be unchanged from the approved 283-unit project, and no additional impacts or adverse project impacts will result with implementation of the Modified Project.

No Changes. No changes in project impacts on noise occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on noise is determined to be less than significant.

Table 6-9. Noise Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.10 BIOLOGICAL RESOURCES

6.10.1 Existing Setting

The 222 acre project site is largely undeveloped. Cattle and horses have grazed intensively on the property for years resulting in habitat disturbance and degradation so that non-native grasslands now cover over 50% of the site. On site vegetation communities include: Venturan-Diegan coastal sage scrub, coast live oak woodland, southern sycamore riparian woodland, mulefat scrub, and southern mixed chaparral. Portions of the Venturan-Diegan costal sage scrub are disturbed. Annual grassland, agricultural land and ephemeral ponds also occur on the site. Sensitive or endangered animal species observed on site include the Riverside fairy shrimp and the coastal California gnatcatcher.

6.10.2 Potential Impacts

The minor changes to the approved 283-unit project include widening the southerly and easterly biological open space areas so that the minimum width is increased by approximately 200 feet. The percentage of the project site to be maintained as permanent open space will be increased from 71% to 73.3% and the percentage of the project site to be maintained as permanent biological open space increased from 44% to 46%. The impacts of the Modified Project otherwise will be unchanged from the approved 283-unit project. No additional impacts or adverse project impacts will result with implementation of the Modified Project.

Beneficial Change. The Modified Project will result in beneficial changes to biological resources from the approved 283-unit project. The Modified Project increases the area and the minimum width of the biological open space in the southern and eastern portions of the project site thereby improving the opportunity for wildlife movement. No further impact analysis or additional mitigation measures are required.

Table 6-10. Biological Resource Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.11 AESTHETICS/VISUAL

6.11.1 Existing Setting

The F/TSP area is characterized by visual resources unique to the County. Features that significantly contribute to the visual character of the area identified in the F/TSP are: topography, natural vegetation, natural watercourses, and vistas and viewscape corridors. The F/TSP identifies public viewpoints based on relative visibility, significance or view corridors and/or important vistas. Pursuant to the County's Master Plan of Arterial Highways, El Toro Road is designated as a Scenic Highway.

The project site is primarily in a natural, though degraded, state.

6.11.2 Potential Impacts

The approved 283-unit project's impacts on viewshed were not found to be significant. Revisions incorporated into the Modified Project provide for substantial viewshed buffering, including berming, lot reduction and increases in buffer area acreage and setback distances.

Beneficial Change. The Modified Project implements beneficial changes and impacts on aesthetics/visual resources from the approved 283-unit project. The minor changes to the approved 283-unit project further minimize the visual impact of the project on adjacent land uses, provide substantial viewshed buffering, including berming, lot reduction ,and increase buffer area acreage and setback distances. Specifically, the approved 283-unit project was modified by removing 34 residential lots from the central portion of the development area resulting in a significant increase in the width of the open space lot along the southerly and eastern property lines and increasing the distance between the project and adjacent property, and including an approximately 30 foot high vegetated earthen berm through the central portion of the development area to screen views of project homes from certain vantage points on the Ramakrishna Monastery property to the south. The number of residential lots in the westerly portion of the project was increased by 17 lots. In order to further reduce aesthetic impacts to surrounding land uses, the project has been redesigned to:

- Eliminate residential units from the southeast portion of the project site and increase separation distance between proposed development areas and adjacent land uses. The original plan proposed a buffer area with a minimum width of 100 feet, and the proposed plan proposes to increase the minimum width to 320 feet.
- Create an approximately 30 foot high vegetated earthen berm / back cut slope to screen views of the central portion of the development area between I Street and J Street pursuant to the Proposed VTTM.

The Modified Project revises the lot pattern between A Street and H Street while maintaining the same street alignment as the Approved VTTM. Approximately eleven residential lots are introduced with areas between 4,500 square feet and 5,000 square feet (See Lot Summary Table on the Proposed VTTM) and the remaining lots are reconfigured. These changes result in an increase of 17 residential lots between A Street and H Street from 129 lots (Approved VTTM) to 146 lots (Proposed VTTM). There is no change to the number or size of the residential lots along G Street which overlook the Hidden Hills and Hidden Ridge developments.

With implementation of the Modified Project, the existing northerly views from the Ramakrishna Monastery would essentially be the same. No other changes in project impacts on aesthetics/visual occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required.

Table 6-11. Aesthetic Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.12 CULTURAL/SCIENTIFIC RESOURCES

6.12.1 Existing Setting

The project site is located within an area that is sensitive for cultural resources. Cultural resources reports previously prepared for the approved 283-unit project indicate that there are prehistoric and historic sites recorded within the project boundaries. In addition, the project site is also located within an area with high potential to produce significant paleontological resources.

6.12.2 Potential Impacts

The impacts of the Modified Project on cultural/scientific resources will be unchanged from the approved 283-unit project, and no additional impacts or adverse project impacts on cultural/scientific resources will result with implementation of the Modified Project.

No Changes. No changes in project impacts on cultural/scientific resources occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on noise is determined to be less than significant.

