U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment
Determinations and Compliance Findings for HUD-Assisted Projects
24 CFR Part 58

Project Information

Project Name:	Aliso Viejo Ranch Project
Responsible Entity:	City of Aliso Viejo 12 Journey, Suite 100 Aliso Viejo, California 92656
Grant Recipient:	Same as "Responsible Entity"
State/Local Identifier:	B-18-MC-06-0606 and B-19-06-0606
Preparer:	Erica Roess, Senior Planner City of Aliso Viejo, Planning Division 12 Journey, Suite 100, Aliso Viejo, California 92656
Certifying Officer Name and Title:	David A. Doyle, City Manager
Consultant:	Dudek 27372 Calle Arroyo San Juan Capistrano, California 92675 Contact: Collin Ramsey, 949.378.8329, cramsey@dudek.com
Direct Comments to:	Erica Roess, Senior Planner 949.425.2528 eroess@cityofalisoviejo.com

Project Location:
The project site (Site) is located in the eastern portion of the City of Aliso Viejo (City), which is in south Orange County, about 4 miles northeast of the Pacific Ocean (Figure 1). Regionally, the City is bounded by the City of Laguna Hills to the east, the City of Laguna Niguel to the south, the City of Laguna Beach to the west, the City of Lake Forest to the northeast, and the Laguna Coast Wilderness Park to the west/northwest. Locally, the Site is bounded by Aliso Viejo Middle School to the east, Aliso Viejo Community Park to the south, high-density residential uses to the west, and low-density residential uses to the north (Figure 2). Additionally, the Site is approximately 0.1 miles north of State Route (SR-) 73 and 2 miles south of Interstate (I-) 5.

The Site consists of two parcels, Assessor's Parcel Numbers 634-321-34 and 634-321-35, and the street address for the Site is 100 Park Avenue, Aliso Viejo, California 92656.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The proposed project (Project) would designate the entire 7-acre Site as a public park with passive open space, pursuant to AVMC Table 15.26.020 (City of Aliso Viejo 2017). The proposed hours for the park would be from dusk to dawn. Each of the two entrances to the park would include 17-foot-high entry structures. Proposed within the public park, and primarily on the western portion of the property Site, would be a community center, which would include the modification of an existing barn from approximately 4,645 square feet to 2,640-square feet; a new approximately 8,139-square-foot barn; an existing approximately 1,313-square-foot bunkhouse; a multi-use gathering area with market lights; and a multi-use gathering area with trees and wood benches. Accessory structures include a proposed, approximately 1,500-square-foot, 12-foot-high attached wood shade structure; existing approximately 334-square-foot and approximately 250-square-foot wood sheds; and a 38-foot-high water tower. In addition, historical artifacts from the Site and from the Moulton Ranch and Family would be displayed throughout the Site (Figure 3 and Figures 4a and 4b).

Recreational Component
The proposed uses for the barns and bunkhouse include recreation classes and summer camps for all age groups: pre-school-aged (0-5), youth-aged (6-16), adult-aged (16+), and senior-specific. The proposed classes and camps could occur anytime between 7:30 a.m. to 9:00 p.m., Monday through Saturday, and 8:00 a.m. to 6:00 p.m. on Sunday.

In addition to the recreational opportunities, the Site would also be available for room rentals and special events, including homeowner association meetings, weddings, birthday parties, city celebrations, and farmer's markets. These events could occur in the existing barn, proposed barn, existing bunkhouse, and the two gathering areas. These "outdoor" events could occur between 8:00 a.m. and 10:00 p.m., Friday through Sunday, and "indoor" events could occur between 8:00 a.m. and 11:00 p.m., Friday through Sunday, depending on the availability of space.

Between the two components of the Project—the community center and farm—staff from both facilities would use one unified reservation system. Within this reservation system, there would be a maximum cap of 400 people between the two areas. For example, if there is an event scheduled at the community center for 150 people starting at 6:00 p.m. on Saturday, the farm could not have an event that exceeded a 250-person reservation during that same time period.

Farming and Educational Components
A small-scale farm and agricultural learning center would be located on the eastern portion of the Site. Proposed structures and uses within the agriculture component include a foreman's house; lathe house; a windmill; water tower; aquaponics garden with raised beds, fish ponds, and four overhead shade structures; four vine houses; a garden; an education area; a shaded gathering area; and fruit and nut orchards. Accessory structures would include arbor gates, wood trellises, gabion walls, wood and post wire fences, a curved trellis over the educational area, an existing metal shed, and a 50-foot-high windmill. There is the intention to allow chickens (hens, not roosters) contained and cooped within the farm area if approved through a municipal code amendment to allow farm animals in the City.

The farm is proposed to provide educational programming designed for schools, community groups, and residents; an area to grow fruits, vegetables, and nuts to sell, as well as donate to local food banks; and a location for special events such as weddings, birthday parties, movie nights, concerts, beer gardens, wine tastings, and farmers' markets. The proposed foreman's house would be used as the operator's office and as a "green room" for special events. The lathe house, aquaponics garden, orchards, and shed would be used directly for the farming component. The garden, education area, shaded gathering area, and vine houses would be used for the educational and special events held on the Site. The days and hours of operation for the farm portion of the park are proposed to be 10:00 a.m. to 6:00 p.m., Monday through Thursday; 10:00 a.m. to 10:00 p.m., Friday and Saturday; and 10:00 a.m. to 4:00 p.m. on Sunday.

Accessory Structures/Infrastructure
Four public restrooms are proposed on the Site. Pursuant to the requirements for the CF zone, a conditional use permit is required for the public restrooms. Accessory structures and uses in the public park include parking facilities, perimeter fencing, an electric gate at the primary and secondary entrances with 17-foot-high entrance arches, and a trash enclosure. A modern caretaker's unit and garage would be demolished prior to construction activities.

Domestic water and sewer services would be provided to the Site via connections to existing mains, and installation of PVC pipes throughout the Site. The Project would protect the existing water main and tap into the existing water main 2-inch service line located along Park Avenue. A new water meter box and backflow meter preventer would be installed per City standards, and a 2-inch PVC water pipe would be installed throughout the Site to provide domestic water services. Additionally, the Project would connect to the existing sewer main and the existing 6-inch sewer service line along Cedarbrook. The Project involves removal of the existing sewer pipe on the Site.

Parking
The parking requirement for "parks and open space, passive, public" (AVMC Table 15.38.040) is "as determined for each park based on the size of the site and the facilities to be provided" (City of Aliso Viejo 2017). The parking requirement for community centers and senior citizen centers is "1 space per each 4 persons based on the maximum capacity of all facilities capable of simultaneous use, as determined by the planning director" (City of Aliso

Viejo 2017). “Farming, small-scale on land areas under 40 acres” is not identified in the City’s nonresidential parking requirements.

Using the “community centers and senior citizen centers” parking requirement of 1 space per each 4 persons based on maximum capacity of all facilities capable of simultaneous use for the entire site, and applying the 400-person reservation cap, the City’s community development director has determined that 100 parking stalls are required on the Site. The 100 proposed parking stalls meet the minimum requirements per the City’s Municipal Code (City of Aliso Viejo 2017). There are also an additional 92 parking spaces available on both sides of Park Avenue, adjacent to the Site. Historically, the parks in the City have been developed with minimal on-street parking and have relied on off-street parking to meet demand. However, given that the Project would be a community park/facility, significantly more parking has been provided on site.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:
As a public park, Project would provide a much needed City owned and operated community center facility that offers passive recreational and educational components accessible year round to all residents of the City. The Project would provide a place to gather as a community and recreate at no or little cost to residents.

The proposed uses for the barns and bunkhouse include recreation classes for all age groups: pre-school-aged (0-5), youth-aged (6-16), adult-aged (16+), and senior-specific. In addition to the recreation classes, there would be summer camps for children, as well as opportunities for groups to rent the various rooms in the two barns and bunkhouse when not occupied by the recreation classes or summer camps. As such, the Project would serve residents, regardless of age or socioeconomic factors.

