



EXHIBIT E

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

In compliance with section 15072 of the California Environmental Quality Act (CEQA) Guidelines and the County of Orange Procedures, notification is hereby given to responsible agencies, trustee agencies, interest groups and the general public, that the County of Orange **shall adopt the attached Negative Declaration (ND) File Number IP .13-251**

PUBLIC REVIEW:

The proposed ND is being circulated for public review. The dates of this review are noted in the ND. The attached ND may be adopted by the County of Orange and become **final unless written comments or an appeal** on its appropriateness or adequacy are received by the office listed below by 4:30 p.m. on the ending date of the public review period.

CONTACT PERSON: Ruby Maldonado

PHONE: (714) 667-8855

PUBLIC MEETING(S)/HEARINGS ON PROJECT:

The proposed project will be reviewed for approval by a decision-maker listed below.

DECISION MAKING BODY: Planning Commission

DATE: October 23, 2013

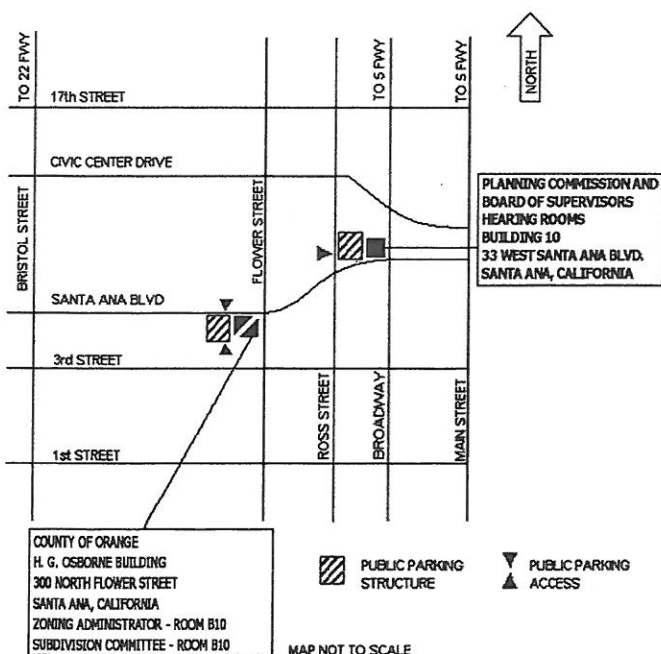
TIME: 1:30 p.m.

LOCATION OF PUBLIC MEETING/HEARING:

See location map below.

In the event that there is no ND attached to this notice, the ND and supporting attachments are available for review at the offices of the PDS/Current & Environmental Planning Services, Room 321, 300 North Flower Street, Santa Ana, CA 92703.

LOCATION MAP OF MEETING/HEARING:



POSTED

OCT 03 2013

ORANGE COUNTY CLERK/RECORDER DEPARTMENT

BY: [Signature] DEPUTY

EXHIBIT E



DATE POSTED: Oct. 3, 2013

POSTED

OCT 03 2013

**NEGATIVE DECLARATION
OC PUBLIC WORKS/OC PLANNING SERVICES
300 N. FLOWER STREET
P. O. BOX 4048
SANTA ANA, CALIFORNIA 92702-4048**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

In accordance with Orange County Board of Supervisor's policies regarding implementation of the California Environmental Quality Act, the County of Orange has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the County of Orange hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because either the proposed project:

- ☒ **has or creates no** significant environmental impacts requiring mitigation; or
- ☐ **will not create** a significant adverse effect, because the Mitigation Measures described in the initial study have been added to the project.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and hereby made a part of this document.

PROJECT:

Title: General Plan Amendment No. 12-01

File No: IP 13-251

Location: All unincorporated areas of Orange County

Description: Amendment to the Housing, Land Use, Resources, Growth Management and Safety Elements

Project Proponent or Applicant: County of Orange

Division/Department Responsible for Proposed Project: OCPW/OC Planning Services

Address: 300 N. Flower St., Santa Ana, CA 92703

Telephone: (714) 667-8855

Contact Person - Project Ruby Maldonado

Contact Person - CEQA Chris Uzo-Diribe

Telephone: (714) 667-8845

NOTICE: The Negative Declaration may become final unless written comments are received by the office listed above by **4:30 p.m. on October 23, 2013**. If you wish to comment on the document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

Dated: October 2, 2013

Signed [Signature] 10/03/13

NOTE: This document and supporting attachments are provided to the general public for review. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision-making body will review this document and potentially many other sources of information before considering the proposed project.

Revised: CUD07/11/12



EXHIBIT E

ENVIRONMENTAL ANALYSIS CHECKLIST

Negative Declaration Number PA # IP 13-251

General Plan Amendment No. #12-01

ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
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1. AESTHETICS. Would the project:

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

2. AGRICULTURE & FORESTRY RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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POSTED

OCT 03 2013

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: P10 DEPUTY

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

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ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				
d. Result in the loss of forest land or conversion of forest land to non-forest use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
4. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

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ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
interruption, or other means?				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d. Be located on expansive soil, as defined in	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

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ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal system where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
8. HAZARDS & HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

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ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
9. HYDROLOGY & WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
10. LAND USE & PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Conflict with any applicable habitat	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

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ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
conservation plan or natural community conservation plan?				
11. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
12. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	!!
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
13. POPULATION & HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
14. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

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ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
16. TRANSPORTATION/TRAFFIC. Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

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ISSUES AND SUPPORTING DATA SOURCES:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
17. UTILITIES & SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g. Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
18. MANDATORY FINDINGS				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Does project have environmental effects which will cause substantial adverse cause effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

EXHIBIT E

DETERMINATION:

Based upon the evidence in light of the whole record documented in the attached environmental checklist explanation, cited incorporations and attachments, I find that the proposed project:

- a. **COULD NOT** have a significant effect on the environment, and a negative declaration (ND) will be prepared pursuant to CEQA Guidelines Article 6, 15070 through 15075. ☒
- b. **Could have** a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures have been added to the project or revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) will be prepared pursuant to CEQA Guidelines Article 6, 15070 through 15075. ☐
- c. **MAY have** a significant effect on the environment, which has not been analyzed previously. Therefore, an environmental impact report (EIR) is required. ☐
- d. **MAY have** a "potentially significant effect on the environment" or "potentially significant effect unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed. ☐
- e) **Although the** proposed project could have a significant effect on the environment, because potentially effects 1) have been analyzed adequately in an earlier EIR or ND/MND pursuant to applicable legal standards and 2) have been avoided or mitigated pursuant to that earlier EIR/ND/MND, including revisions or mitigation measures that are imposed upon the project, nothing further is required. ☐
- f) **Although the** proposed project could have a significant effect on the environment, because potentially effects 1) have been analyzed adequately in an earlier EIR or ND/MND pursuant to applicable legal standards and 2) have been avoided or mitigated pursuant to that earlier EIR/ND/MND, including revisions or mitigation measures that are imposed upon the project. **However, minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project which are documented in this Addendum to the earlier CEQA Document (Sec. 15164)** ☐

EXHIBIT E

Signature: Chris Uzo-Diribe

Planner: Chris Uzo-Diribe

Dept: OC Planning Services/Current & Environmental Planning Section

Telephone: (714) 667-8845

NOTE: All referenced and/or incorporated documents may be reviewed by appointment only, at the County of Orange Public Works Department, 300 N. Flower Street, Santa Ana, California, unless otherwise specified. An appointment can be made by contacting the CEQA Contact Person identified above.

Revised 2/14/2013

I. BACKGROUND

PROJECT DESCRIPTION:

The proposed project consists of an amendment to the County of Orange General Plan, including the following components:

- 1) Amendment of the **Housing Element** for the 2013-2021 planning period;
- 2) Amendment of the **Land Use Element** to:
 - a) Update flood risk management policies and stormwater runoff regulations;
 - b) Reference FEMA and DWR maps that Identify areas subject to flooding;
 - c) Reference state law (SB 244) regarding disadvantaged unincorporated communities;
 - d) Update the Orange County General Plan map to reflect current jurisdictional boundaries and previous changes in land use designations;
- 3) Amendment to the **Resources Element** to:
 - a) Update stormwater regulations and watershed protection policies;
- 4) Amendment to the **Growth Management Element** to add a watershed protection policy regarding the use of buffer zones;
- 5) Amendment to the **Safety Element** to:
 - a) Reference flood hazard information available from the Army Corps of Engineers;
 - d) Reference dam failure inundation maps available from OES;
 - c) Reference Floodplain Mapping Program maps and 200-year floodplain maps that may be available from DWR;
 - d) Reference areas subject to inundation in the event of the failure of project or non-project levees or floodwalls;
 - e) Add a map that depicts land uses in flood hazard zones located in the unincorporated area;
 - f) Establish goal/policy to maintain structural/operation integrity of essential public facilities during flooding; and
 - g) Establish goal/policy for locating essential public facilities, when feasible, outside flood zones.