Table 6-12. Cultural/Scientific Resource Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.13 RECREATION

6.13.1 Existing Setting

There are no existing recreation or public open space uses located on the project site. However, the proposed project site is located between O'Neill and Whiting Ranch/Limestone Regional Parks. A proposed trail is designated within the project site by the Orange County General Plan Recreation Element Master Plan of Regional Riding and Hiking trails.

6.13.2 Potential Impacts

The impacts of the Modified Project on recreation will be unchanged from the approved 283-unit project, and no additional impacts or adverse project impacts on recreation are expected to result with implementation of the Modified Project.

No Changes. No changes in project impacts on recreation occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on recreation is determined to be less than significant.

Table 6-13. Recreation Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.14 MINERAL RESOURCES

6.14.1 Existing Setting

No known mineral resources exist on the project site. The project site is not designated as a known or potential mineral deposit by the state (mineral resource mapping as required under the Surface Mining and Reclamation Act) or the County.

6.14.2 Potential Impacts

The impacts of the Modified Project on mineral resources will be unchanged from the approved 283-unit project, and no additional impacts or adverse project impacts on mineral resources will result with implementation of the Modified Project.

No Changes. No changes in project impacts on mineral resources occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on mineral resources is determined to be less than significant.

Table 6-14. Mineral Resources Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.15 HAZARDS

6.15.1 Existing Setting

The project site is located close to the Cleveland National Forest, an area that is subject to high wild land fire hazards. The site may also have been subject to hazards related to the flight operations at the El Toro Marine Corp Air Station (MCAS) when it was in operation. The MCAS has been closed, and the

facilities are not currently being proposed for development of an international airport. No other sources of health hazards are known to exist within the project area.

6.15.2 Potential Impacts

The impacts of the Modified Project on hazards will be unchanged from the approved 283-unit project, and no additional impacts or adverse project impacts will result with implementation of the Modified Project.

No Changes. No changes in project impacts on hazards occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on hazards is determined to be less than significant.

Table 6-15. Hazards Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

6.16 PUBLIC SERVICES

6.16.1 Existing Setting

The project site is undeveloped open space with limited use for cattle grazing. The project site is served by the following major public services:

- Fire and emergency services are provided by the Orange County Fire Authority. Station No. 42 located at 19150 Ridgeline Road, is approximately ½ mile from the project site, and provides primary response.
- Police protection is provided by the Orange County Sheriff-Coroner's Department. The Department's headquarters is located at 550 N. Flower Street in Santa Ana. Patrol cars patrol the area in the vicinity of the project site on a regular basis, rather than being dispatched from a particular substation.
- Saddleback Unified School District serving grades K-12 provides school services for the project area.
- Orange County Public Library serves the project site and vicinity. The closest library to the site is the Rancho Santa Margarita Branch Library located at 30902 La Promesa in Ranch Santa Margarita.

6.16.2 Potential Impacts

The impacts of the Modified Project on public services either will be unchanged or decrease slightly from the approved 283-unit project due to the decrease in project density. No additional impacts or adverse project impacts will result with implementation of the Modified Project..

No Changes. No changes in project impacts on public services for police, fire, schools, or library occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on public services is determined to be less than significant.

Table 6-16. Public Service Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FR SEIR 566 remains valid
Additional mitigation required?	No	FR SEIR 566 remains valid

6.17 UTILITIES AND SERVICE SYSTEMS

6.17.1 Existing Setting

The project site is undeveloped open space with limited use for cattle grazing. The project site is served by the following major public utilities and service systems:

- Southern California Edison (SCE) – electrical service
- Southern California Gas (SCG) Company – natural gas
- Trabuco Canyon Water District – sewer and water service
- Waste Management of Orange County – solid waste

6.17.2 Potential Impacts

The impacts of the Modified Project on utilities and service systems either will be unchanged or decrease slightly from the approved 283-unit project due to the decrease in project density. No additional impacts or adverse project impacts will result with implementation of the Modified Project.

No Changes. No changes in project impacts on utilities and service systems occur as a result of the Modified Project. No further impact analysis or additional mitigation measures are required. The potential impact of the modifications to the approved 283-unit project on utilities and service systems is determined to be less than significant.

Table 6-17. Utilities and Service Systems Impacts

Parameter	Yes/No?	Status and Comments
Changes in impact threshold?	No	FRSEIR 566 remains valid
Changes in mitigation required?	No	FRSEIR 566 remains valid
Changes in insignificant impacts?	No	FRSEIR 566 remains valid
Changes in significant impacts?	No	FRSEIR 566 remains valid
New significant adverse impacts	No	FRSEIR 566 remains valid
Additional mitigation required?	No	FRSEIR 566 remains valid

Biological and aesthetic impacts associated with implementation of the proposed project would be less than those associated with the previously approved 283-unit project. Impacts on all other environmental factors identified in Addendum No. 1 would be similar to or slightly decreased from those evaluated in FRSEIR 566. No significant adverse effects would occur as a result of implementation of the Modified Project

The following references were used in compiling this Initial Study and Addendum No. 1 to the FRSEIR 566.

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