Existing Conditions and Trends [24 CFR 58.40(a)]:
The 7-acre Site was originally one portion of the Moulton Ranch, with five original structures on site (a barn, a bunkhouse, and three sheds). The Site is triangularly shaped, relatively flat, and generally slopes from the northwest to the southeast. The Site is currently developed with gravel/paved roads, houses, barns, and outbuildings in association with disturbed and scattered ornamental plantings throughout the Site. A landscaped berm exists along the northwest, south, and east Site boundary. The berm, along with trees at the perimeter, restrict views onto the Site. Several pieces of farm equipment, including wagons, blacksmith tools, hay rakes, and a cattle chute, are located in the barn and around other buildings. The interior of the Site has scattered trees and a cactus near the main access point on Park Avenue. The Site is currently utilized approximately once a year for an annual Founder’s Day celebration; otherwise, the Site is dormant the balance of the year.

Vehicular access is provided via Cedarbrook and Park Avenue. The southeast entry from Park Avenue serves as the main entrance. The northwest entry, from Cedarbrook, is used as a service entry.

The Site is located within a largely developed part of the City. The area surrounding the Site is primarily contains additional community facilities, recreation and open space, and both low- and

high-density residential land uses. A regional multi-use trail follows Aliso Creek through Aliso and Wood Canyons Wilderness Park east of the Site and Aliso Viejo Middle School.

Funding Information

Grant Number	HUD Program	Funding Amount
B-18-MC-06-0606	Community Development Block Grant	$185,697
B-19-MC-06-0606	Community Development Block Grant	$190,000

Estimated Total HUD Funded Amount: $375,697

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:** +/-$13.2 million for the entirety of the Project; +/-$714,000 for all ADA improvements needed on-site.

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	There are no general aviation airports or airstrips in the vicinity of the Site. The closest airport is John Wayne Airport, which is approximately 14 miles away. Any overhead air traffic above the Site would occur at heights where there is a very low probability of risk to either the Project or on-site park visitors, construction workers, and City employees. Source: AirNav.com 2017.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	The Site is located approximately 5 miles from the Pacific Ocean and is not located within or near any coastal barrier resources. Source: USFWS 2018. Accessed April 2018.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	According to the Federal Emergency Management Agency's Flood Hazard Map (Flood Insurance Rate Map No.06059C0429J), the Site is located outside of the flood hazard zone. The Site is within Other Areas Zone X, which is determined to be outside of the 0.2% annual chance of a flood event. Source: FEMA 2009. Accessed April 2018.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The Site is located in the South Coast Air Basin. The South Coast Air Basin currently has a federal nonattainment designation status for ozone and $PM_{2.5}$. The air quality analysis conducted for the Project (Appendix A) determined that construction-source emissions would not exceed any of the applicable federal de minimis thresholds during construction activities. Likewise, the air quality analysis determined that operational-source emissions would not exceed the de minimis thresholds established by the Clean Air Act. The air quality conformance analysis determined that the Project is in compliance with the Clean Air Act. Source: Dudek 2018 (Appendix A).
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The Site is located approximately 5 miles from the Pacific Ocean and is not located within a coastal zone. Sources: Google Earth 2018.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	A Phase I Environmental Site Assessment (ESA) was performed to assess the Site for the potential presence of hazardous materials, which could result in a significant hazard to the public through accidental release of hazardous materials into the environment. The Phase I ESA identified, to the extent practical, recognized environmental conditions in connection with the Site. A recognized environmental condition is generally defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. Based on the records search, interviews, aerial photos, and site reconnaissance, there was no evidence of recognized environmental conditions on the Site. However, in connection with the past agricultural and ranching uses on the Site, a gasoline tank and pump were once located on site. Additionally, given the past on-site agricultural uses, residues of agricultural chemicals may remain in the

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		underlying soils. Thus, isolated soil testing is required in areas of potential contamination of agricultural chemicals, as identified in the Phase I ESA (MM-HAZ-1). Further, due to the age of existing buildings on the Site, construction activities could result in exposure of workers and/or the public to lead-based paint and/or asbestos-containing materials. Prior to construction or renovation activities, a lead-based paint and asbestos survey must be completed by a California Occupational Safety and Health Administration-certified asbestos assessor and a California Department of Public Health-certified lead-based paint assessor (MM-HAZ-2). Depending on the findings of the survey, it may be necessary to prepare an abatement work plan that complies with all federal, state, and local laws, and describes monitoring and abatement activities that need to be carried out as part of construction activities to prevent exposure to asbestos and lead-based paint. Source: Environmental & Regulator Specialists, Inc. 2013 (Appendix E).
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☒ No ☐	The Project would impact all interior portions of the Site, including developed areas, disturbed communities, sycamore trees, and ornamental landscaping. These non-native habitats are not characterized as sensitive communities and have a low biological value. The nearest sensitive habitats include water bodies and associated riparian habitats located in Aliso Creek, approximately 350 feet east of the Site. *Plant Species* No sensitive plant species are expected to occur within or adjacent to the Site due to the disturbed nature of the Site. The Site is characterized as disturbed with associated ruderal vegetation and ornamental landscaping, and thus, sensitive plant species are not expected to occur on the Site. *Wildlife Species* No sensitive wildlife species were documented within or immediately adjacent to the Site. However, on-site trees and buildings are near the Aliso Creek riparian corridor and represent suitable roosting habitat for sensitive bat species documented in the general Project region. Removal of trees and structures during the breeding season could result in direct mortality of sensitive bats, and the loss of a sensitive bat species would be considered a potentially significant impact. Thus, incorporation of MM-BIO-1 is required to minimize the potential of impacting bat species during Project construction. No active bird/raptor nests were documented within or immediately adjacent to the Site. However, the large western sycamore trees, ornamental trees, and shrubs located within and adjacent to the Site represent suitable roosting/nesting habitat for avian species tolerant of

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		extensive indirect impacts. The loss of an active nest of common or sensitive bird species would be considered a violation of the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, and the loss of any bird species nest is considered a potentially significant impact. As such, implementation of MM-BIO-2 would be necessary to reduce potential impacts to nesting birds. Although no threatened or endangered species were identified on site, the Site represent suitable foraging habitat for the following sensitive bird species: Cooper's hawk (*Accipiter cooperii*) (State Watch List), long-eared owl (*Asio otus*) (California Species of Special Concern), ferruginous hawk (*Buteo regalis*)(State Watch List), northern harrier (*Circus hudsonius*) (California Species of Special Concern), white-tailed kite (*Elanus leucurus*) (State Fully Protected), and California horned lark (*Eremophila alpestris* spp. *actia*) (State Watch List). Impacts to on-site foraging habitat for these species could occur, but would not appreciably affect the overall population of these species given the large amount of similar suitable foraging habitat (i.e., sycamore trees, disturbed, and ornamental plant communities) in the immediate vicinity of the Site and beyond. During Project construction, noise levels in and around the Site would temporarily increase compared with existing noise levels. During construction, temporary increase in noise levels would have the potential to disrupt foraging, nesting, and roosting, of passerines, raptors, and bats known or expected to occur within and adjacent to the Site. These impacts could occur, but are not significant for most bird and bat species, because construction activities would be temporary and localized, and construction work would not affect a large population of bird and bat species. However, passerines, raptors, and bats would potentially incur temporary short-term impacts from construction noise if nesting/roosting occurs in the vicinity of the Site. Accordingly, incorporation of the noise reduction measures required by MM-NOI-1 would be required to reduce potential impacts. Source: Cadre Environmental 2014 (Appendix B).
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	During Project construction, potentially hazardous materials such as diesel fuel, gasoline, paints, and solvents are likely to be handled on the Site. Improper handling and/or use of these type of materials during construction activities would represent a potential threat to the public and the environment. As a result, all contractors are required to comply with applicable laws and regulations regarding hazardous materials and hazardous waste management and disposal. Examples of hazardous materials management include preventing the disposal or release of hazardous materials onto the ground or into groundwater or surface

