

This section of the Draft Environmental Impact Report (DEIR) provides a summary overview of the project environmental analysis, impacts and mitigation measures. For additional detail regarding specific issues, please consult the appropriate subsection of **Section 3.0, Environmental Setting, Impacts and Mitigation Measures**.

### **S.1 PURPOSE AND SCOPE OF THE EIR**

This DEIR provides an analysis of the potential environmental effects associated with the approval of the Harper Canyon/Encina Hills Subdivision.

The purpose of an EIR is to identify the significant effect on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided (CEQA Guidelines 21002.1(a)).

The lead agency shall focus the discussion in the DEIR on those potential effects on the environment resulting from a proposed project that the lead agency has determined are or may be significant. Based on the results of public input generated during the Notice of Preparation response period for the project, **Section 3.0, Environmental Setting, Impacts and Mitigation Measures** of the DEIR focuses upon aesthetics/visual resources, air quality, biological resources, cultural resources, geology and soils, groundwater resources and hydrogeology, surface water hydrology and water quality, land use, population and housing, public services and utilities, transportation and circulation, and noise.

### **S.2 PROJECT CHARACTERISTICS**

The project applicant, Harper Canyon Realty, LLC (hereinafter "project applicant") has submitted applications for a combined development permit for a standard 17 unit subdivision on approximately 164 acres and a use permit for grading on slopes greater than 30 percent. **Section 2.7, Requested Actions and Required Approvals** of this EIR lists the requested actions and required approvals for the proposed project.

The proposed project would include seventeen residential lots on approximately 164 acres and one remainder parcel, approximately 180 acres in size left as open space. Grading activities shall consist of approximately 2,000 cubic yards of soil. Placement of roads and cut and fill on slopes of 30 percent or greater will be required only in order to widen existing roads. Approximately 79 oak trees will be required to be removed.

### **S.3 PROJECT ALTERNATIVES CONSIDERED**

CEQA Guidelines Section 15126.6(e)(2) requires that the environmentally superior alternative be identified. If the environmentally superior alternative is the 'No Project' Alternative, the EIR shall also identify an environmentally superior alternative among other alternatives. In this case, Alternative 3 - Modified Subdivision Design 'B' represents the

## S - SUMMARY

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environmentally superior alternative and would result in a lesser degree of environmental impact as compared to the proposed project. **Table 4-1, Comparison of Project Alternatives to the Proposed Project** compares each considered alternative with the proposed project.

### SUMMARY OF ENVIRONMENTAL IMPACTS

**Table S-1, Executive Summary** presents a summary of project impacts and proposed mitigation measures that would reduce, minimize, or avoid potential impacts. In the table the level of significance of each environmental impact is indicated after the application of the recommended mitigation measure(s).

For detailed discussions of all project impacts and mitigation measures, the reader is referred to topical environmental analysis in **Section 3.0, Environmental Setting, Impacts and Mitigation Measures** of this EIR.