



OC PUBLIC WORKS
300 N. FLOWER STREET
P. O. BOX 4048
SANTA ANA, CALIFORNIA 92702-4048

NOTICE OF PREPARATION and NOTICE OF SCOPING MEETING

Date: December 21, 2012
Subject: Notice of Intent to Prepare Draft Environmental Impact Report/Notice of Scoping Meeting
Project Title: Esperanza Hills Specific Plan (PA120037/VTM 17522)
Applicant: Douglas Wymore, 7114 E. Stetson Drive, Suite 350, Scottsdale, AZ 95251
Project Contact: Kevin Canning, OC Public Works/OC Planning
OC Public Works, 300 N. Flower Street, Santa Ana, CA 92702-4048
Kevin.Canning@ocpw.ocgov.com Phone: (714) 667-8847

Project Description: The Esperanza Hills Project proposes to construct 340 single-family residential units on 468.9 acres in the unincorporated portion of Orange County adjacent to the City of Yorba Linda. Project components will include approximately 13.9 acres of active and passive parks, 7 miles of trails and 230 acres of open space. The trails will include pedestrian, bicycle and equestrian trails with linkages to permit non-vehicular access to the Chino Hills State Park and surrounding open space areas. Fuel modification areas have been identified and emergency access/evacuation plans have been defined in cooperation with the Orange County Fire Authority. Two options for access to the community will be analyzed: one with a primary connection going south to Stonehaven Drive and a second with a primary connection going west from the community to Aspen Way. The community will be gate-guarded and a homeowners' association will manage streets, landscaping, parks and other amenities. The project is in the City of Yorba Linda's Sphere of Influence and it is anticipated that annexation may occur at a future date.

Environmental Impact Report: The County of Orange has conducted an Initial Study for the subject project and has determined that an Environmental Impact Report (EIR) is necessary. The County will be the Lead Agency for the subject project and will prepare the EIR. This Notice of Preparation has been prepared and distributed to solicit comments from potential Responsible and Trustee Agencies and other public agencies so that Project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed Project can be addressed in the EIR. Interested individuals and groups are invited to comment on the scope of the anticipated EIR. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

Initial Study: The Initial Study is available for review at the County of Orange, Department of Public Works, and on the County website at: <http://www.ocplanning.net/CurrentProjects.aspx>. If you have trouble accessing the Initial Study, an electronic copy is available by contacting Kevin Canning at the above email address.

Pursuant to California Environmental Quality Act (CEQA) Guideline Section 15082, all comments must be received as soon as possible but **not later than 30 days after receipt of this notice**. The comment period for this Notice has been extended to 42 days; comments are due by the close of business on February 1. **All comments and responses to this NOP must be submitted in writing to the County Project Contact listed above.**

Public Review Period: December 22, 2012 - February 1, 2013 (at 5:00 P.M.)

Scoping Meeting: A public scoping meeting will be held as noted below to provide a description of the project and to solicit comments relative to the content of the information analyzed in the EIR.

Thursday, January 31, 2013 - 6:30 p.m. to 8:00 p.m.
Travis Ranch Activity Center
5200 Via De La Escuela, Yorba Linda, CA 92887

Submitted by:

A handwritten signature in blue ink, appearing to read "Mike Balsamo", is written over a horizontal line.

Mike Balsamo, Manager
OC Community Development

**County of Orange
Esperanza Hills Project
Orange County, California**

Project Number: PA120037

Initial Study and Notice of Preparation

Prepared for:
Orange County Public Works/
OC Planning
300 N. Flower Street
Santa Ana, California 92702

Prepared by:
CAA Planning
65 Enterprise, Suite 130
Aliso Viejo, California 92656

December 2012

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Esperanza Hills Initial Study/Notice of Preparation

Purpose and Scope

The purpose of this Initial Study is to help define the scope of the Environmental Impact Report (EIR) that will be prepared for the Esperanza Hills project. This Initial Study identifies the significant environmental impacts associated with the project and also identifies impacts determined not to be significant. The project will include the development of 340 residential units and associated improvements on 468.9 acres.

Project Location

Esperanza Hills is located within unincorporated Orange County north of the SR-91 Freeway, southwest of Chino Hills State Park, and adjacent to existing residential development in the City of Yorba Linda. The project is east of San Antonio Drive and north of Stonehaven Drive in the City of Yorba Linda. The site is also within the Local Agency Formation Commission (LAFCO) designated Sphere of Influence (SOI) for the City of Yorba Linda. Regional and project vicinity maps are included as Exhibits 1 and 2.