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		water during construction and ensuring the proper use and disposal of these materials would not pose a significant risk to the public and the environment. Any handling, transporting, use, or disposal of hazardous materials during Project construction or operations would comply with all applicable federal, state, and local agencies and regulations, including the U.S. Environmental Protection Agency (EPA), the Resource Conservation and Recovery Act, the California Department of Transportation (Caltrans), Orange County Health Care Agency's Environmental Health Division (the Certified Unified Program Agency for Orange County). During Project operations, hazardous or potentially hazardous materials would be handled, transported, used, and disposed of both on and off the Site. Because of the variety of recreational components included in the Project design, these hazardous materials would vary greatly, but would generally include household cleaning products, degreasers, paints, and fertilizers. Many of these materials are considered household hazardous wastes, common wastes, and universal wastes by the EPA, which considers these types of wastes common to businesses and households and to pose a lower risk to people and the environment than other hazardous wastes when properly handled, transported, used, and disposed of (EPA 2017). Federal, state, and local regulations typically allow these types of wastes to be handled and disposed of under less stringent standards than other hazardous wastes, and many of these wastes do not need to be managed as hazardous waste. The actual quantity of hazardous or potentially hazardous materials that would be permitted to be stored on the Site will be determined by (1) the individual hazardous characteristics of the material; (2) manufacturer guidelines; (3) and the applicable federal, state, and local regulations. In addition, any handling, transporting, use, or disposal must comply with all applicable federal, state, and local agencies and regulations. Source: Environmental & Regulator Specialists Inc. 2013 (Appendix E).
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	According to the California Department of Conservation's California Important Farmland Finder, the Site and surrounding area are identified as "Urban" and "Built-Up Land." Neither the Site or adjacent lands are used for agriculture. Additionally, the Site is not located on or adjacent to lands under a Williamson Act contract. Sources: DOC 2004; DOC 2018.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	According to the Federal Emergency Management Agency's Flood Hazard Map (Flood Insurance Rate Map No.06059C0429J), the Site is located outside of the flood hazard zone. The Site is within Other Areas Zone X, which is determined to be outside of the 0.2% annual chance of a flood event. Source: FEMA 2009.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	*Historic Resources* The Site is comprised of six contributing resources and the Site itself is eligible for listing in the National Register under Criterion A at the local level for its association with the history of the cattle ranching and dry farming agricultural history of Orange County. The Site is a rare surviving example of the ranching past of the City of Aliso Viejo, and of southern Orange County in general. The property known as "Aliso Viejo Ranch" is the last remnant of the nearly 22,000-acre Moulton Ranch, much of which was originally part of Rancho Niguel. The property also appears eligible for the National Register under Criterion B at the local level for its association with ranch owner Lewis F. Moulton. Today the property contains the oldest structures in the City, and represents the last physical evidence of the region's late-19th and early 20th century ranching history and direct association with rancher Lewis F. Moulton. Despite changes over time, the property retains sufficient historical integrity to convey its historical significance and important associations. Under the Project (undertaking), the Aliso Viejo Ranch property with its five contributing buildings and associated mature cactus would collectively be retained and adaptively used/incorporated as a new agricultural based public park. Under the Project, the collection of contributing resources as a unique historic grouping that conveys the overall feeling, setting, materials, and association with the 19th-/early-20th century ranching history of Aliso Viejo and the Moulton family would be retained and rehabilitated, and where necessary repaired in-kind. In reviewing the Project plans, the work proposed (the undertaking) follows the Secretary of Interior's (SOI) Standards and utilizes the State Historic Building Code (SHBC). Pursuant to the ten SOI Standards for Rehabilitation the following findings are made: Those character-defining features that collectively qualify the Site and its contributing resources for listing in the NRHP and CRHR will not be adversely impacted by the Project. Upon review of the Project against the SOI Standards, the overall Project will not adversely impact the historic Aliso Viejo Ranch Site or its contributing resources. Those important qualities that convey the Site's

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		historical significance will be retained even after implementation of the Project. *Archaeological Resources* The records search conducted from the South Central Coastal Information Center indicated that 13 archaeological resources were located and 5 previous archaeological survey efforts have been conducted within a 1-mile radius of the Site. While the Sacred Lands Search File search conducted by the Native American Heritage Commission indicated the presence of prehistoric cultural resources within project area, none of the five previous studies found evidence of the presence of prehistoric cultural resources on the Site. During the cultural resources reconnaissance, no subsurface cultural deposits were located. Six fractured and/or damaged prehistoric groundstone artifacts were found distributed over the Site. However, previous survey reports document known grading on the Site, which appears to have imported the isolated fragmented artifacts from adjacent grading Projects. No archaeological resources were recorded on the Site, and none were identified during the cultural resources reconnaissance. Notwithstanding, since cultural resources and human remains are known to be deeply buried in the Project area due to the alluvial fill from Aliso Creek, MM-CUL-1 would be required to minimize impacts during earthwork activities. Source: Scientific Resource Surveys Inc. 2014; Ostashay and Associates 2018 (Appendix C).
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☒ No ☐	*Construction Noise* Construction noise and vibration are temporary phenomena. Construction noise and vibration levels vary from hour to hour and day to day, depending on the equipment in use, the operations being performed, and the distance between the source and receptor. The maximum noise levels at 50 feet for typical construction equipment would be 88 decibels (dB) for the equipment typically used for this type of development Project, although the hourly noise levels would vary. Construction noise in a well-defined area typically attenuates at approximately 6 dB per doubling of distance. Project construction would take place both near and far from adjacent, existing noise-sensitive uses. For example, construction near the northern and northwestern Project boundaries would take place within approximately 50 feet of existing residences, but during construction of other Project components, construction would be several hundred feet away from noise-sensitive receptors. Most construction activities associated with the Project would occur at distances of approximately 100 feet or more from existing noise-sensitive uses.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		The Federal Highway Administration's (FHWA) Roadway Construction Noise Model (RCNM) (FHWA 2008) was used to estimate construction noise levels at the nearest occupied noise-sensitive land use. (Although the model was funded and promulgated by the FHWA, the RCNM is often used for non-roadway projects, because the same types of construction equipment used for roadway projects are often used for other types of construction.) Input variables for the RCNM consist of the receiver/land use types, the equipment type and number of each (e.g., two graders, a loader, a tractor), the duty cycle for each piece of equipment (e.g., percentage of hours the equipment typically works per day), and the distance from the noise-sensitive receiver. No topographical or structural shielding was assumed in the modeling. The RCNM has default duty-cycle values for the various pieces of equipment, which were derived from an extensive study of typical construction activity patterns. Those default duty-cycle values were used for this noise analysis. Using the FHWA's RCNM construction noise model and construction information, the estimated noise levels from one of the loudest phases of construction (grading) were calculated for the nearest noise-sensitive land uses. The RCNM inputs and outputs are provided in Appendix G. The construction noise levels are predicted to be as high as 82 A-weighted decibels (dBA) equivalent noise level (L_{eq}) at the nearest existing residences, approximately 50 feet away, with very brief maximum noise levels of up to 85 dBA maximum noise level (L_{max}). At more typical distances in which construction activities would take place, such as several hundred feet away, construction noise would be lower. For example, at a distance of 200 feet, the noise level from Project grading would be approximately 12 dB lower, or 70 dBA L_{eq}. Although nearby off-site residences would be exposed to elevated construction noise levels, the exposure would be short-term and would cease upon completion of Project construction, and Project construction would not violate the City's standards for construction noise. However, construction noise levels would be substantially higher than existing ambient daytime noise levels. Thus, the implementation of MM-NOI-1 would be required to substantially reduce construction noise. *Operational Noise* Long-term operational noise associated with the Project includes noise from the proposed outdoor events, and from heating, ventilation, and air conditioning (HVAC) equipment. Long-term operational noise also includes Project-generated traffic and overall traffic noise at the Site. Each of these is addressed below. **Outdoor Event Noise**

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		The Site would host recreation classes and summer camps, as well as opportunities for groups to rent the various rooms in the two barns and bunkhouse. The proposed classes, camps, and room rentals could occur between 7:30 a.m. to 9:00 p.m., Monday through Saturday. In addition to the recreational opportunities, the Site would also be available for special events including weddings, birthday parties, City celebrations, and farmer's markets. These events could occur in the existing barn, proposed barn, existing bunkhouse and the two gathering areas Friday through Sunday. The "outdoor" events could occur between 12:00 p.m. and 10:00 p.m. and "indoor" events could occur between 12:00 p.m. and 11:00 p.m., depending on the availability of space. Events would be permitted by the City on a "conditioned" basis, with the City conditioning individual events with variety of noise-related stipulations, based on the specific characteristics of a particular event. For example, one such stipulation may include a requirement that outdoor events only use non-amplified music after a certain time in the evening or night. Regardless of the specific stipulations, the purpose of these noise-related conditions placed upon events would be to ensure compliance with the City's applicable noise standards. **HVAC Noise** Noise levels from HVAC noise were estimated for the Project (Appendix G). At a distance of 75 feet, and with the implementation of MM-NOI-2 and MM-NOI-3, the resulting estimated noise level from HVAC noise would be approximately 38 dBA. With mitigation, the change in ambient noise levels as a result of the HVAC condenser units would be approximately 0.0 to 0.2 dBA. An increase of this magnitude would not be audible to the human ear, and the projected noise levels are below the City's exterior noise standards. **Off-Site Traffic Noise Levels** The Project would generate traffic along adjacent arterials and local roadways (i.e., Cedarbrook, Windsong, Aliso Viejo Parkway, and Aliso Creek Road). The City does not have a specific noise criterion for evaluating off-site noise impacts to residences or noise-sensitive areas from Project-related traffic. For the purposes of this noise analysis, such impacts are considered significant when they cause an increase of 5 dB compared to existing noise levels. An increase or decrease in noise level of at least 5 dB is required before a noticeable change in community response would be expected (Caltrans 2013). Thus, a clearly perceptible increase (+5 dB) in noise exposure of sensitive receptors could be considered significant. Noise from the nearby roadways at 100 feet from the centerline was calculated using the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108) (FHWA 2007). The potential off-site noise impacts caused by the increase in