The proposed revisions to each of these General Plan elements are discussed

below.

2013-2021 Housing Element Amendment

The Housing Element is a comprehensive statement by the County of Orange describing the housing needs of the unincorporated area and how County plans, policies, programs and regulations facilitate the development of housing for all economic segments of the community. The Housing Element is one of the seven General Plan Elements mandated by the State of California, as required in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consist of "*an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing.*"

Chapter 5 of the Housing Element sets forth the County's strategy for enhancing and preserving the housing stock, for expanding housing opportunities for various economics segments, and provides the primary policy guidance for decision-making related to housing. The Housing Element provides the implementation strategies for effectively addressing the housing needs of residents during the 2013-2021 planning period. Housing Element goals, strategies and actions describe administrative actions the County intends to take in order to facilitate the rehabilitation, preservation and development of housing for persons of all economic segments of the community. These actions would not change existing land use policies or regulations.

The Housing Element provides analysis of the County's population, employment, household, and housing stock characteristics as required by State Law. The Element also provides a comprehensive evaluation of programs and regulations related to priority goals, objectives, and program actions that directly address the needs of residents.

State law requires Orange County to ensure that sufficient land with appropriate zoning is available to accommodate its fair share of the region's future housing needs for all income groups for the 2013-2021 planning period¹. It has been determined that Orange County's fair share new housing need is 5,272 units for this planning period. This need is allocated to income categories as shown in Table 1. Though the County continues to experience incorporations and annexations, there is currently sufficient vacant and/or underutilized land with appropriate zoning to accommodate this growth need. No changes to the General Plan Land Use Element or zoning that would increase development capacity are anticipated in connection with this Housing Element Amendment. However, there may be instances whereby a landowner may seek another zoning designation to enhance housing opportunities consistent with the

¹ While the planning period for Housing Element covers the 8-year period from October 15, 2013 to October 15, 2021, the analysis of new housing need contained in the Regional Housing Needs Assessment covers the period from January 1, 2014 through October 1, 2021.

General Plan land use category.

The only large-scale development remaining to be built in unincorporated Orange County is The Ranch Plan, located south of Rancho Santa Margarita and east of San Juan Capistrano. That project was approved by the Board of Supervisors in 2004 and is expected to ultimately contain approximately 14,000 housing units along with supporting commercial and public facilities, parks and open space. The Ranch Plan was evaluated in a Final EIR containing specific conditions and mitigation measures to reduce potential impacts. The Ranch Plan includes a requirement for the provision of affordable housing.

Table 1
Regional Housing Growth Needs 2014 - 2021
Unincorporated Orange County

Very Low	Low	Moderate	Above Mod	Total
1,240*	879	979	2,174	5,272
23.4%	17.1%	18.7%	40.8%	100%

*Half (620) of these VL units are assumed to be in the extremely-low category
Source: SCAG 2012

The Housing Element is only one facet of the County's overall planning program. The California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by development policies contained in other elements of the General Plan.

The current Housing Element is consistent with the Land Use Element and other elements of the General Plan, as well as the County Zoning Code and other regulations. The proposed 2013-2021 Housing Element amendment would not change the location, timing or amount of new development planned for the unincorporated area. In reviewing the environmental analysis contained in this Initial Study, it should be recognized that the Housing Element does not convey entitlements for construction, and site-specific review of potential development projects is not within the purview of this document. Specific development proposals will be reviewed when they are submitted per the requirements of CEQA and project revisions or mitigation measures will be required where appropriate to avoid or lessen potential environmental impacts.

Resources Element Amendment

- 1) The current Municipal Separate Storm Sewer Systems (MS4) (stormwater) permit issued by the Santa Ana Regional Water Quality Control Board requires that local jurisdictions in the Santa Ana region review their General Plan and related documents to ensure that stormwater runoff and watershed protection principles and policies, including low impact development, are properly addressed and are consistent with current permit regulations. In consultation with County agencies and departments, proposed revisions regarding watershed protection have been developed that are consistent with current County policy.

The proposed amendment to the Resources Element would add language regarding current permit regulations related to stormwater runoff management and watershed protection. Because these changes are declarative of existing law, they would not have a significant effect on the environment.

Land Use Element Amendment

- 1) The proposed amendment to the Land Use Element, regarding watershed protection, would revise Policy 13. URBAN AND STORM RUNOFF REGULATIONS to reflect existing stormwater runoff permit regulations. Since this revision would only update the Land Use Element to conform to current permit regulations, it would not have a significant effect on the environment.
- 2) The provisions of SB 244, passed in 2011 require cities and counties to review the municipal services and infrastructure needs of any “disadvantaged unincorporated communities” within their sphere of influence or jurisdiction. This legislation is intended to ensure that the status of services provided to these disadvantaged communities, and any proposed improvements, are included in the Land Use Element of the affected city and county. SB 244 requires that this amendment be completed at the same time as the Housing Element update.

The proposed amendment would add a reference to Senate Bill 244 related to disadvantaged unincorporated communities. This amendment adds a reference to existing state law and no changes to County policies or regulations are proposed, therefore it would not have a significant effect on the environment.

- 3) In 2007, several bills regarding flood risk management were signed by the Governor which added or amended State flood and land use management laws. As a result, amendments are necessary to the Land Use and Safety Elements of the General Plan to ensure consistency with these new regulations.

The proposed amendment would add language regarding an annual review of areas subject to flooding to ensure consistency with FEMA and DWR maps. It would also include an updated Flood Hazard map.

- 4) The proposed amendment would update the Orange County General Plan map to reflect current jurisdictional boundaries and previously approved changes in land use designations;

Growth Management Element Amendment

- 1) The proposed amendment to the Growth Management Element regarding watershed protection and would expand Policy 7 – Buffer Zones to state that *“Buffer zones shall be implemented for natural water bodies or drainages in order to protect water quality.”* This revision would not change existing land use policies or regulations and therefore would not have a significant effect on the

environment.

Safety Element Amendment

- 1) The proposed amendment to the Safety Element addresses flood risk management and would expand on an existing policy regarding the protection of essential facilities during flooding and add a new policy indicating that new public facilities would be located outside of flood hazard zones, if possible. These revisions reflect current law and regulations regarding protection from flood hazards. Because these changes are declarative of existing laws, policies and regulations, they would not have a significant effect on the environment.

PROJECT LOCATION:

The County of Orange is located along the Pacific Ocean between Los Angeles County to the north and northwest, San Bernardino County to the northeast, Riverside County to the east, and San Diego County to the southeast. A somewhat rectangular landmass, Orange County stretches approximately 40 miles along the coast and extends inland approximately 20 miles, covering 786 square miles or over 500,000 acres. Where statistics have been presented for unincorporated portions of the County, it is generally divided by north and south subregions, the dividing boundary of which generally follows the SR-55 Freeway, otherwise known as the Costa Mesa Freeway.

EXISTING ENVIRONMENTAL CONDITIONS:

The jurisdictional landscape of Orange County has changed considerably over the past two decades. Since the mid-1980s, a substantial portion of unincorporated Orange County has either been incorporated into new cities or annexed to existing cities. As of 2012, Orange County contained 34 cities and had a population of about 3.1 million residents. However, the unincorporated portion of the county contained only about 120,000 residents, or approximately 4% of the total county. The Housing Element applies only to the unincorporated areas of the county.

The vast majority of the unincorporated county is not available for development due to a variety of constraints. These constraints include land already developed (including both privately-owned land and public facilities), parkland and other ecological reserves owned either by public agencies or non-profit organizations, agricultural preserves under Williamson Act contracts, and other environmentally sensitive land with slopes greater than 50% or designated as critical habitat under the Natural Community Conservation Plan (NCCP) programs.

The State Department of Finance estimated that in 2012, 39,319 homes existed in unincorporated Orange County. Of these, single-family detached (SFD) units characterized the most abundant housing type with 77% of all units; multi-family units represented 11% of the total; and single-family attached units, such as condominiums, represented 10% of the total housing units. Mobile homes represented about 2% of all housing units.

II. ENVIRONMENTAL ANALYSIS

1. AESTHETICS. Would the project:

a) *Have a substantial adverse effect on a scenic vista?*

Less Than Significant Impact. Varied topography and proximity to the ocean characterizes Orange County, which provide ideal conditions for scenic vistas. From its signature landmark, Saddleback in the Santa Ana Mountains, to its ocean view of Santa Catalina Island, the County offers a variety of unique visual opportunities.