Surrounding Land Uses

The surrounding land uses are predominantly made up of residential development and open space. The project is bordered by Chino Hills State Park on the north and east. To the south and northwest lie existing residential communities previously approved and developed in the City of Yorba Linda, including Dominguez Ranch, Green Hills, Casino Ridge, Travis Ranch, and Yorba Linda Hills. The Cielo Vista project, a proposed residential subdivision in the County, lies to the west and southwest.

Undeveloped parcels located west and northwest of Esperanza Hills include the Bridal Hills LLC parcel and the Yorba Linda Land LLC parcel. Access to both parcels will be provided for in the proposed project lot and street design. Surrounding land uses are depicted on Exhibit 3.

Existing Conditions

The Esperanza Hills property is largely undeveloped, with the exception of oil well operations in the western portion of the site. Graded portions of the site consist of dirt roads and pads for oil extraction equipment and general access to the property and to the Southern California Edison Company transmission corridor. Site elevation ranges from approximately 610 feet above mean sea level (MSL) at the southwest boundary to 1,540 feet MSL at the property's northern boundary. Exhibit 4 provides an aerial view of the project site and the surrounding area.

The rolling hills and ravines that characterize the Esperanza Hills property support a mix of habitats/land use types. This includes non-native grasslands with locally dominant stands of coastal sage scrub, chaparral, small stands of walnut and oak woodlands, and limited areas of riparian habitat. The Esperanza Hills property also includes disturbed habitats characterized as ruderal and disturbed/ developed areas. A total of four blue-line drainages occur on site. Vegetation communities are identified on Exhibit 5.

The entire Esperanza Hills site was burned in the "Freeway Complex Fire" in the fall of 2008. The property has been utilized historically for animal grazing. Today the major use of the property is as open space and for energy transmission associated with the Southern California Edison Company. These existing and past land use practices are consistent with the current County General Plan Land Use designation of Open Space (5) and Zoning Code designation of Agricultural (General) and Agricultural (O) for the property.

Project Description

The Esperanza Hills Project (Project) proposes to construct 340 single-family residential units on 468.9 acres as depicted on Exhibit 6, Conceptual Site Plan (Option 1) and Exhibit 7, Conceptual Site Plan (Option 2). The project will consist of a gate-guarded community with low density residential and estate lots. Project components will include 13.9 acres of active and passive parks and approximately 7 miles of trails. The trails will include pedestrian, bicycle, and equestrian trails with linkages to permit non-vehicular access to the Chino Hills State Park and the surrounding open space areas. The project will retain approximately 230.8 acres of undisturbed/natural open space, including 146.9 acres of undisturbed natural open space, and 83.9 acres of landscaping as part of a fuel modification plan. As a private community, a Homeowners' Association will be formed to manage and maintain streets, landscaping, parks, and other amenities.

Fuel modification areas have been identified, and emergency access/evacuation plans have been defined in cooperation with the Orange County Fire Authority. Two underground water reservoirs will be constructed on the site and will provide gravity flow to on-site hydrants to fight fires. In addition, and in cooperation with the Yorba Linda Water District, adequate on- and off-site redundant water supply is being designed for normal residential and emergency use. Extensive water runoff and water quality treatment measures will be included in the project including the use of bio-retention basins.

Entry to the community will be via one of two options. Option 1 would provide a primary connection going south to Stonehaven Drive, a local residential collector road. The road would follow an existing dirt road which has historically been used for access by the oil well operators, the Orange County Fire Authority, the City of Yorba Linda, Southern California Edison, and Chino Hills State Park. Option 2 would provide a primary connection going west from the community to Aspen Way, connecting to San Antonio Road, a residential collector street. Separate emergency ingress/egress will also be provided under either option in coordination with the Orange County Fire Authority. Although access to the development will be gate-guarded, provision will be made for pedestrian/bicycle/equestrian access to the public. Access to the project is depicted on Exhibit 8 (Option 1) and Exhibit 9 (Option 2).