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		vehicular traffic from the operation of the Project on the nearby roadways were calculated for the following conditions: Existing Year, Existing Year with Project, Year 2035 without Project, and Year 2035 with Project Condition Noise levels are expected to increase by a maximum of 1.1 dB as a result of the project. The increase would be well below the threshold of significance of 5 dB and would result in a less than audible change. Sources: RK Engineering Group 2014; Dudek 2018. (Appendix G).
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	No sole source aquifers underlay the Site or the broader Project area. Source: EPA 2018
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	There are no wetlands on the Site or in the area immediately surrounding the Site. The nearest wetland is located in and around Aliso Creek, approximately 350 feet east of the Site. However, the Project would not directly impact any riparian or wetland habitat. Source: Source: Cadre Environmental 2014 (Appendix B).
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	There are no wild or scenic rivers located on the Site or in the broader Project area. Source: EPA 2018
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	As a public park, the Project would provide a much-needed City owned and operated community center facility that offers passive recreational and educational components accessible year round to all residents of the City. The Project would provide a place to gather as a community and recreate at no or little cost to residents. The proposed uses for the barns and bunkhouse include recreation classes for all age groups: pre-school-aged (0-5), youth-aged (6-16), adult-aged (16+), and senior-specific. In addition to the recreation classes, there would be summer camps for children, as well as opportunities for groups to rent the various rooms in the two barns and bunkhouse when not occupied by the recreation classes or summer camps. As such, the Project would serve residents, regardless of age or socioeconomic factors.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		Further, the Site is not subject to higher than typical air quality or hazardous site impacts, and is not within an economically impacted area. Source: EPA 2018.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]: Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features, and resources of the Project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable, and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed, and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- **(1)** Minor beneficial impact
- **(2)** No impact anticipated
- **(3)** Minor Adverse Impact – May require mitigation
- **(4)** Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	Conformance With Plans/Compatible Land Use and Zoning The current General Plan land use designation and zoning for the Site is CF (Community Facilities)(City of Aliso Viejo 2014; City of Aliso Viejo 2015). The Site was originally one portion of the Moulton Ranch, with five original structures on site (a barn, a bunkhouse, and three sheds). The Site is currently developed with gravel/paved roads, houses, barns, and outbuildings in association with disturbed and scattered ornamental plantings throughout the Site. According to Chapter 15.26 of the AVMC, the purpose of the CF zone is to provide for public, quasi-public, and private community uses to serve the needs of residents, visitors, property owners, and workers in the city (City of Aliso Viejo 2017). The Project would designate the entire Site as a public park with passive open space, pursuant to AVMC Table 15.26.020. Proposed within the public park would be a community center, which would include a renovated,

Environmental Assessment Factor	Impact Code	Impact Evaluation
		existing barn; a proposed barn; an existing bunkhouse; a multi-use gathering area; and a second multi-use gathering area with trees and wood benches. Accessory structures would include a proposed attached wood shade structure and existing wood sheds. The Project would also include a working agricultural component where fruits and vegetables would be cultivated and sold, and where agricultural-based education programming would occur. As such, the Project would be consistent with the CF zone, the AVMC, and the General Plan. Scale and Urban Design Under the existing condition, the Site contains the remnants of Moulton Ranch, including historic structures and flora. Existing structures on the Site consist of an historic barn, bunkhouse, and three sheds, and a modern caretaker's unit and garage. The Project would repurpose several of the existing on-site historic structures, restoring them to original condition. In addition, all of the new improvements introduced to the Site as part of the Project have been designed and sited with the existing aesthetics of the original on-site structures' rural/ranch design, ensuring that that Project's visual character and quality is consistent with the original Moulton Ranch. In addition to the repurposed/restored and new structures and improvements, the Project would also include extensive landscape areas throughout the Site, which would contribute to the aesthetic quality of the Site and replace the large open areas of ruderal land cover that is currently found on site. Overall, the Project would maintain the Moulton Ranch theme of the existing Site while adding high quality, period-specific improvements that would benefit both the visual character and quality of the Site. Sources: City of Aliso Viejo 2015; City of Aliso Viejo 2017.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	Soil Suitability and Slope Stability A site-specific geotechnical study (Appendix D) has been prepared for the Site to inform design and engineering of the Project based on the particular characteristics of the underlying soils. In addition, the Project would be designed in accordance with all applicable design provisions set forth by the incumbent vision of the California Building Code and other relevant industry standards, which dictate specifications to ensure that the Project would be able to withstand site-specific seismic and geotechnical issues. Application of these recommendations and requirements would reduce the potential to expose people or structures to substantial risk of loss or injury due to unstable geologic units or soils. Erosion Construction activities associated with the Project could disturb surface soils and temporarily leave exposed soil on the ground's surface. Common causes of soil erosion from construction sites include stormwater, wind, and soil being tracked off site by construction vehicles. To help curb erosion, Project construction activities would comply with all applicable federal, state, and local regulations for erosion control. The Project would be required to comply with standard regulations, including South Coast Air Quality Management District (SCAQMD) Rules 402 and 403, which would reduce construction erosion impacts. Rule 402 requires that dust suppression techniques be implemented to prevent dust and soil erosion from creating a nuisance off site (SCAQMD 1976). Rule 403 requires that fugitive dust be controlled with best available control measures so that it does not remain visible in the atmosphere beyond the property line of the emissions source (SCAQMD 2005).

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Because the Project would result in 1 or more acres of ground disturbance, construction activities would be subject to the National Pollutant Discharge Elimination System (NPDES) Stormwater Program, which includes obtaining coverage under the NPDES Construction General Permit (General Permit). The NPDES Permit Program, which is administered in the Project area by the San Diego Regional Water Quality Control Board, helps control water pollution by regulating point sources that discharge pollutants into receiving waters. The General Permit requires implementation of a storm water pollution prevention plan. Among the mandated items included within a storm water pollution prevention plan are Project design features intended to protect against substantial soil erosion as a result of water and wind erosion, commonly known as best management practices. Typical best management practices include maintaining or creating drainages to convey and direct surface runoff from bare areas and installing physical barriers such as berms, silt fencing, wattles, straw bales, and gabions. Following implementation of the Project, the Site would be fully developed with restored existing and new structures, paved pedestrian and parking areas, and landscape areas. The structural and paved improvements would generally be impervious areas lacking any exposed soils. The landscape areas, although pervious, would contain ornamental vegetation that would help stabilize and retain surface soils on the Site. Collectively, these surfaces would help to stabilize and retain soils on the Site while preventing erosion from occurring. <u>Drainage and Stormwater Runoff</u> Under the existing condition, the Site contains gravel/paved roads, houses, barns, and outbuildings in association with disturbed and scattered ornamental plantings. The Project would include similar types of structural and paved areas, along with pervious landscaping throughout the Site. As such, the Project would not substantially increase impervious areas on the Site, and given that the Site would generally retain its existing flat topography, the existing on-site drainage pattern would remain following implementation of the Project. In addition, there are no major drainages, such as a stream or river, within the Site. Sources: GMU Geotechnical Inc. 2013 (Appendix D); APA Engineering Inc. 2014 (Appendix F).
Hazards and Nuisances including Site Safety and Noise	3	<u>Hazards</u> Refer to previous response provided in the "Contamination and Toxic Substances" section. <u>Nuisances</u> *Dust* During Project construction, fugitive dust would be controlled through compliance with SCAQMD Rule 403 (Control of Fugitive Dust). The purpose of Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. *Noise* Refer to previous response provided in the "Noise Abatement and Control" section. *Site Safety* Generally, the Southern California region is prone to earthquakes and subsequent ground shaking. As such, it is expected that the Site could experience strong seismic ground shaking over the life of the Project. As with other