The proposed project identifies an assigned growth need of 5,272 units for development. However, without specific details regarding future developments, it is impossible to determine potential impacts to scenic vistas within the County with any precision. Future development will be reviewed to determine compliance with the County's development standards as well as to determine impacts to scenic vistas. The proposed General Plan Amendment GPA 12-01 would not change any land use or zoning designations and therefore would not result in any significant impacts. No mitigation measures are necessary in connection with this proposed amendment.

b) *Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Less than Significant Impact. The proposed General Plan Amendment GPA 12-01 would not change any land use or zoning designations and therefore would not result in any significant impacts. Without specific details regarding future developments, it is impossible to determine potential impacts to scenic resources with any precision. Future development will be reviewed to determine compliance with the County's development standards as well as to determine impacts to scenic resources in the County. No mitigation measures are necessary in connection with this General Plan amendment.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 would not change any land use or zoning designations and therefore would not result in any significant impacts. Without specific details regarding future developments, it is impossible to determine visual impacts with any precision. However, future development in accordance with the Land Use Element and development standards would not be anticipated to create a demonstrable negative aesthetic effect on the County's visual qualities. With existing development review procedures in place, it is not anticipated that any significant visual impacts would occur as a result of implementation of the General Plan Amendment GPA 12-01. Nevertheless, each development will be evaluated to

determine its conformance with policies and standards related to potential aesthetic impacts. No mitigation measures are necessary in connection with this proposed amendment.

- d) *Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 would not change any land use or zoning designations and therefore, would not result in any significant impacts. As additional units are developed, greater intensity and density of development would result in increased light and glare in the developed areas due to exterior lighting, lighting of streets and walkways, and interior lighting which could be visible from the outside. To minimize potential light and glare impacts, future development proposed by the General Plan Amendment GPA 12-01 will be reviewed to determine compliance with the Land Use Element of the General Plan and applicable lighting standards contained in zoning regulations. In addition, through the County's development review process future projects will be evaluated for potential light and glare impacts. No mitigation measures are necessary in connection with this proposed amendment.

2. AGRICULTURE and FORESTRY RESOURCES. Would the project:

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 would not change development plans or policies with regard to agricultural lands. Potential impacts to agricultural resources will be evaluated as part of specific development proposals. No significant impacts are anticipated, and no mitigation measures are necessary in connection with this proposed amendment.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 would not change land use plans or development policies with regard to agricultural lands. Future development will be reviewed to determine compliance with the County's zoning standards as well as to determine whether any conflicts with agricultural uses or Williamson Act contracts would occur. No significant impacts are anticipated and no mitigation measures are necessary in connection with this proposed amendment.

- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

No Impact. The proposed General Plan Amendment GPA 12-01 would not change

land use plans or development policies, and no residential development is proposed on forest land. No impacts are anticipated and no mitigation measures are necessary in connection with this proposed amendment.

d) *Result in the loss of forest land or conversion of forest land to non-forest use.*

No Impact. The proposed General Plan Amendment GPA 12-01 would not change land use plans or development policies, and no residential development is proposed on forest land. No impacts are anticipated and no mitigation measures are necessary in connection with this proposed amendment.

e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion forest land to non-forest use?*

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 would not change land use plans or development policies with regard to agricultural or forest lands. Future development will be reviewed under the County's environmental review process to determine compliance with the County's zoning standards as well as to determine whether any conflicts with agricultural uses would occur. No significant impacts are anticipated and no mitigation measures are necessary in connection with this proposed amendment.

3. AIR QUALITY. Would the project:

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?*

d) *Expose sensitive receptors to substantial pollutant concentrations?*

e) *Create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact. Orange County is located within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for preparing plans and regulations intended to achieve state and federal air quality standards. SCAQMD regulations affect stationary and non-stationary pollution sources. The SCAQMD adopted the latest Air Quality Management Plan (AQMP) in December 2012².

The AQMP is based upon land use patterns and development forecasts contained

² <http://www.aqmd.gov/aqmp/2012aqmp/index.htm>

in city and county general plans within the District boundaries, including the County of Orange. The proposed General Plan Amendment GPA 12-01 amendment identifies an additional growth need in the unincorporated area of 5,272 housing units for the period 2013-2021. This level of new housing development is consistent with the regional growth forecast, the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the 2012 Regional Housing Needs Assessment (RHNA), and the AQMP. The Final EIRs prepared by SCAG for the RTP/SCS³ and by the SCAQMD for the AQMP⁴ analyzed air pollutant emissions that would result from all development throughout the region, and concluded that significant impacts would occur for some types of pollutants. Since the proposed amendment is consistent with these regional plans, impacts to air quality have already been analyzed in the EIRs for the RTP/SCS and AQMP, and no further analysis is necessary.

Future development projects will be required to comply with all applicable regulations and standards intended to reduce impacts to air quality, including State Building Codes that incorporate energy efficiency standards that help to reduce air emissions related to heating, cooling, and lighting.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. New development anticipated in the proposed General Plan Amendment GPA 12-01 would generate pollutant emissions due to new vehicle trips, use of equipment, and off-site power and natural gas generation. Construction vehicles and activities would also generate emissions during the construction phases of individual development projects. Air pollutant emissions associated with the project could occur over the short-term for demolition, site preparation and construction activities to support the proposed land use. In addition, emissions could result from the long-term operation of the completed development. As noted above, these impacts have already been analyzed in the EIR prepared for the AQMP, which is incorporated herein by reference, and no further analysis is necessary.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Odors are one of the most obvious forms of air pollution to the general public. Odors can present significant problems for both the source and the surrounding community. Although offensive odors seldom cause physical harm, they can cause irritation and concern to the general public. Most people determine an odor to be offensive (objectionable) if it is sensed longer than the duration of a human breath, typically 2 to 5 seconds.

The only potential odors associated with residential projects are from the application of asphalt and paint during construction periods. These odors, if

³ <http://rtpscs.scag.ca.gov/Pages/Draft-2012-PEIR.aspx>

⁴ http://www.aqmd.gov/ceqa/documents/2012/aqmd/finalEA/2012AQMP/2012aqmp_fpeir.html

perceptible, are common in the environment and would be of very limited duration. Through the County's environmental review process, each individual project will be evaluated for any potential creation of objectionable odor on an individual basis at the time it is proposed. It is anticipated that any odor impacts would not be construed as significant. No mitigation measures are necessary in connection with this Proposed General Plan Amendment GPA 12-01 amendment.

4. BIOLOGICAL RESOURCES. Would the project:

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?*

Less than Significant Impact. The County rises over 5,000 feet in elevation from the coast to the crest of the Santa Ana Mountains, offering habitat for eight major vegetation communities and wildlife species. The County shoreline is a special resource for which the County has prepared Local Coastal Programs in response to the requirements of the Coastal Act of 1976. Further, the coastline is marked by several special coastal marine life refuges and ecological reserves. Important among these features are the Bolsa Chica Ecological Reserve, the San Joaquin Marsh, and the upper Newport Bay Ecological Reserve. South from Newport Harbor are seven other marine life refuges.

Inland, wildlife habitat is protected through the continued existence and operation of wildlife sanctuaries such as the Audubon Society's Starr Ranch Wildlife Sanctuary and the Tucker Wildlife Sanctuary, owned and operated by California State University, Fullerton. The Cleveland National Forest also provides an extensive wildlife and vegetation habitat under federal control.

The County established a 38,000-acre habitat reserve system, "The Reserve" which includes all habitats found in the County of Orange. The Reserve currently includes approximately 18,831 acres of coastal sage scrub; 7,300 acres of chaparral; 6,100 acres of grassland; 1,800 acres of riparian; 950 acres of woodland; 200 acres of forest; and significant portions of six other native habitat types.

The proposed General Plan Amendment GPA 12-01 identifies an assigned growth need of 5,272 residential units. No changes to current land use plans and regulations are proposed as part of proposed General Plan Amendment GPA 12-01. However, without specific details regarding future developments, it is impossible to determine potential impacts to candidate, sensitive or special status species with any precision. Future development will be reviewed under the County's environmental review process to determine compliance with the County's development standards as well as to determine impacts to candidate, sensitive or special status species in the County. No mitigation measures are necessary in connection with this proposed amendment.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive*

natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- c) *Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Less than Significant Impact. New development anticipated in the proposed General Plan Amendment GPA 12-01 would be located on vacant and underutilized land currently zoned and designated for residential use. Without specific details regarding future developments, it is impossible to determine potential impacts to riparian habitat, other sensitive natural community, or to protected wetlands with any precision. Future development will be reviewed to determine compliance with the County's development standards as well as to determine impacts to wetlands. No mitigation measures are necessary in connection with this proposed amendment.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less than Significant Impact. New development anticipated in the proposed General Plan Amendment GPA 12-01 would be located on vacant and underutilized land currently zoned and designated for residential use. The vacant parcels proposed for development are located throughout the County. Without specific details regarding future developments, it is impossible to determine potential impacts to wildlife movement and/or nursery sites with any precision. Future development will be reviewed to determine compliance with the County's development standards as well as to determine impacts to migratory fish or wildlife species in the County. No mitigation measures are necessary in connection with this proposed amendment.