The current General Plan Land Use designation for the property is Open Space (5) and the Zoning is A1 General Agriculture and A1 (O) General Agriculture/Oil Production. The proposed project would change the General Plan Land Use designation from Open Space (5) to Suburban Residential (1B) to allow for residential development. In addition to the General Plan Amendment (GPA), a Specific Plan (SP) is proposed to replace the existing A1 (General Agriculture) and A1(O) (General Agriculture/Oil Production) zoning designations to regulate and guide development of the property. A Specific Plan (SP) for Esperanza Hills will include detailed development regulations, and design guidelines and will serve as the policy and regulatory document for future development. A Vesting Tentative Tract Map (VTTM 17522) will also be prepared).

Construction Schedule

Grading for the project will balance on-site, meaning that no import or export will be required through surrounding residential communities. Grading will occur in two phases with the first phase taking 6 to 10 months and the second phase taking 6 to 8 months. Construction of the subdivision will take 6 to 10 months for the first phase and 6 to 10 months for phase two. Exhibits 7 and 8 depict the grading plan for the project.

Annexation to City of Yorba Linda

It is anticipated that annexation to the City of Yorba Linda will occur at a future date because the project is within the City's Sphere of Influence (SOI). The EIR prepared for the project is intended to be used for that purpose, and analysis will be included related to potential future annexation.