Environmental Assessment Factor	Impact Code	Impact Evaluation
		residential development projects within the City, the Project would be designed to meet the structural requirements set forth by the latest California Building Code. Additionally, a site-specific geotechnical study (Appendix E) was prepared for the Project identified site-specific design parameters, which would reduce seismic-related hazards. The Project would conform to recommendations set forth in the site-specific geotechnical studies. These recommendations include corrective grading measures, such as removal of existing fill, building pad areas, miscellaneous foundations, and pavement and hardscape areas. Compliance with these requirements would reduce the potential risk to both people and structures due to geotechnical issues. Sources: Environmental & Regulator Specialists, Inc. 2013 (Appendix E); RK Engineering Group 2014 and Dudek 2018 (Appendix G); GMU Geotechnical 2013 (Appendix D).
Energy Consumption	2	Although electricity, natural gas, and petroleum consumption would nominally increase due to the implementation of the Project, construction and operation of the Project would be required to comply with all applicable federal, state, and local regulations pertaining to energy efficiency. In order to obtain building permits from the City, the Project would be required to meet energy consumption standards as outlined in Title 24, Building Energy Efficiency Standards, of the latest California Building Code. Sources: City of Aliso Viejo 2013; CARB 2014. Accessed April 2018.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The Project would not include any residential uses, and thus, would not directly induce population growth in the Project area. Although construction of the Project would require a modest number of local construction workers, these construction positions would be short-term and temporary in nature, and would likely be filled through the existing local labor force. Additionally, the project would not construct any off-site infrastructure improvements such as a roadway or utility that could indirectly induce population growth.
Demographic Character Changes, Displacement	2	<u>Demographic Character Changes</u> Refer to previous response provided in the "Environmental Justice" section. <u>Displacement</u> Under the existing condition, there is one caretaker unit on the Site that would be removed upon implementation of the Project. However, the Site does not contain any other residential structures or other habitable buildings, and as a result, the Project would not displace a substantial number of housing..

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	The Project would not result in population growth in the City population, nor would it include new residential uses that could increase student enrollment at schools in the surrounding area. However, the Project would create new educational and cultural opportunities for residents. The Project would include a working small-scale farm where fruits and vegetables would be cultivated and sold, and where agricultural-based education programming would take place. In addition, The proposed uses for

Environmental Assessment Factor	Impact Code	Impact Evaluation
		the barns and bunkhouse include recreation classes for all age groups: pre-school-aged (0-5), youth-aged (6-16), adult-aged (16+), and senior-specific. In addition to the recreation classes, there would be summer camps for children, as well as opportunities for groups to rent the various rooms in the two barns and bunkhouse when not occupied by the recreation classes or summer camps. The farm is proposed to provide educational programming designed for schools, community groups, and residents; an area to grow fruits, vegetables, and nuts to sell and to donate to local food banks; and a location for special events such as weddings, birthday parties, movie nights, concerts, beer gardens, wine tastings, and farmers' markets. Further, the site would also be available for special events, including weddings, birthday parties, City celebrations, and farmer's markets. These events could occur in the existing barn, proposed barn, existing bunkhouse, and the two gathering areas.
Commercial Facilities	2	The Site is located within a community surrounded by several neighborhood retail areas. The closest to the Site is the Commons at Aliso Viejo, located approximately 1.5 miles via local roads. The Project would not generate population growth that would require local retail services.
Health Care and Social Services	2	The Orange County Medical Group, Vertos Medical, and Oso Niguel Healthcare Center are located within 1 mile of the Site. Additionally, the Saddleback Medical Group is located just less than 2 miles from the Site and provides medical specialists in several types of fields.
Solid Waste Disposal / Recycling	2	All collection, transportation, and disposal of solid waste generated by the Project would comply with all applicable federal, state, and local statutes and regulations. Under Assembly Bill (AB) 939, the Integrated Waste Management Act of 1989, local jurisdictions are required to develop source reduction, reuse, recycling, and composting programs to reduce the amount of solid waste entering landfills. Local jurisdictions are mandated to divert at least 50% of their solid waste generation into recycling. In addition, the state has set an ambitious goal of 75% recycling, composting, and source reduction of solid waste by 2020. To help reach this goal, the state has adopted AB 341 and AB 1826. AB 341 is a mandatory commercial recycling bill, and AB 1826 is mandatory organic recycling. Waste generated by the Project would enter the City's waste stream but would not adversely affect the City's ability to meet AB 939, AB 341, or AB 1826, since the Project's waste generation would represent a nominal percentage of the waste created within the City.
Waste Water / Sanitary Sewers	2	The Site is served by the Mouton Niguel Water District (MNWD) wastewater collection system, which carries all wastewater to treatment plants operated by the South Orange County Wastewater Authority. The South Orange County Wastewater Authority operates three wastewater treatment facilities, including the Jay B. Latham Plant, the Coastal Treatment Plant, and the Regional Treatment Plant (SOCWA 2018). Based on proximity to the Site, the wastewater generated by the Project would likely be transported to the Regional Treatment Plant. The Regional Treatment Plant has a total capacity of liquid waste of 12 million gallons per day (mgd), a total capacity of solid waste of 20 mgd, and the average capacity used today is 7.8 mgd (SOCWA 2018). Since the City is primary built out, and because there are few vacant sites within the City, the remaining capacity for the Regional Treatment Plant is projected to be sufficient to serve the City's wastewater treatments demands throughout the lifetime of the Project (City of Aliso Viejo 2015). The Regional Treatment Plant is required to comply with treatment requirements specified in the NDPES permits issued by the Regional Water Quality Control Board. Since the Project would involve recreational use, it would generate the same types of municipal wastewater that are currently

Environmental Assessment Factor	Impact Code	Impact Evaluation
		generated throughout the City. The Project would not include industrial uses or activities that would require a unique wastewater treatment process. Sources: SOCWA (South Orange County Wastewater Authority) 2018.
Water Supply	2	The Site would receive its water from the MNWD. Based on the 2010 Urban Water Management Plan (UWMP), 79% of MNWD's potable water supply is imported water from Metropolitan Water District through distribution feeders (MNWD 2011). Since the main source of water is imported, supply availability impacts the reliability of imported supplies. Thus, to assess the reliability of water supply service, every urban water supplier is required to assess its water service under normal, dry, and multiple-dry water years. According to the 2010 UWMP, MNWD is capable of meeting customers' demands. In addition, MNWD has developed a Water Shortage Contingency Plan designed to enforce mandatory water conservation. The details of the Water Shortage Contingency Plan are provided in the 2010 UWMP and include restrictions based on four stages of the water supply condition. With the programs implemented by MNWD, along with Metropolitan Water District, water supplies are projected to meet full-service demands (MNWD 2011). Because the water demands can be met under multiple dry years, and because supply would meet demand due to conservation measures, the Project's water demands would be served by existing water supplies. Source: MNWD 2011.
Public Safety - Police, Fire and Emergency Medical	2	The Project would not generate population growth such that additional fire protection, emergency medical response, or police services would be needed. Given that the Project would increase public use of the Site, the Project would likely result in an incremental increase in calls for service to the Site. However, the Project would not generate population growth such that personnel-to-resident ratios are impacted. In addition, the Site is already located within Orange County Fire Authority's and Orange County Sheriff's Department's service areas, and based on the close proximity of the Site to existing fire protection and police facilities, it is anticipated the project could be served by the Orange County Fire Authority and Orange County Sheriff's Department without adversely affecting response times or other performance objectives (OFCA 2018; OCSD 2018).
Parks, Open Space and Recreation	1	The Site is currently used approximately once a year for an annual Founder's Day celebration; otherwise, the Site is dormant the balance of the year. Thus, compared with the existing conditions, the Project would increase use of the Site. However, the Project would be continuously maintained by the City, similar to all other public facilities owned and operated by the City. Such maintenance activities would ensure that physical deterioration of the Project would not occur. In addition, the Project would create a new opportunity for recreation within the City, potentially augmenting the current use of other park and recreational facilities in the City, which may reduce the degradation of existing recreational facilities.
Transportation and Accessibility	3	<u>Transportation and Traffic</u> According to the trip generation rates published by the Institute of Transportation Engineers' *Trip Generation Manual, 9th Edition*, the Project would generate approximately 845 daily trips, 78 AM peak hour trips and 72 PM peak hour trips (ITE 2012). Based on the trip generation analysis performed for the Project, the intersection of Cedarbrook (NS) at Windsong (ES) would operate at an unacceptable level of service (LOS D) without the Project upon buildout of the General Plan in 2035. To remedy this projected problem, the Project would require an all-way stop at the Cedarbrook and Windsong intersection.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Accessibility and Public Transit Commuter Bikeways Strategic Plan is a regional planning document that identifies existing and proposed bikeways in Orange County. According to the 2009 Orange County Transportation Authority (OCTA) Commuter Bikeways Strategic Plan, the City does not have an adopted Bicycle Transportation Plan (OCTA 2009). However, the City's General Plan Circulation Element identifies bicycle facilities as outlined in the OCTA 2001 Commuter Bikeways Strategic Plan. The City's General Plan does not identify bikeways within the vicinity of the Site (City of Aliso Viejo 2015). Thus, implementation of the Project would not impact bicycle facilities. OCTA provides public bus service to the community and has several bus routes within Aliso Viejo roadways. The nearest transit route is Bus No. 90 Tustin–Dana Point via Irvine Center Drive/Moulton Parkway/Golden Lantern Street (OCTA 2018). The Project would not interfere with the Bus No. 90 stops. In addition, there are no stops along Parkway Avenue and Cedarbrook. As such, the Project would not conflict with existing public transit facilities or routes. Public sidewalks would be maintained along the Project frontage along both Park Avenue and Cedarbrook. Additionally, the Project does not include any adjacent or off-site improvements that would extend into the public right-of-way and interfere with existing pedestrian facilities or public transit services, or impede the construction of new or the expansion of such existing facilities in the future. Sources: RK Engineering Group 2014; Dudek 2018 (Appendix G).