- e) *Conflict with any local policies or ordinance protecting biological resources, such as a tree preservation policy or ordinance?*

Less than Significant Impact. New development anticipated in the proposed General Plan Amendment GPA 12-01 would be located on vacant and underutilized land. The vacant parcels proposed for development are located throughout the County. Without specific details regarding future developments, it is impossible to determine potential impacts to biological resources with any precision. Future development will be reviewed to determine compliance with the County's development standards as well as to determine conflicts with local policies or ordinances protecting biological resources in the County. No mitigation measures are necessary in connection with this proposed amendment.

- f) *Conflict with provisions of adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Less than Significant Impact. New development anticipated in the proposed General Plan Amendment GPA 12-01 would be located on vacant and underutilized land. The vacant parcels proposed for development are located throughout the County. Without specific details regarding future developments, it is impossible to determine potential impacts to biological resources with any precision. Future development will be reviewed to determine compliance with the County's development standards as well as to determine conflicts with any adopted Habitat Conservation Plans or Natural Community Conservation Plans in the County. No mitigation measures are necessary in connection with this proposed amendment.

5. CULTURAL/RESOURCES. Would the project:

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

Less Than Significant Impact. Section 15064.5 defines historic resources as those listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered to be "historically significant" if it meets one of the following criteria:

- ♦ Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- ♦ Is associated with the lives of persons important in our past;
- ♦ Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- ♦ Has yielded, or may be likely to yield, information important in prehistory or history

General Plan Amendment GPA 12-01 identifies an assigned growth need of 5,272 new housing units. These units would be constructed on vacant and underutilized sites. Without specific details regarding future developments it is impossible to determine potential impacts to cultural resources with any precision. Future development will be reviewed through the County's environmental review process, to determine compliance with the County's development standards as well as to determine impacts to any historical resources in the County. No mitigation measures are necessary in connection with this proposed amendment.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. According to CEQA §15064.5 and Public Resources

Code §210831, a project would be considered to have a significant impact if it would cause a substantial adverse change in the significance of a unique archaeological resource (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person.

The proposed General Plan Amendment GPA 12-01 identifies a growth need of 5,272 new housing units but would not change land use plans or development policies. New housing would be constructed on vacant and underutilized sites that are designated for development. Without specific details regarding future developments, it is impossible to determine potential impacts to cultural resources with any precision. Future development will be reviewed to determine compliance with the County's development standards as well as to determine impacts to any archaeological or paleontological resources in the County. No mitigation measures are necessary in connection with this proposed amendment.

d) *Disturb any human remains, including those interred outside of formal cemeteries?*

Less than significant impact. The proposed General Plan Amendment GPA 12-01 identifies an assigned growth need of 5,272 new housing units. These units would be constructed on vacant and underutilized sites. Without specific details regarding future developments it is impossible to determine potential impacts to known or unknown cultural resources with any precision. Should human remains be identified during grading operations for any development, appropriate treatment of the remains is prescribed by State law. If the remains are believed to be Native American in origin, the California Native American Heritage Commission is contacted and proper may include but not limited to contacting the representative Native American tribe and disposition of the remains in accordance with tribal direction. No mitigation measures are necessary in connection with this proposed amendment.

6. GEOLOGY and SOILS. Would the project:

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

- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
- ii) *Strong seismic ground shaking?*
- iii) *Seismic-related ground failure, including liquefaction?*

iv) Landslides?

Less Than Significant Impact. The State legislature enacted the Alquist-Priolo Special Studies Zones Act in 1972 to assure that homes, offices hospitals, public buildings, and other structures for human occupancy are not built on active faults. As required under the act, the State Geologist initiated a program in early 1973 to delineate Special Study Zones, which encompass potentially and recently active traces of four major faults (San Andreas, Calaveras, Hayward, and San Jacinto) as well as other "sufficiently active and well defined" faults. There are six Special Studies Zone maps, which identify faults within Orange County (La Habra, Los Alamitos, Newport Beach, Prado Dam, Seal Beach, and Yorba Linda).

Two potentially hazardous fault zones run along the coastal and inland edges of the County. The best known of the two faults is the Newport-Inglewood Fault, which angles from offshore near Dana Point, inland through the city of Newport Beach, on into Los Angeles County through the cities of Long Beach and Torrance. Paralleling this fault zone across the northeasterly edge of the County is the Whittier Fault, believed to be the main spur from the larger Elsinore fault which follows a general line easterly of the Santa Ana Mountains into Mexico.

Areas within unincorporated Orange County that are impacted by the "Earthquake Fault Zones" maps are located within the Bolsa Chica area, Tonner Canyon area and inland areas adjacent to the cities of Yorba Linda and Brea. County programs and policy for implementation of Alquist-Priolo requirements are found in the Bolsa Chica Local Coastal Plan.

Liquefaction describes a phenomenon in which cyclic stresses, produced by earthquake induced ground motion, create excess pore pressures in relatively cohesionless soils. This occurs in areas where the ground water table is within 50 feet of the ground surface.

The proposed General Plan Amendment GPA 12-01 identifies an assigned growth need of 5,272 housing units. These units would be constructed on vacant and underutilized sites throughout the unincorporated County area. Without specific details regarding future developments, it is impossible to determine potential seismic impacts. Future development will be reviewed to determine compliance with the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and the standards of the Structural Engineers Association of California. Compliance with these building standards is considered the best possible means of reducing seismic hazards. In addition, as part of the County's development review process, future development projects may be required to prepare geotechnical studies to determine appropriate construction methods to reduce potential geotechnical hazards such as liquefaction. These requirements would reduce potential impacts to a level that is less than significant. No mitigation measures are necessary in connection with this proposed amendment.

iv) Landslides?

Less Than Significant Impact. The occurrence of landslides is generally influenced

by a number of factors, including slope angle, soil moisture characteristics, vegetation cover, and the physical nature and competency of surface and

underlying materials. Most of Orange County, like the rest of the state, is characterized by active earthquake fault lines and ancient volcanic activity and is covered by soils deposited by surface water, sand, ancient landslides and dry deposits that constantly expand and contract with the addition and removal of moisture. Therefore Orange County is highly susceptible to landslides.

The proposed General Plan Amendment GPA 12-01 identifies a growth need of 5,272 new housing units from 2013-2021. New housing will be constructed on vacant and underutilized sites throughout the unincorporated County area. Without specific details regarding future developments, it is impossible to determine potential impacts due to landslides. However, future development projects will be reviewed to determine potential landslide hazards and appropriate mitigation measures will be required at that time.

b) Result in substantial soil erosion or the loss of topsoil?

Less than significant impact. The soils within the County are a direct result of stream and wind deposition. Soils within the Orange County portion of the Coastal Basin are characterized by medium grained sandy sediment. Soil survey implementation from the U.S. Department of Agriculture, Soil Conservation Service shows that there are a wide variety of soils in the County, including those from the Balsa Series, the Chino Series, the Hueneme Series and the Metz Series.

Future development will be required to comply with the state and federal water quality standards that address both construction and post-construction runoff and erosion. Development projects will be required to prepare water quality plans which incorporate mitigation measures and Best Management Practices (BMPs) designed to prevent erosion and siltation. Compliance with the County's Grading Ordinance and applicable BMPs will reduce water quality and erosion impacts to a level that is less than significant. No mitigation measures are necessary in connection with this proposed amendment.

c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soils, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?

Less than significant impact. The County is located on Downy Plain, within the Southern California Coastal Basin. The Downy Plain is overlain with Holocene alluvium and underlain by Pleistocene alluvium and Pleistocene marine deposits. Depth to bedrock in the area lies approximately 13,000 feet below sea level and consists primarily of sedimentary Jurassic rocks that have been intruded by late Cretaceous granitic rocks of the Southern California batholiths.

The soils within the County are a direct result of stream and wind deposition. Soils within the Orange County portion of the Coastal Basin are characterized by medium grained sandy sediment. Soil survey implementation from the U.S. Department of Agriculture, Soil Conservation Service shows that there are a wide variety of soils in the County, including those from the Balsa Series, the Chino Series, the Hueneme Series and the Metz Series.

As part of the County's development review process, geotechnical studies will be required to identify necessary improvements to ensure long term geotechnical stability. No mitigation measures are necessary in connection with this proposed amendment.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact. No impacts would result from septic tanks or other on-site wastewater disposal since most developments will be required to connect to local sewer systems. Therefore, No mitigation measures are necessary in connection with this proposed amendment.