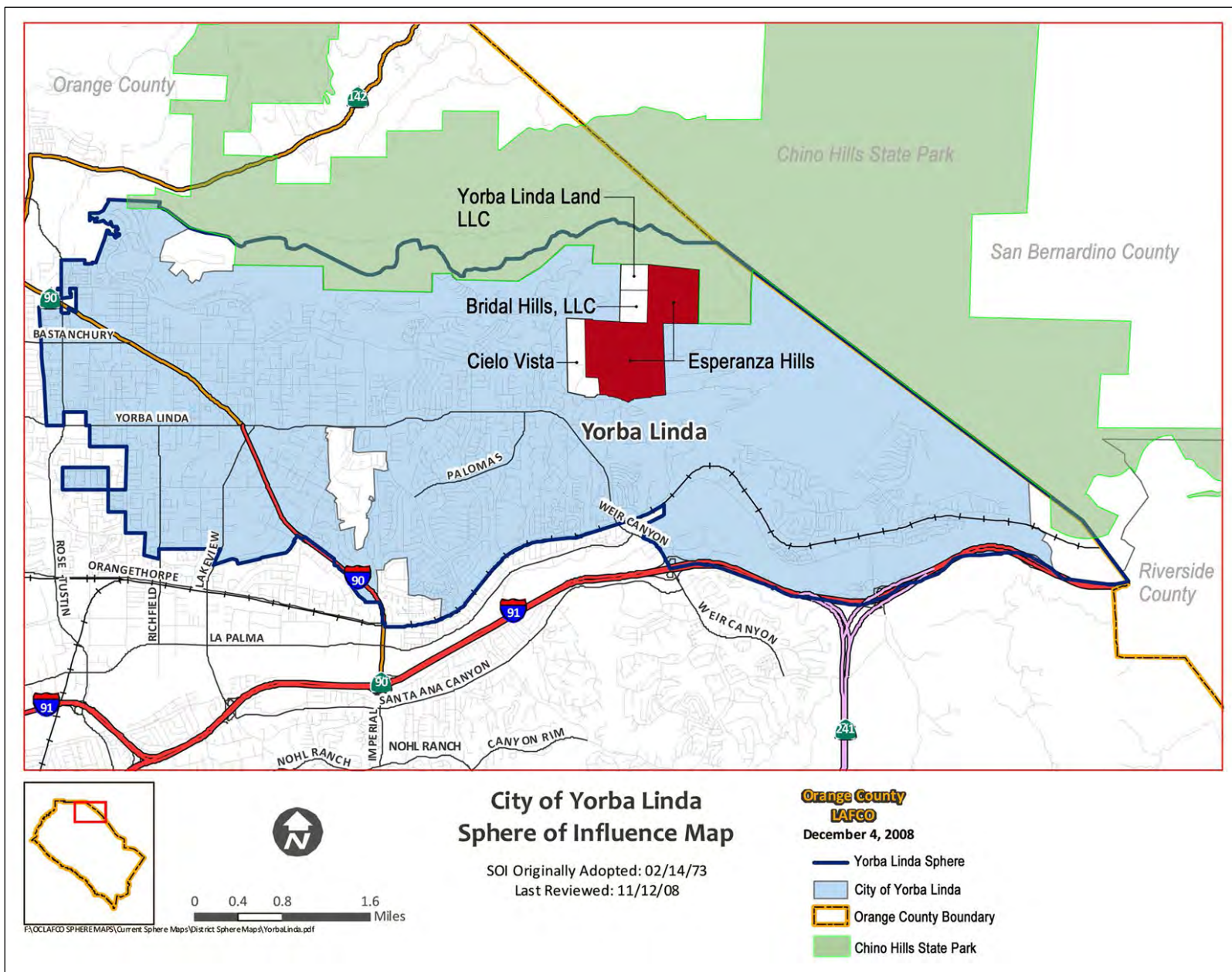


Exhibit 1 – Regional Map

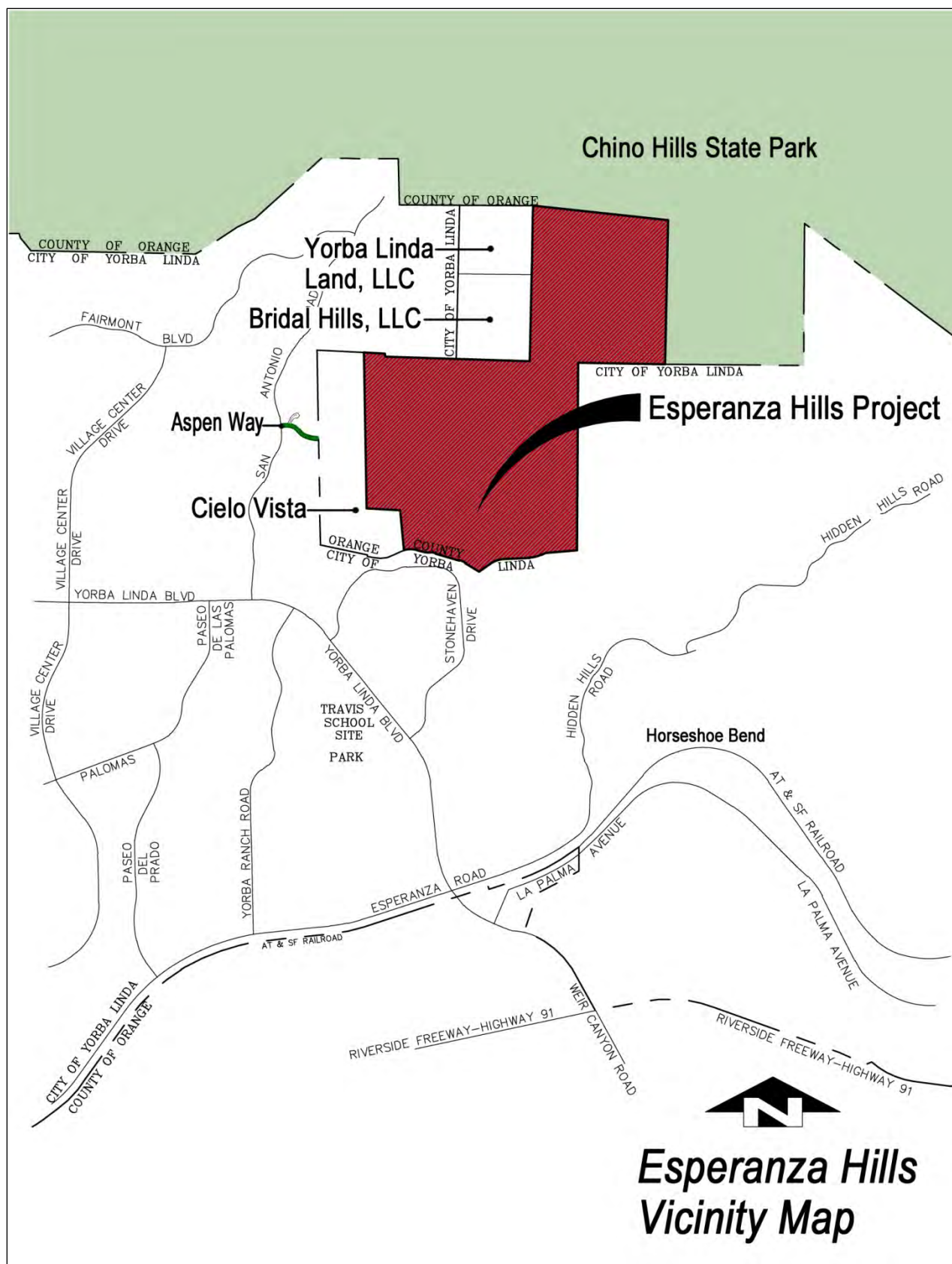


