

## SKYRIDGE RESIDENTIAL DEVELOPMENT



### Project Overview

The Skyridge Residential Development Project proposed an 84-single family home development located on approximately 28.5 acres of County-designated Open Space. Originally within the jurisdiction of the County of Orange, Skyridge included annexation into the City of Mission Viejo, resulting in the need for a General Plan Amendment, Zone Change, and Vesting Tentative Tract Map. The project faced several challenges including a large landslide, significant cultural resources site, and occupied coastal California gnatcatcher habitat.

### Project Entitlement

VCS led all aspects of the project entitlement process for Standard Pacific, successfully receiving Planning Commission and City Council approvals from the City of Mission Viejo and annexation approval from the Local Agency Formation Commission.

### CEQA

VCS managed the preparation of an Environmental Impact Report, including technical studies (aesthetics/visual simulations, air quality/climate change, noise, traffic and circulation, cultural resources, biological resources, soils and geology, hydrology and water quality, and hazards/hazardous materials), response to comments, findings of fact, statement of overriding considerations, and the mitigation monitoring and reporting program. VCS presented the findings of the EIR and answered questions at both the Planning Commission and City Council hearings.

### Biology and Regulatory

VCS conducted all field surveys and prepared a Biological Resources Assessment for this project, including focused plant surveys, focused coastal California gnatcatcher surveys, and jurisdictional delineation and assessment. VCS is in the process of obtaining Section 404, Section 401, Section 1602, Section 106, and Section 7 permits.

LOCATION: Orange County, California  
PROPONENT: Standard Pacific  
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START DATE: June 2012  
END DATE: In-progress