7. GREENHOUSE GAS EMISSIONS. Would the project:

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Future development anticipated in the General Plan Amendment GPA 12-01 will generate greenhouse gas emissions during short-term construction and long-term operation of the project. The short-term emissions are primarily the result of fuel combustion by construction equipment, delivery and haul trucks, and motor vehicles used by construction worker to travel to and from the project site. Over the long-term, the project will result in greenhouse gas emissions primarily from the consumption of electricity and use of automobiles and vehicles by future residents.

Under state law, the County is required to adopt land use plans and zoning regulations to accommodate at least 5,272 housing units pursuant to the RHNA for the 2013-2021 Housing Element cycle. The South Coast Air Quality Management District and SCAG have prepared the latest Air Quality Management Plan (2012 AQMP) and Regional Transportation Plan/Sustainable Communities Strategy (2012 RTP/SCS), respectively, which are consistent with the land uses and housing units required under the RHNA. Therefore, greenhouse gas emissions resulting from the proposed amendments have been analyzed in the previous EIRs prepared for the AQMP and RTP/SCS.

The California Building and Energy Codes continue to be updated to provide for more efficient building and energy conservation. The manufacturers of household appliances continue to make energy efficient appliances for consumers such as clothes washers

and dryers, and dishwashers. Over time, older appliances are replaced with new energy efficient appliances, which helps to reduce greenhouse gas emission. The County does not regulate mobile sources of air pollution as they are regulated at the regional, state and federal levels. However, the County of Orange, through its General Plan policies and programs, will continue to support development that promotes conservation of resources, which contributes to the overall reduction of greenhouse gasses.

8. HAZARDS & HAZARDOUS MATERIALS. Would the project:

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 identifies an assigned growth need of 5,272 new housing units during the 2013-2021 period. These units would be constructed on vacant and underutilized sites. The proposed General Plan Amendment GPA 12-01 is consistent with the Land Use Element and Zoning Code, and no changes to development plans and policies are proposed. No significant amounts of hazardous materials would be transported, used or disposed of in conjunction with new housing development. Incidental amounts of hazardous materials could be used during construction operations. Additionally, small quantities of household hazardous materials such as cleaning material and solvents may be used in conjunction with new residential development. No significant impacts are anticipated in connection with the proposed amendment, and no mitigation measures are necessary.

- b) *Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant Impact. Future developments anticipated by the proposed General Plan Amendment GPA 12-01 may be located in the vicinity of sites where hazardous materials are contained. Releases of hazardous materials may occur during a natural disaster. Likewise, improperly stored containers of hazardous substances may overturn or break, pipelines may rupture and storage tanks may fail. The Public Safety Element of the General Plan asserts that compliance with federal, state, county and local regulations on hazardous materials use, storage and disposal would minimize the risk of an accident.

The proposed General Plan Amendment GPA 12-01 would not authorize any new development and would not create a significant hazard to the public or environment. Through the County's environmental review process, future development projects will be evaluated for the potential release of hazardous materials into the environment and mitigation measures will be required where appropriate. No mitigation measures are necessary in connection with this proposed amendment.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials,*

substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The proposed project does not involve emissions or handling of hazardous materials, substances or waste. Development anticipated by the proposed General Plan Amendment GPA 12-01 would not pose a hazard to existing or proposed schools. Potential impacts would be less than significant and no mitigation measures are necessary in connection with this proposed amendment.

- d) *Be located on a site which is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Less Than Significant Impact. Future developments anticipated by the proposed General Plan Amendment GPA 12-01 may be located in the vicinity of sites included on a list of hazardous materials sites. Through the County's environmental review process, specific projects will be evaluated to determine whether they are on or within the immediate vicinity of any known hazardous material site. Where appropriate, mitigation measures will be required to reduce potential hazards. Potential impacts would be less than significant and no mitigation measures are necessary in connection with this proposed amendment.

- e) *For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

Less Than Significant Impact. There is one commercial aviation facility in the County - John Wayne Airport (JWA); one general aviation facility - Fullerton Airport; and one military aviation facility - Joint Forces Training Base - Los Alamitos. The Airport Land Use Commission will utilize and maintain the Air Installations Compatibility Use Zone (AICUZ) to ensure compatible developments in the vicinity of airports and other aviation facilities. Through the County's environmental review process, future developments anticipated by the proposed General Plan Amendment GPA 12-01 will be evaluated to determine compliance with the County's Airport Environs Land Use Plan (AELUP). Potential impacts would be less than significant and no mitigation measures are necessary in connection with this proposed amendment.

- f) *For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

Less Than Significant Impact. Several private airstrips are located throughout the County. Future developments will be evaluated on an individual basis to determine if the project could result in a safety hazard due to a private airstrip, and mitigation measures will be required where appropriate. Potential impacts would be less than significant and no mitigation measures are necessary in connection with this proposed amendment.

- g) *Impair implementation of or physically interfere with an adopted emergency*

response plan or emergency evacuation plan?

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 reflects current land use policy and all new development must be consistent with the County's Land Use and Transportation Elements of the General Plan. Without specific details regarding future developments, it is impossible to determine conflicts with an emergency response plan with any precision. Through the County's environmental review process, each development will be evaluated regarding potential interference with adopted emergency response. No significant impacts are anticipated and no mitigation measures are necessary in connection with this proposed amendment.

h) Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less Than Significant Impact. The Orange County Fire Authority (OCFA) service area includes thousands of acres of wildlands subject to periodic fires, which could endanger nearby urban areas. In Southern California, wildlands typically consist of vegetation types including coastal sage scrub, chaparral, and grasslands. In an effort to alleviate fire dangers near the interface between urban development and wildlands, any development located near a fire hazard area is required to provide appropriate wildland fire defense systems by means of firebreaks, fuel modification programs, access roads, sufficient water supply, as well as special construction features such as residential sprinkler systems. Additionally, through the County's environmental review process, each development will be evaluated to determine exposure of people or structures to a significant risk of loss due to wildland fires. No significant impacts are anticipated and no mitigation measures are necessary in connection with this proposed General Plan Amendment GPA 12-01 amendment.

9. HYDROLOGY & WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 identifies a future need of 5,272 additional housing units. As these homes are developed, wastewater would be discharged into the local sewer system and on-site drainage would flow into the storm drain system. As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In California, the State Water Quality Control Board (WCQB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, including construction activities.

Proposed General Plan Amendment GPA 12-01 will add the following language regarding water quality:

Resources Element: "Development of land and the increase in population density has also created new sources of non-stormwater discharges and pollutants in stormwater discharges. The San Diego and Santa Ana Regional Water Quality Control Boards require that water quality and watershed protection principles are considered as part of land use planning and development review."

"To protect and improve water quality through continued management, and enforcement, and reporting requirements efforts.

Encourage an integrated water resources approach for stormwater management that considers water supply, water quality, flood control, open space, and native habitats.

Promote coordination between the County, Cities, and other stakeholders in the identification and implementation of watershed protection and Low Impact Development (LID) principles.

Consider implementation of LID principles to conserve natural features (trees, wetlands, streams, etc.), hydrology, drainage patterns, topography, and soils.

Encourage the creation, restoration, and preservation of riparian corridors, wetlands, and buffer zones.

Continue to educate the public about protecting water resources.

Additional water quality policies are also provided in the Land Use Element."

Growth Management Element: "Buffer zones shall be implemented for natural water bodies in order to protect water quality."

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Less than Significant Impact. A large portion of northern Orange County is underlain by a groundwater basin that is primarily supplied by the Santa Ana River watershed. The Santa Ana River watershed is the most extensive in Orange County, running through a three-county area from its headwaters in the San Bernardino Mountains to its outlet into the Pacific Ocean. Santiago Creek and its tributaries form a major tributary to the Santa Ana River. Other Orange County streams provide some additional water supply. San Diego Creek, San Juan Creek, and Aliso Creek are all significantly smaller than the Santa Ana River drainage. The Orange County Water District (OCWD) is responsible for the management of the Orange County Groundwater Basin.

Metropolitan Water District of Southern California (MWD) distributes imported water

from the State Water Project and the Colorado River to its member agencies in Orange County. In general, the southern and northeastern portions of the County are dependent on imported water supplies while the central portion of the County is served primarily by the groundwater basin. Water supply has always been a critical issue for southern California, with local sources of water providing less than half of the area's water needs. To lessen the constraints of insufficient local capacity to meet the County's water demand, the majority of the necessary large-scale improvements within Orange County are projects to improve existing storage reservoirs or build additional storage facilities in south Orange County. The local water conveyance system will be implemented in conjunction with development phasing to meet the delivery demands in Orange County. A major new project for supplementing water supply is the Groundwater Replenishment System Project. With increased water carrying capacity, this and other local and state/regional enhancements should lessen water-related constraints to new construction of housing in the Orange County market.

