

ENVIRONMENTAL IMPACT SUMMARY

DRAFT ABSTRACT

Prepared in compliance with CEQA Guidelines



PROJECT REFERENCE: EIR 624 (SCH# 2015111063)

SUBJECT: 24331 Coto de Caza Drive (Lyon Estate Subdivision)

LEAD AGENCY: Orange County Public Works / OCFA

Report Date	Certified May 24, 2017
Consultant Firm	Dudek & Associates
Watercourse	Gobernadora Creek (Jurisdictional Waters)
Orchard Status	Active - 27.5 Acres Navel/Valencia

CRITICAL FINDINGS & MITIGATION

▣ **Fire Safety (FMZ):** Located in Very High Fire Hazard Severity Zone (VHFHSZ). 110' fuel modification zone required.
Compliance verified with Orange County Fire Authority standards for "Shelter in Place" communities.

▣ **Hydrology:** Sheet flow drains southeast to Gobernadora Creek; on-site detention basins required.
Stormwater pollution prevention plan (SWPPP) active.

▣ **Conservation:** Restoration required for Coastal Sage Scrub disturbance along southern ridge.
Protected open space dedication completed along ridgeline.

This abstract summarizes the Final EIR 624. Full technical appendices on Biology, Noise, and Traffic available upon request from the Lead Agency.