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The Project would develop the entirety of the Site including developed areas, disturbed communities, sycamore trees, and ornamental landscaping. These non-native habitats are not characterized as sensitive or riparian communities and have a low biological value. No federally defined waters of the United States or state occur within the Site. This includes the absence of federally defined wetlands and other waters (e.g., drainages) and state-defined waters (e.g., streams and riparian extent). Sources: Cadre Environmental 2014 (Appendix B).
Vegetation, Wildlife	3	Refer to previous response provided in the "Endangered Species" section. Sources: Cadre Environmental 2014 (Appendix B).
Other Factors (Flood Insurance)	2	The Site is not located in a 100- or 500-year floodplain (1% or 0.2% Flood Hazard Zone). The Site and surrounding areas are within Flood Hazard Zone X, which is defined as an area of minimal flood hazard. As such, the Project would not be required to procure flood insurance. Source: FEMA 2009.

Additional Studies Performed:

- Air Quality Modeling, Dudek, 2018 (Appendix A)
- Biological Resources Technical Report, Cadre Environmental. January 2014 (Appendix B)
- Cultural Resources Reconnaissance, Scientific Resources Surveys, February 2014 (Appendix C)
- Historic Resources Technical Report, Ostashay and Associates, June 2018 (Appendix C)

- Geotechnical Memorandum, GMU Geotechnical, October 24, 2013 (Appendix D)
- Phase I Environmental Site Assessment (ESA), Environmental & Regulator Specialists, October 2013 (Appendix E)
- Hydrology and Water Quality Impact Assessment, APA Engineering, Inc. (Appendix F)
- Noise Impact Study, RK Engineering Group, March 6, 2014 (Appendix G)
- Noise and Vibration Modeling, Dudek 2018 (Appendix G)
- Traffic Impact Analysis, RK Engineering Group, March 14, 2014 (Appendix H)
- Trip Generation Memorandum, Dudek, February 7, 2018 (Appendix H)

Field Inspection (Date and completed by)**:** October 7, 2017 by Erica Roess, Senior Planner, City of Aliso Viejo; and December 5, 2017, by Collin Ramsey, Project Manager/Environmental Planner, Dudek.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

AirNav.com. 2017. Airports search. Accessed April 17, 2018. http://www.airnav.com/airports/.

Caltrans (California Department of Transportation). 2013. *Technical Noise Supplement to the Traffic Noise Analysis Protocol*. September 2013.

City of Aliso Viejo. 2014. City of Aliso Viejo Official Zoning Map. February 11, 2014.

City of Aliso Viejo. 2015 City of Aliso Viejo General Plan. Adopted April 21, 2004. Updated January 14, 2015. http://www.cityofalisoviejo.com/city-hall/general-plan/.

City of Aliso Viejo. 2017. Aliso Viejo Municipal Code. Current through December 6, 2017. Accessed March 13, 2018. http://www.codepublishing.com/CA/AlisoViejo/.

DOC (Department of Conservation). 2004. Williamson Act Parcels Orange County, California. 2004. ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Orange_WA_03_04.pdf.

DOC. 2018. "California Important Farmland Finder." Accessed February 2018. https://maps.conservation.ca.gov/DLRP/CIFF/App/index.html?marker=-117.71311001201768%2C33.58103005986502%2C%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-117.71311001201768%2C%22latitude%22%3A33.58103005986502%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16.

EPA (U.S. Environmental Protection Agency). 2017. "Household Hazardous Waste (HHW)." Last updated April 12, 2017. Accessed February 2018. https://www.epa.gov/hw/household-hazardous-waste-hhw.

EPA. 2018. EJSCREEN Tool. Accessed May 3, 2018. https://ejscreen.epa.gov/mapper/.

FEMA (Federal Emergency Management Agency). 2009. Flood Insurance Rate Map 06059C0429J. Effective Date December 3, 2009.

FHWA. 2007. *FHWA Highway Traffic Noise Prediction Model.* Publication no. FHWA-RD-77-108. Washington, DC: U.S. Department of Transportation, FHWA, Office of Research, Office of Environmental Policy.

FHWA. 2008. Roadway Construction Noise Model (RCNM), Software Version 1.1. U.S. Department of Transportation, Research and Innovative Technology Administration, John A. Volpe National Transportation Systems Center, Environmental Measurement and Modeling Division. Washington, D.C. December 8, 2008.

Google Earth. 2018.

ITE (Institute of Transportation Engineers). 2012. *Trip Generation Manual, 9th Edition*.

MNWD (Moulton Niguel Water District). 2011. *Final 2010 Urban Water Management Plan*. June 2011. https://www.water.ca.gov/LegacyFiles/urbanwatermanagement/2010uwmps/Moulton%20Niguel%20Water%20District/MNWD%20Final%202010%20UWMP.pdf.

OCFA (Orange County Fire Authority). 2018. "Fire Stations." Accessed February 16, 2018. http://ocfa.org/AboutUs/FireStations.aspx.

OCSD (Orange County Sheriff's Department). 2018. "City of Aliso Viejo Overview." Accessed February 16, 2018. http://www.ocsd.org/patrol/aviejo/.

OCTA (Orange County Transportation Authority). 2009. 2009 OCTA Commuter Bikeways Strategic Plan. May 2009.

OCTA. 2018. "Bus Stop Numbers." Accessed March 16, 2018. http://www.octa.net/Bus/Routes-and-Schedules/Text-Messages/Bus-Stop-Numbers/.

SCAQMD (South Coast Air Quality Management District).1976. Rule 402, Nuisance. Adopted May 7, 1976. http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf.

SCAQMD. 2005. Rule 403, Fugitive Dust. Adopted May 7, 1976; last amended June 3, 2005. http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf.

SOCWA (South Orange County Wastewater Authority). 2018. "Regional Treatment Plant." Accessed February 19, 2018. https://www.socwa.com/infrastructure/regional-treatment-plant/.

USFWS (U.S Fish and Wildlife Service). 2018. Coastal Barrier Resources System. https://www.fws.gov/CBRA/Maps/Mapper.html.