Development of 5,272 additional housing units would increase water consumption in the County as well as increase dependence on local and imported supplies of groundwater. In addition, increased urbanization can affect groundwater recharge, depending on project design and related hardscape coverage. Through the County's environmental review process, future development will be evaluated for potential impacts to groundwater supply and recharge on a regional basis as it is proposed. No mitigation measures are necessary in connection with this proposed amendment.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

Less Than Significant Impact. All future development is required to comply with the NPDES program. Additionally, through the County's development review process, future development projects would be evaluated for potential water quality and flooding impacts. Development projects would be required to prepare water quality plans and/or incorporate Best Management Practices (BMPs) into their construction operations to reduce potential designed to prevent erosion and siltation during and after the construction phase. Compliance with applicable BMPs will reduce water quality impacts to a level that is less than significant. No mitigation measures are necessary in connection with this proposed amendment.

- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?*
- e) *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*

Less Than Significant Impact. Development anticipated by the proposed General

Plan Amendment GPA 12-01 involves developing vacant and underutilized land. Since some of the sites anticipated for development are currently vacant, the construction of proposed housing would increase the amount of surface coverage, therefore the total volume of surface water runoff would be increased. Such impacts would not be affected by the proposed amendment since no changes to development plans or regulations are proposed. Future development will be evaluated on an individual basis for adverse impacts due to stormwater drainage, and appropriate mitigation measures will be imposed at the time of approval. No mitigation measures are necessary in connection with this proposed amendment.

Additionally, the proposed General Plan Amendment GPA 12-01 will add the following language regarding water quality:

Land Use Element: "Urban and Storm Runoff Regulation - To guide physical development within the County while protecting water quality through required compliance with urban and stormwater runoff regulations.

The purpose of the policy is to address urban runoff and stormwater pollution associated with development and redevelopment activities. Protection and preservation of water resources in the United States is governed by the Federal Clean Water Act. Passage of the 1987 Water Quality Act established National Pollution Discharge Elimination System (NPDES) permit application requirements for municipal and industrial dischargers of stormwater. In California, the State Water Resources Control Board and nine associated Regional Water Quality Control Boards ensure compliance with the CWA under the auspices of the U.S. Environmental Protection Agency.

Since 1990, operators of municipal separate storm sewer systems (MS4s) are required to develop a stormwater management program designed to prevent harmful pollutants from impacting water resources via stormwater runoff. As an MS4 operator, Orange County must obtain and implement NPDES permits from both the Santa Ana (SAR) and San Diego (SDR) Regional Water Quality Control Boards. OC Watersheds, a division within the OC Public Works Department, is lead on water quality compliance. The OC Planning-Community Development website (<http://ocplanning.net/>) provides access to current stormwater management requirements and programs.

The following policies establish a framework for managing urban and stormwater runoff in compliance with applicable regulations. Additional policies are also provided in the Resources Element.

Encourage, support, and require all new development and redevelopment projects to identify opportunities for implementation of Low Impact Development (LID) principles in the early stages of the development planning process.

Promote, support, and require innovative site planning and development techniques that allow for implementation of LID principles while taking into consideration specific hydrology and geology conditions.

Encourage, support, and require the use of LID as part of an overall strategy to mitigate stormwater impacts from new development and redevelopment projects consistent with current NPDES permit requirements.

Identify and evaluate potential changes to land use development regulations to support and promote stormwater management techniques and ensure regulations do not inhibit compliance with current NPDES permit requirements.

In all development scenarios, water quality and watershed protection principles must also be considered in the site planning and stormwater facility design process.

- g) Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*
- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

Less than Significant Impact. Orange County's geography and climate increase its susceptibility to flooding. The Santa Ana River basin is the largest watershed area in Southern California encompassing approximately 3,200 square miles. In Orange County, despite numerous improvements to the Santa Ana River Channel and a network of flood control facilities, the risk of flooding still exists. The Orange County General Plan includes an overflow area for a 100-year flood for Santa Ana River and Santiago Creek. Future development anticipated in the proposed General Plan Amendment GPA 12-01 may occur in areas that lie within in a 100-year flood zone. However, continuing improvements by the Army Corps of Engineers are expected to reduce potential flood hazards. In addition, development in areas with flood hazards are subject to floodplain development guidelines to limit the personal and property damage that may occur due to flooding and inundation. Each proposed development will be evaluated on an individual basis and will be required to comply with uniform building codes and regulations.

Proposed General Plan Amendment GPA 12-01 will update the existing "Floor Hazard Map" contained in the Land Use Element that depicts the location of the 100- and 500-year flood hazard zones in Orange County. The proposed amendment would also add the following language regarding flood hazards:

Land Use Element: "Review areas subject to flooding to ensure consistency between flood-related maps in the Land Use Element and current FEMA and DWR flood maps. Revisions to flood-related maps in the Land Use Element will be completed as necessary."

Safety Element: "To implement flood control facilities which protect both existing and proposed development, including the structural and operational integrity of essential facilities during flooding."

Locate, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identify construction methods or other methods to minimize damage if the facilities are located in flood hazard zone.

To provide technical and policy information regarding flood hazards, including but not limited to, flood hazard information from the Army Corps of Engineers, dam failure inundation maps available from the Office of Emergency Services (OES), and Floodplain Mapping Program maps and 200-year floodplain maps from the Department of Water Resources (DWR), to developers, interested parties, and the general public.

j) *Inundation by seiche, tsunami, or mudflow?*

Less than Significant Impact. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam or other artificial body of water. While Orange County does have above ground water reservoirs and lakes, ongoing maintenance to ensure their structural integrity will substantially reduce the potential for failure.

Tsunamis or seismic sea waves may be generated by an undersea earthquake, landslide, or by volcanic activity. The Orange County coastline is shielded to the west by the Channel Islands and to the north by Point Conception from most sources of tsunamis thereby reducing the threat of damage. Although it is unlikely that anticipated development would be impacted by seiche, tsunami or mudflows, each development will be evaluated on an individual basis. No mitigation measures are necessary in connection with this proposed amendment.

10. LAND USE & PLANNING. Would the project:

a) *Physically divide an established community?*

Less Than Significant Impact. Development anticipated by the proposed General Plan Amendment GPA 12-01 would involve development of vacant land and redevelopment of underutilized land. Future development would involve a change in land use from vacant land to residential urban uses, but would be consistent with

existing land use plans and zoning, and therefore would not significantly divide any established community. Project impacts are therefore considered less than significant. No mitigation measures are necessary in connection with this proposed amendment.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. Development anticipated by the proposed General Plan Amendment GPA 12-01 would take place on lands currently designated for residential by the General Plan and Zoning Code, and would be consistent with current land use policies, codes and regulations. Therefore, development would comply with all land use plans and regulations. No changes to existing adopted land use plans are proposed and no mitigation measures are necessary in connection with the proposed amendment.

c) Conflict with applicable habitat conservation plan or natural community conservation plan?

Less Than Significant Impact. Development anticipated by the proposed General Plan Amendment GPA 12-01 would be located on land designated for residential use. Future development will be reviewed to determine compliance with the County's development standards as well as to determine conflicts with any adopted Habitat Conservation Plans or Natural Community Conservation Plans in the County. No significant impacts would result from project development. No mitigation measures are necessary in connection with this proposed amendment.

11. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Less Than Significant Impact. Orange County has abundant mineral resources. The proposed General Plan Amendment GPA 12-01 identifies an assigned growth need of 5,272 new housing units. These units would be constructed on vacant and underutilized sites. The proposed General Plan Amendment GPA 12-01 is consistent with the Land Use Element and Zoning Code, and no changes to development plans and policies are proposed. Without specific details regarding future developments, it is impossible to determine potential impacts to mineral resources with any precision. Future development will be reviewed to determine compliance with the County's development standards as well as to determine impacts to any mineral resources in the County. No mitigation measures are necessary in connection with this proposed amendment.

12. NOISE. Would the project result in:

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*
- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant Impact. Noise impacts can be broken down into three categories. The first is "audible" impacts, which refers to increases in noise level that are perceptible to humans. Audible increases in noise levels generally refer to a change of three dBA or more since this level has been found to be barely perceptible in exterior environments. The second category, "potentially audible," refers to a change in noise level between one and three dBA. This range of noise levels was found to be noticeable to sensitive people in laboratory environments. The last category is changes in noise level of less than one dBA that are typically "inaudible" to the human ear except under quiet conditions in controlled environments. Only "audible" changes in noise level are considered as potentially significant.

Mobile-source noise (i.e., vehicles) is preempted from local regulation. For mobile sources, an impact would be considered significant if the project were to increase noise by 3 dBA (a barely discernable increase) and the resultant noise exceeded the County's noise standards, or 5 dBA (notable to most people) if the resultant noise remained below County standards.

Orange County Noise Element

Residential development anticipated in the proposed General Plan Amendment GPA 12-01 is subject to the General Plan Noise Element and noise regulations. The General Plan addresses the effects of noise exposure and sets land-use compatibility goals aimed at protecting residents from undue noise. The Noise Element follows the recommendations set forth in Title 25 of the California Administrative Code and discourages residential development in areas where exterior noise levels exceed 65 dBA CNEL unless measures are implemented to reduce noise levels to below this level.

The Orange County Noise Element contains the following noise standards:

Orange County Maximum Noise Level Standards

<u>Noise Zone</u>	<u>Desired Maximum</u>	<u>Maximum Acceptable</u>
Low Density Residential	55 decibels	65 decibels
Medium Density Residential	60 decibels	65 decibels
High Density Residential	65 decibels	70 decibels
Schools	60 decibels	70 decibels
Office Commercial	65 decibels	75 decibels
Industrial	70 decibels	75 decibels

Noise Ordinance

The Orange County Noise Ordinance establishes standards for maximum noise levels within residential areas in the County. The exterior noise standard is 55 dBA from 7 AM to 10 PM and 50 dBA from 10 PM to 7 AM. The interior noise standard is 55 dBA from 7 AM to 10 PM and 45 dBA from 10 PM to 7 AM.

The County realizes that the control of construction noise is difficult at best and provides exemption for this type of noise. Generally, construction, repair or remodeling equipment and devices and other related construction noise sources are exempt from the provisions of the Noise Ordinance during the hours of 7 AM to 8 PM Monday through Saturday.

State of California Standards

The California Office of Noise Control has set acceptable noise limits for sensitive uses. Sensitive-type land uses, such as schools and homes, are "normally acceptable" in exterior noise environments up to 65 dBA CNEL and "conditionally acceptable" in areas up to 70 dBA CNEL. A "conditionally acceptable" designation implies that new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements for each land use type is made and needed noise insulation features are incorporated in the design. By comparison, a "normally acceptable" designation indicates that standard construction can occur with no special noise reduction requirements.

The proposed General Plan Amendment GPA 12-01 identifies an assigned growth need of 5,272 additional housing units during the 2013-2021 period. The Noise Element states that future development shall comply with County, federal and state guidelines on vehicle noise, roadway construction, occupational noise and noise abatement and insulation standards. This would ensure that noise levels are maintained within acceptable standards that prevent extensive disturbance, annoyance or disruption. In addition, each development will be evaluated on an individual basis regarding noise impacts and mitigation measures may be imposed to reduce impacts. No mitigation measures are necessary in connection with this proposed amendment.

- e) *For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a private or public airport or public use*

airport, would the project expose people residing or working in the project area to excessive noise levels?

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

Less than Significant Impact. There is one commercial aviation facility in the County - John Wayne Airport (JWA), one general aviation facility - Fullerton Airport; and one military aviation facility - Los Alamitos Army Air Field. In addition, there are several private airstrips located throughout the County. The Airport Land Use Commission utilizes the Air Installations Compatibility Use Zone (AICUZ) to ensure compatible developments in the vicinity of airports and other aviation facilities. Through the County's environmental review process, future development anticipated in the proposed General Plan Amendment GPA 12-01 will be evaluated to determine compliance with the County's Airport Environs Land Use Plan (AELUP).

The Noise Element states that of the airports and air stations in Orange County, only one has a substantial impact on noise levels in unincorporated residential areas— John Wayne Airport (JWA). Future development will be evaluated to determine potential noise impacts related to airports. No mitigation measures are necessary in connection with this proposed amendment.

13. POPULATION & HOUSING. Would the project:

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less than Significant Impact. The proposed General Plan Amendment GPA 12-01 identifies an assigned growth need of 5,272 housing units during the 2013-2021 planning period. This level of development is consistent with the land use designations described in the County's General Plan as well as regional plans. No change to land use plans is proposed and no mitigation measures are necessary in connection with this proposed amendment.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 would not alter County development regulations or policies. No demolition of existing housing units is proposed in connection with the proposed amendment. In the event that specific future development projects propose the displacement of existing housing and/or people, such impacts will be evaluated as part of the CEQA review process and appropriate mitigation measures will be imposed. No significant impacts would occur as a result of this proposed amendment, and no

mitigation measures are necessary.

14. PUBLIC SERVICES. Would the project:

a) *Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

i) *Fire protection?*

Less than Significant Impact. The Orange County Fire Authority (OCFA) provides fire protection and emergency medical service to more than one million residents in member cities and unincorporated areas of Orange County. OCFA is one of the largest regional fire service organizations in California with a service area of over 500 square miles.

Over the 2013-2021 planning period, the anticipated growth reflected in the proposed General Plan Amendment GPA 12-01 would significantly increase the need for additional fire protection in the County and may require the need for improvements to existing facilities or increases in staffing and equipment. These needs will be addressed as each development is reviewed and built. No mitigation measures are necessary in connection with this proposed amendment.

ii) *Police protection?*

Less than Significant Impact. The Orange County Sheriff-Coroner Department (OCSCD) provides police patrol and investigative service to the unincorporated areas of Orange County and to several contracting cities. The Department's patrol function is organized geographically into three divisions, North, South, and West Operations Divisions. The North Operations Division is stationed in the Sheriff's permanent headquarters in Santa Ana; the South Operations Division is headquartered at the Sheriff's Aliso Viejo substation; the West Operations Division is located at the Sheriff's station in the City of Stanton. The OCSCD patrol duties include immediate response to emergencies, calls for service, directed enforcement, community policing motorcycle traffic enforcement, bicycle patrol and helicopter enforcement.

New development anticipated in the proposed General Plan Amendment GPA 12-01 would significantly increase the need for additional police protection in the County, and may require improvements to existing facilities or increases in staffing and equipment. These needs will be addressed and met as each development is planned and constructed. No mitigation measures are necessary in connection with this proposed amendment.

iii) *Schools?*

Less than Significant Impact. Orange County is served by 27 school districts. Development of additional housing would result in population growth, thereby

increasing the student demand on schools. Additional facilities and staffing will likely be necessary to accommodate this growth. These needs will be addressed and met as each development is planned and constructed. Each school district collects fees from new residential developments to support the provision of additional facilities as needed. No mitigation measures are necessary in connection with this proposed amendment.

iv) *Parks?*

Less than Significant Impact. Residential developments anticipated by the proposed General Plan Amendment GPA 12-01 could affect the parkland to population ratio, but new developments are generally required to provide local parks to serve new residents consistent with the Quimby Act, the implementing Local Park Code, and the County General Plan. Through the County's environmental review process, potential impacts to parks and recreational facilities will be determined. Where needed, appropriate mitigation measures will be required to reduce potential impacts to a level that is less than significant. No mitigation measures are necessary in connection with this proposed amendment.

v) *Other public facilities?*

Less than Significant Impact. Development anticipated by the proposed General Plan Amendment GPA 12-01 will be evaluated on an individual basis regarding impacts to other public facilities. No changes to development policies or regulations are proposed as part of the proposed amendment and therefore no significant impacts would result from this project. No mitigation measures are necessary.

Proposed General Plan Amendment GPA 12-01 will add the following language regarding municipal services:

Land Use Element: "Senate Bill 244, signed by Governor Brown on October 7, 2011, requires cities and counties to address the infrastructure needs of "disadvantaged unincorporated communities" in city and county general plans and in municipal service reviews prepared by Local Agency Formation Commissions. A disadvantaged unincorporated community is defined as a "fringe," "island" or "legacy" community with 12 or more registered voters in which the median household income is less than 80 percent of the statewide median.

("Fringe community" means any inhabited and unincorporated territory that is within a city's sphere of influence. "Island community" means any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean. "Legacy community" means a geographically isolated community that is inhabited and has existed for at least 50 years.)

The law (GC Section 65302.10(a)) requires that on or before the adoption of its housing element, each city must identify and describe in its Land

Use Element each "island community" or "fringe community" that exist within the city's sphere of influence that is a disadvantaged unincorporated community. (A city's sphere of influence boundary is determined by the Local Agency Formation Commission and defines the logical, long-term service area for that agency.) Cities are required to include an analysis of water, wastewater, storm water drainage and structural fire protection needs or deficiencies for each of the identified communities in the land use element. In addition, cities must include an analysis in the Land Use Element of potential funding mechanisms that could make the extension of services and facilities to identified communities financially feasible (GC Section 65302.10(a)).