List of Permits Obtained:
The Project may require the following discretionary approvals:

- Site Development Permit to approve site, architectural, landscape, and related development plans as required by AVMC Section 15.74.020
- Conditional Use Permits for the community center, small-scale farm, and public restrooms as required by AVMC Section 15.26.020
- Municipal Code Amendments to AVMC Sections 6.04.380 and 15.26.020 to allow chickens in small-scale farms
- Site Development for 17-foot-high entrance arches as required by AVMC Section 15.22.030(G)
- Exception Permit for modified parking design standards to not have parking on the same parcel as the uses served and to exceed 150-foot dimension from main entry of all uses to nearest parking per AVMC Section 15.38.060(B)(2)(a)(b)
- Exception Permit to not use textured paving at the project entries as required by AVMC Section 15.62.060(C)(2)
- Master Sign Permit for a planned sign program to allow increased sign area over 24 square feet for the proposed "government facility signs"

Public Outreach [24 CFR 50.23 & 58.43]:
In accordance with 24 CFR 58.43, the City would prepare a Finding of No Significant Impact (FONSI) using the current Housing and Urban Development (HUD)-recommended format. At a minimum, the City must send the FONSI notice to individuals and groups known to be interested in the activities; the local news media; the appropriate tribal, local, state, and federal agencies; the regional offices of the EPA having jurisdiction; and the HUD field office (or the state where applicable). The City may also publish the FONSI notice in a newspaper of general circulation in the affected community. If the FONSI notice is not published, it must be prominently displayed in public buildings, such as the local post office and within the Project area or in accordance with procedures established as part of the citizen participation process. The City would also publish the Notice of Intent to Request Release of Funds (NOI/RROF).

For the FONSI notice, the City would provide a public comment period of 15 days if the notice is published and 18 days if the notice is mailed and posted in public buildings. For the NOI/RROF, the City would provide a public comment period of 7 days if the notice is published or 10 days if the notice is mailed and posted in public buildings. The City may also opt to publish or post a combined/concurrent FONSI notice and NOI/RROF. For a combined/concurrent notice, the City would provide a public comment period of 15 days if the notice is published and 18 days if the notice is mailed and posted in public buildings.

In accordance with 24 CFR 58.43, the City would consider the comments received and would make modifications, if appropriate, in response to comments before it completes its environmental certification and before the recipient submits its RROF.

In accordance with 24 CFR 50.23, the FONSI for this Project would be available at the HUD field office in the Project file, and the HUD field office may be contacted by persons who wish to review the FONSI.

Cumulative Impact Analysis [24 CFR 58.32]:
As discussed herein, Project construction and operation could potentially result in individual-level environmental impacts that could be potentially significant without the incorporation of mitigation measures. As such, when coupled with impacts related to the implementation of other related projects throughout the broader geographic area, the Project could potentially result in cumulative-level impacts if these significant impacts are left unmitigated.

However, with the incorporation of mitigation measures, the Project would not result in any adverse environmental effects and would not considerably contribute to regional cumulative impacts in the greater Project region. Additionally, these other related projects would presumably be required by the applicable lead agency to both (1) comply with all applicable federal, state, and local regulatory requirements; and (2) incorporate all feasible mitigation measures to further ensure that their potentially cumulative impacts will be reduced to accepted levels of significance.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:
Higher Density Alternative
In 2014, a higher density community center facility project was proposed by the City on the Site. This previously proposed project included approximately 36,650 square feet of community center building area. Due to feedback from stakeholder groups, the City choose not to move forward with this higher density alternative.

Reduced Density Alternative
As discussed above, in 2014, a higher density community center facility project was proposed by the City on the Site. This previously proposed project included approximately 36,650 square feet of community center building area, compared with the approximately 13,592 square feet of building area that is currently proposed for the Site. As such, the Project already represents a reduced intensity alternative when compared with the previously proposed higher density project from 2014.

The Project provides a much needed City owned and operated community facility that offers passive recreational and educational components accessible year round to all residents of the City. A further reduction in intensity compared to the Project would not allow the City to serve the same number of residents. Any reduction in the size of the Project and the amount of on-site amenities could limit the City's ability to serve the same number of residents compared with the Project conditions. Therefore, the Project represents a feasible reduced density alternative scenario.

Alternate Site Alternative
While a community center facility could theoretically be developed on another off-site location, a change in the location of the Site is considered purely speculative, as the City does not have

control of any other sites in the City sharing similar characteristics (i.e., size, historic context) as the Site.

No Action Alternative [24 CFR 58.40(e)]
The Site was originally one portion of the Moulton Ranch, with five original structures on site (a barn, a bunkhouse, and three sheds). The Site is currently developed with gravel/paved roads, houses, barns, and outbuildings in association with disturbed and scattered ornamental plantings throughout the Site. A landscaped berm exists along the northwest, south, and east Site boundary. The berm, along with trees at the perimeter, restrict views onto the Site. Several pieces of farm equipment, including wagons, blacksmith tools, hay rakes, and a cattle chute, are located in the barn and around other buildings. The interior of the Site has scattered trees and a cactus near the main access point on Park Avenue. The Site is currently used approximately once a year for an annual Founder's Day celebration; otherwise, the Site is dormant the balance of the year.

Taking no action to repurpose the Site would leave an underused property in a central location in the City. The no action alternative would also result in the loss of a much-needed City-owned and -operated community center facility that offers passive recreational and educational components accessible year round to all residents of the City. The Project would provide a place to gather as a community and recreate at no or little cost to residents.

The no action alternative would reduce noise, air quality, and traffic effects associated with the Project. However, with the incorporation of mitigation measures identified herein, these effects are already considered to not be substantial. Thus, the benefits of developing the Site as proposed outweigh any potential reduction in environmental effects that may result from a decision not to develop the Project.

Alternatives Summary of Findings and Conclusions
The Site is located in a largely developed portion of the City. The Site is predominantly disturbed and within close proximity to other existing residential, recreational, and commercial uses; school facilities; and public transit and community services.

The Project would redevelop an underused, infill site with a much-needed City-owned and -operated community center facility that offers passive recreational and educational components accessible year round to all residents of the City. The Project would provide a place to gather as a community and recreate at no or little cost to residents.

Because the Site is located in a predominately urbanized area on a previously disturbed site, the Project would, with the incorporation of mitigation measures, have less-than-substantial effects on biological, cultural, hazardous materials, noise, and transportation/ circulation.

Each project alternative discussed herein would either increase the environmental effects of the Project and/or would not fully implement the goals and objectives of the Project or of the City in regards to offering passive recreational and educational components to residents.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]:
Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with

the above-listed authorities and factors. These measures/conditions must be incorporated into Project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure		Responsible Entity
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	MM-BIO-1	A detailed bat survey shall be conducted prior to demolition of any existing on-site structures. If a non-breeding bat colony is found, the individuals shall be evicted via a relocation plan directed by a qualified biologist, acceptable to the California Department of Fish and Wildlife (CDFW). All demolition shall occur during daylight hours. If a maternity colony is detected in any of these structures, a construction-free buffer shall be established around the structure and remain in place until it has been determined by a qualified biologist that the nursery is no longer active. The size of the buffer will be determined by factors such as noise and disturbance levels at the roost site, distance and amount of vegetation or other screening between the construction activities and the roost, and sensitivity/behavior of the individual nesting species. If final pre-construction surveys (within 2 weeks of construction-related activities) indicate that no roosts of bat species are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. In addition, mitigation would not be required for the loss of on-site roosting or foraging habitat for bats (e.g. structures and trees), as such habitat is regionally abundant.	City of Aliso Viejo or their representative(s)
	MM-BIO-2	Impacts to nesting passerine and raptor bird species are prohibited under the Migratory Bird Treaty Act (MBTA). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Suitable nesting bird habitat has been documented within and immediately adjacent to the proposed action area within the ornamental landscaping. Therefore, to remain in compliance with California Fish and Game Code, Sections 3503, 3503.5, and 3513, and with the MBTA, nesting bird surveys will be conducted within and adjacent to the action area prior to and during all proposed actions conducted between January 31 and September 15.	

Law, Authority, or Factor	Mitigation Measure		Responsible Entity
		Prior to conducting any proposed actions during the breeding season (January 31 to September 15), the monitoring biologist shall conduct a pre-construction survey/surveys to identify any active nesting locations in and near the Project area no more than 3 days prior to Project initiation. If the biologist does not find any active nests that would be potentially impacted, the proposed action may proceed. If the biologist finds an active nest within or adjacent to the action area and determines that the nest may be impacted, the biologist will delineate an appropriate buffer zone around the nest. Any active nests observed during the survey will be mapped on a recent aerial photograph including documentation of Global Positioning System (GPS) coordinates. Only specified activities (if any), as approved by the qualified biologist, shall take place within the buffer zone until the nest is vacated. The proposed action area is located approximately 500 feet east of the Aliso Creek riparian corridor, which represents extensive suitable habitat for several resident and migratory raptor species. Surveys for active raptor nests will be performed in all ornamental landscaping, including trees and shrubs, no more than 3 days prior to commencement of any activities during the raptor nesting season generally extending from January 31 to September 15. Active raptor nests observed during the survey will be mapped on a recent aerial photograph including documentation of GPS coordinates. Restrictions on activities will be required in the vicinity of the nest until the nest is no longer active as determined by the qualified biologist. Typically, a 300-foot to 500-foot buffer zone will be designated around a nest to allow activities to proceed while minimizing disturbance to the active nest. Once the nest is no longer active, the proposed action may proceed within the buffer zone.	
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	MM-HAZ-1	Prior to the initiation of ground-disturbing activities, soil samples shall be taken from areas of potential contamination and tested for hazard levels of constituents of concern, in accordance with work plans prepared by a qualified professional. Any soils that exceed the regulatory limits for hazardous materials shall be removed or otherwise remediated prior to any ground-disturbing	City of Aliso Viejo or their representative(s)

Law, Authority, or Factor	Mitigation Measure	Responsible Entity
	activity, to the satisfaction of the responsible regulatory agencies in accordance with applicable laws and regulations. The areas that are to be sampled and tested for contamination shall include soils beneath and surrounding the following locations: • Known former location of the gasoline tank and pump • Random locations within the former Aliso Viejo Ranch subject to past application of agricultural chemicals	
National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	MM-CUL-1 Compliance with the Standards. Any maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction of any portion of the Aliso Viejo Ranch site, including removal of any character-defining features or those qualities that render the property historically significant, shall be conducted in a manner consistent with the Secretary of Interior's (SOI's) Standards for Rehabilitation. MM-CUL-2 Supervision by a Historic Architect. Any rehabilitation plans should be developed in conjunction with a qualified historic architect and historic preservation consultant who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture pursuant to Title 36, Part 61, of the Code of Federal Regulations. The City of Aliso Viejo (City) shall obtain the services of such professionals to help develop, review and verify the Project plans comply with the Secretary of Interior's (SOI's) Standards. MM-CUL-3 Historic Material Replacement. In compliance with the Secretary of Interior's (SOI's) Standards, in cases where the Project would replace a distinctive historic feature or material, the new feature shall match the old in design, type, color, texture, profile, material, and overall appearance. Consistent with the SOI Standards, all such work shall be accurately reproduced based on historical, pictorial, and physical documentation and evidence. MM-CUL-4 Compatible New Construction. Consistent with the Secretary of Interior's (SOI's) Standards, the Project shall be differentiated from the historic buildings and structures but compatible in terms of size, scale, proportions, massing, height, design, material, color, and texture. For any new construction proposed, a qualified historic architect, architectural historian,	

Law, Authority, or Factor	Mitigation Measure		Responsible Entity
		and/or builder familiar with historic construction techniques, issues, and material shall be consulted during the entire design and construction process to insure that any new permanent built forms on the Site will evoke a compatible style, feeling, and association to the original historic improvement. New on-site construction shall be designed and executed in accordance with the concepts described in the SOI Standards and Preservation Brief No. 14, New Exterior Additions to Historic Buildings, Preservation Concerns published by the National Park Service. Project plans (architectural, structural, and mechanical) for the Project and any other work proposed for historic property should be submitted to City of Aliso Viejo (City) staff and their preservation consultant for their review and approval prior to entitlement and Project implementation.	
	MM-CUL-5	California Historical Building Code Compliance. All work for code mitigation, such egress, fire safety, railing heights, door widths, and accessibility, shall use and follow the perspective code of the California Historical Building Code and the relevant guidelines specific in the Secretary of Interior's (SOI) Standards and National Park Service Briefs. Access ramps, as required, shall be placed along secondary elevations, preferably at the rear of the building.	
	MM-CUL-6	Mechanical Plans. The mechanical plans prepared for the Project shall also comply with the Secretary of Interior's (SOI) Standards; State Historical Building Code, as applicable; and other relevant preservation briefs, bulletins, references, and guidelines. Such plans shall be reviewed for SOI Standards compliance by a qualified historic architect and approved by City of Aliso Viejo (City) staff.	
	MM-CUL-7	Interpretive Educational-Exhibit Program. To assist the public in understanding the historical importance of the Aliso Viejo Ranch site, interpretative signage, panels, exhibit displays, and/or plaques shall be created and installed throughout the Site and adjacent to or near the rehabilitated historic buildings and structures. Such interpretative information installed at the Site may incorporate salvaged "period appropriate" items from the Aliso Viejo Ranch site; Moulton family archives; and any other relevant historical information, photographs, plans, postcards, or ephemeral material of the property in a	

Law, Authority, or Factor	Mitigation Measure		Responsible Entity
		creative medium accessible or visible to the public. The on-site interpretative program should be designed and created to visually and physically convey and explain the region's late nineteenth/early twentieth century farming and ranching history and the Site's association with Lewis F. Moulton and his family. This creative/educational component shall be developed with the assistance of a qualified archivist, architectural historian, or historic preservation professional who satisfies the applicable Secretary of the Interior's (SOI's) Professional Qualifications Standards pursuant to Title, 36, Part 61, of the Code of Federal Regulations.	
	MM-CUL-8	A cultural resources monitor meeting the Secretary of the Interior's Professional Qualification Standards shall be present during grading, excavation, trenching, and other subsurface construction activities to identify any potential archaeological resource(s) that may be encountered during such activities. Because much of the Site is covered with at least 2 feet of undocumented fill soils, monitoring activities shall only be required when construction activities occur at depths where native alluvial soils are encountered, and shall not be required for subsurface construction activities occurring within the upper, undocumented fill soils, nor shall monitoring be required for any activities occurring at-grade or above-ground, including demolition, new building construction, landscape activities, and paving. Monitoring activities shall end when grading, excavation, trenching, and other subsurface construction activities are completed. If archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Project, the cultural resources monitor shall have the ability to cease all construction work occurring within 100 feet of the find until they can evaluate the significance of the find and determine whether or not additional study is warranted. Depending on the significance of the find under the California Environmental Quality Act (CEQA), the cultural resources monitor may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological	

Law, Authority, or Factor	Mitigation Measure		Responsible Entity
		treatment plan and data recovery, may be warranted. Following the initial phases of subsurface construction activities and at the sole discretion of the cultural resources monitor, if it is determined that subsurface construction activities would not occur within native alluvial soils, or if the monitor is able – in their expert opinion – to determine that the Site is unlikely to garner any cultural resources of significance pursuant to CEQA, the monitor shall have the authority to cease monitoring activities prior to completion of subsurface construction activities.	
Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	MM-NOI-1	During Project construction: • Construction shall not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, between 8:00 p.m. and 8:00 a.m. on Saturday or at any time on Sunday or a federal holiday. • Stationary construction noise sources such as generators or pumps should be located at least 100 feet from sensitive land uses, as feasible. • Construction staging areas should be located as far from noise sensitive land uses as feasible. • During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices. Idling equipment shall be turned off when not in use. • Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.	City of Aliso Viejo or their representative(s)
Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	MM-NOI-2	The Project design shall locate all heating, ventilation, and air conditioning (HVAC) units as far as feasibly possible from the adjacent residential units to the north and west.	City of Aliso Viejo or their representative(s)
Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	MM-NOI-3	The architectural design for each structure incorporating HVAC shall include a parapet wall shielding the HVAC unit from adjacent residential units. The parapet wall height must be as tall or taller than the HVAC units.	City of Aliso Viejo or their representative(s)
City of Aliso Adopted Level of Service (LOS) Standards	MM-TRA-1	The City shall provide an all-way stop (stop sign and striping) at the intersection of Cedarbrook and Windsong as described below: • Install all-way stop control (a stop sign). • Restripe northbound approach on Cedarbrook to include a left turn lane.	City of Aliso Viejo or their representative(s)

Law, Authority, or Factor	Mitigation Measure	Responsible Entity
	(As of January 2018, this improvement has been implemented, and confirmed during a site visit.) • Restripe eastbound approach to Windsong to include left turn lane. • Parking will be restricted along Cedarbrook and Windsong for roughly 200 feet in each direction to accommodate the improvements.	

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Erica Roess Date: 6/26/18

Name/Title/Organization: Erica Roess, Senior Planner, City of Aliso Viejo

Certifying Officer Signature: [signature] Date: 6/26/18

Name/Title: David Doyle, City Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).