County Land Use Elements are required to identify and describe each "legacy community" within the boundaries of the county that is a disadvantaged unincorporated community, but not including any areas within the sphere of influence of a city (GC Section 65302.10(a)).

In December 2011, the Orange County Local Agency Formation Commission (LAFCO), in cooperation with the Center for Demographic Research at California State University, Fullerton, reviewed recent Census data and identified two disadvantaged unincorporated island communities within Orange County: (1) the Southwest Anaheim Island located within the City of Anaheim sphere of influence, and (2) the Katella/Rustic Island located with the City of Stanton sphere of influence. The City of Anaheim and the City of Stanton will each be required to include an analysis of the infrastructure needs/deficiencies and potential funding opportunities to extend infrastructure upgrades to these areas, if needed, in their respective general plan land use elements.

No disadvantaged unincorporated "legacy communities" were identified within Orange County. The County is not required to include additional analysis in its Land Use Element (as provided in SB 244) if these communities are not present."

15. RECREATION. Would the project:

- a) *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration or the facility would occur or be accelerated?*

Less Than Significant Impact. The varied recreational needs of Orange County residents are served by over 27,000 acres of regional parks, beaches, harbors, and historic sites. Residential developments anticipated by the proposed General Plan Amendment GPA 12-01 could affect the parkland to population ratio, but new developments are generally required to provide local parks to serve new residents consistent with the Quimby Act and the County General Plan. Through the County's environmental review process, potential impacts to parks and recreational facilities will be determined. Where needed, appropriate mitigation

measures will be required to reduce potential impacts to a level that is less than significant. No mitigation measures are necessary in connection with this proposed amendment.

- b) *Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Less Than Significant Impact. New development anticipated by the proposed General Plan Amendment GPA 12-01 would increase the demand for parks and recreation facilities. Through the County's environmental review process, potential impacts of new housing developments to parks and recreational facilities will be determined. Where needed, appropriate mitigation measures will be required to reduce potential impacts to a level that is less than significant. No mitigation measures are necessary in connection with this proposed amendment.

16. TRANSPORTATION/TRAFFIC. Would the project:

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Less than Significant Impact. The proposed General Plan Amendment GPA 12-01 Amendment identifies a growth need of 5,272 additional housing units during the 2013-2021 planning period. The additional development and associated traffic volumes are included in the future traffic projections in the County's Transportation Element. With the incorporation of traffic improvements recommended in the Circulation Element, future traffic volumes would operate at acceptable levels of service. Through the County's environmental review process, future development projects will be evaluated for potential traffic impacts. Where needed, appropriate mitigation measures will be required to reduce potential traffic impacts to a level that is less than significant. No mitigation measures are necessary in connection with this proposed amendment.

- b) *Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

Less than Significant Impact. The County Growth Management Plan Transportation Implementation Manual establishes a standard in the unincorporated areas which is consistent with the Master Plan of Arterial Highways, Growth Management Element of the General Plan, and Congestion Management Program.

Because no changes to land use plans are proposed by General Plan Amendment GPA 12-01, no impacts to levels of service would result from adoption of the

proposed amendment. The 2012 Regional Transportation Plan and EIR prepared by SCAG evaluated impacts of projected growth on the transportation system, and the proposed amendment is consistent with the assumptions in the RTP, therefore no new impacts would occur. No mitigation measures are required in connection with the proposed amendment.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?*

Less than Significant Impact. The proposed amendment would not change anticipated development plans or policies, nor result in any changes to air traffic patterns or safety risks related to aircraft traffic. No mitigation measures are necessary in connection with this proposed amendment.

- d) *Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

Less Than Significant Impact. Any needed traffic improvements associated with anticipated housing development must be constructed in conformance with the County's roadway safety standards. The increased amount of traffic associated with anticipated development would not substantially increase hazards to motorists, pedestrians or bicyclists. Through the County's environmental review process, future development projects will be evaluated for potential safety impacts. Where needed, appropriate mitigation measures will be required to reduce potential impacts to a level that is less than significant. No mitigation measures are necessary in connection with this proposed amendment.

- e) *Result in inadequate emergency access?*

Less Than Significant Impact. New development will be required to conform to traffic and safety regulations that specify adequate emergency access measures. Without specific details regarding each development, the adequacy of emergency access is impossible to determine with any precision. Future development would be evaluated to determine adequacy of emergency access. No significant impacts are anticipated and no mitigation measures are necessary in connection with the proposed amendment.

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

Less than Significant Impact. Orange County offers access to several forms of alternative transportation such as buses, walking trails and bicycle paths. The proposed General Plan Amendment GPA 12-01 would not change policies or requirements related to transportation. Alternative modes of transportation will be made available as part of new developments. No mitigation measures are necessary in connection with this proposed amendment.

17. UTILITIES & SERVICE SYSTEMS. Would the project:

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?*
- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?*
- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*
- e) *Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 identifies housing needs through 2021 consistent with the General Plan. Increased residential development will generate a higher demand for water resources. The General Plan assumes that additional wastewater treatment facilities may also be required to serve future development. Future water supply is projected and needs are addressed for each water district in their Urban Water Management Plans. Wastewater treatment needs as well as drainage facilities will be evaluated on ongoing basis as development is proposed. No mitigation measures are necessary in connection with this proposed amendment.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g) *Comply with federal, state and local statutes and regulations related to solid waste?*

Less than Significant Impact. The Integrated Waste Management Department (IWMD) administers the County of Orange solid waste management system, including the County's long-term plans for capital facilities to accommodate solid waste. The system includes three active landfills — Frank R. Bowerman, Olinda Alpha, and Prima Deshecha. In addition to accepting waste generated within Orange County, the County landfill system provides or has the potential to provide disposal capacity for a number of neighboring jurisdictions. Additional development anticipated by the proposed General Plan Amendment GPA 12-01 would increase the generation of solid waste. Through the County's environmental review process, future development will be evaluated for potential impacts to solid waste disposal service, including compliance with federal, state and local statutes and regulations. Where needed, appropriate mitigation measures will be required to reduce potential impacts to a level that is less than significant. No mitigation

measures are necessary in connection with this proposed amendment.

18. MANDATORY FINDINGS

- a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish and 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 an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?*

Less Than Significant Impact. The proposed General Plan Amendment GPA 12-01 would not alter current land use plans or policies, therefore no significant biological or historical impacts are anticipated to result from its adoption. Through the County's environmental review process, future development projects will be evaluated for potential direct and indirect impacts, and appropriate mitigation measures will be required to reduce potential impacts to a level that is less than significant.

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Less Than Significant Impact. Because the proposed General Plan Amendment GPA 12-01 is consistent with County and regional plans and growth forecasts, its adoption would not result in any new cumulative impacts.

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

Less than Significant Impact. The proposed General Plan Amendment GPA 12-01 amendment would not change existing County land use policy or development patterns, and therefore would not result in new significant environmental effects on human beings. Through the County's environmental review process, future development projects will be evaluated for potential direct and indirect impacts, and appropriate mitigation measures will be required to reduce potential impacts.

EXHIBIT E

Errata pursuant to CEQA Guidelines Section 15073.5 (c) 2 and (4)

General Plan Amendment GPA 12-01 Growth Management, Housing, Land Use, Resources, and Safety Element

- I. The following "errata" reflect minor changes to the proposed Draft Negative Declaration No. IP 13-251 and General Plan Amendment GPA 12-01:

Page 4 - Project Description - Add the following under 'Land Use Element Amendment Section' of the Draft Negative Declaration:

- 5) The proposed amendment would add policies regarding developments located within airport land use plans into the Land Use Element of the County's General Plan (see proposed General Plan Amendment GPA 12-01).

The revisions to the proposed General Plan Amendment GPA 12-01 are shown in underline/strikeout format.

- Page III-40 Add the following policies regarding proposed developments located within airport land use plans into the Land Use Element of the County's General Plan:

14. AIRPORT LAND USE PLANS

To ensure consistency between proposed development and Airport Environs Land Use Plans (AELUPS) for Orange County airports.

1. Buildings and structures shall not penetrate Federal Aviation Regulation (FAR) Part 77 Imaginary Obstruction Surfaces for John Wayne Airport unless found consistent by the Airport Land Use Commission (ALUC). Additionally, in accordance with FAR Part 77, applicants proposing buildings or structures that penetrate the 100:1 Notification Surface shall file a Form 7460-1 Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA). A copy of the FAA determination shall be submitted to ALUC and the applicant shall provide the County with FAA and ALUC responses.

EXHIBIT E

2. Development projects that include structures higher than 200 feet above existing grade shall be submitted to the ALUC for review. In addition, projects that exceed a height of 200 feet above existing grade shall file Form 7460-1 with the Federal Aviation Administration (FAA).
3. Applicants for County approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with any and all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.