Exhibit 2 – Vicinity Map

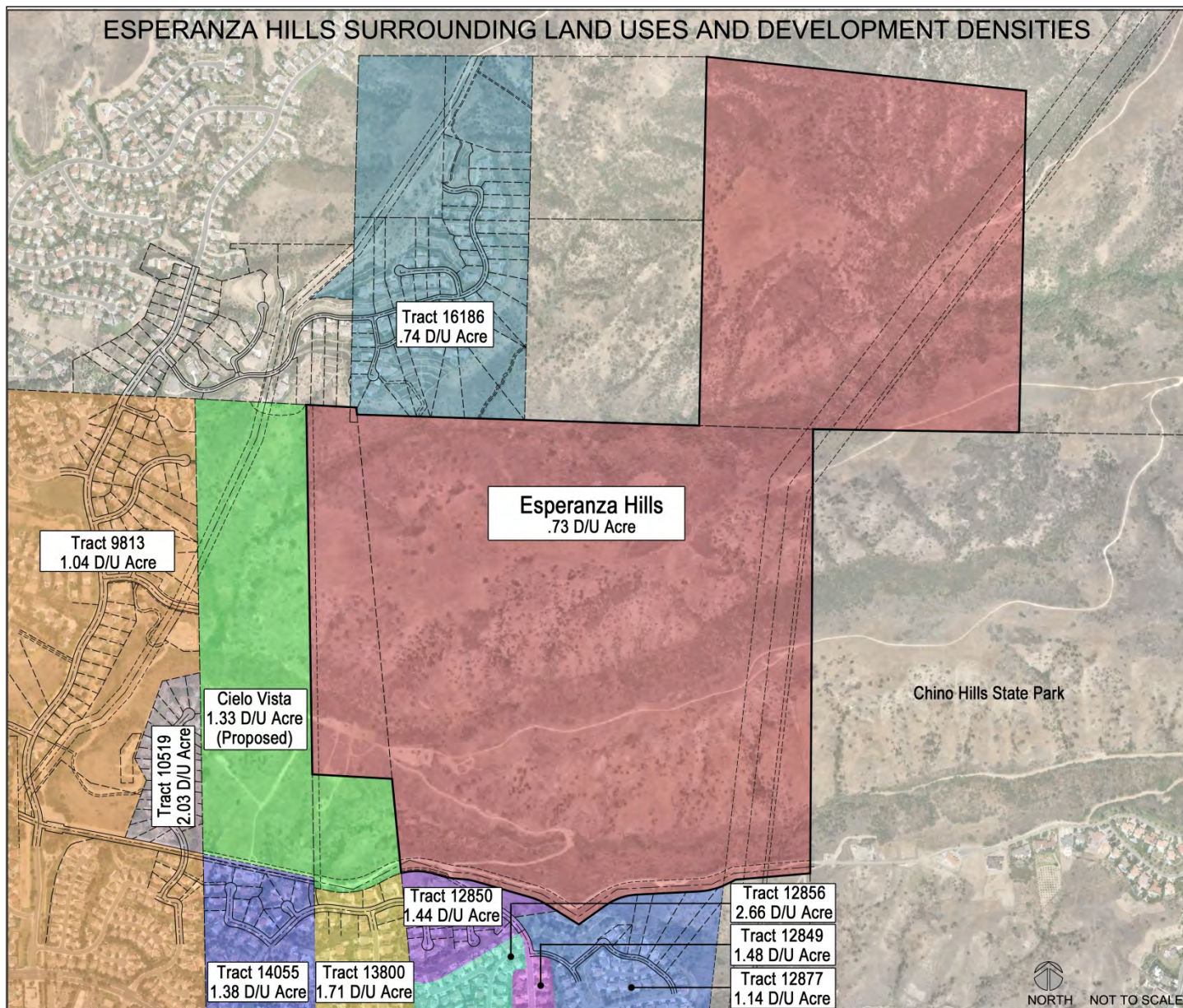


Exhibit 3 – Surrounding Land Uses

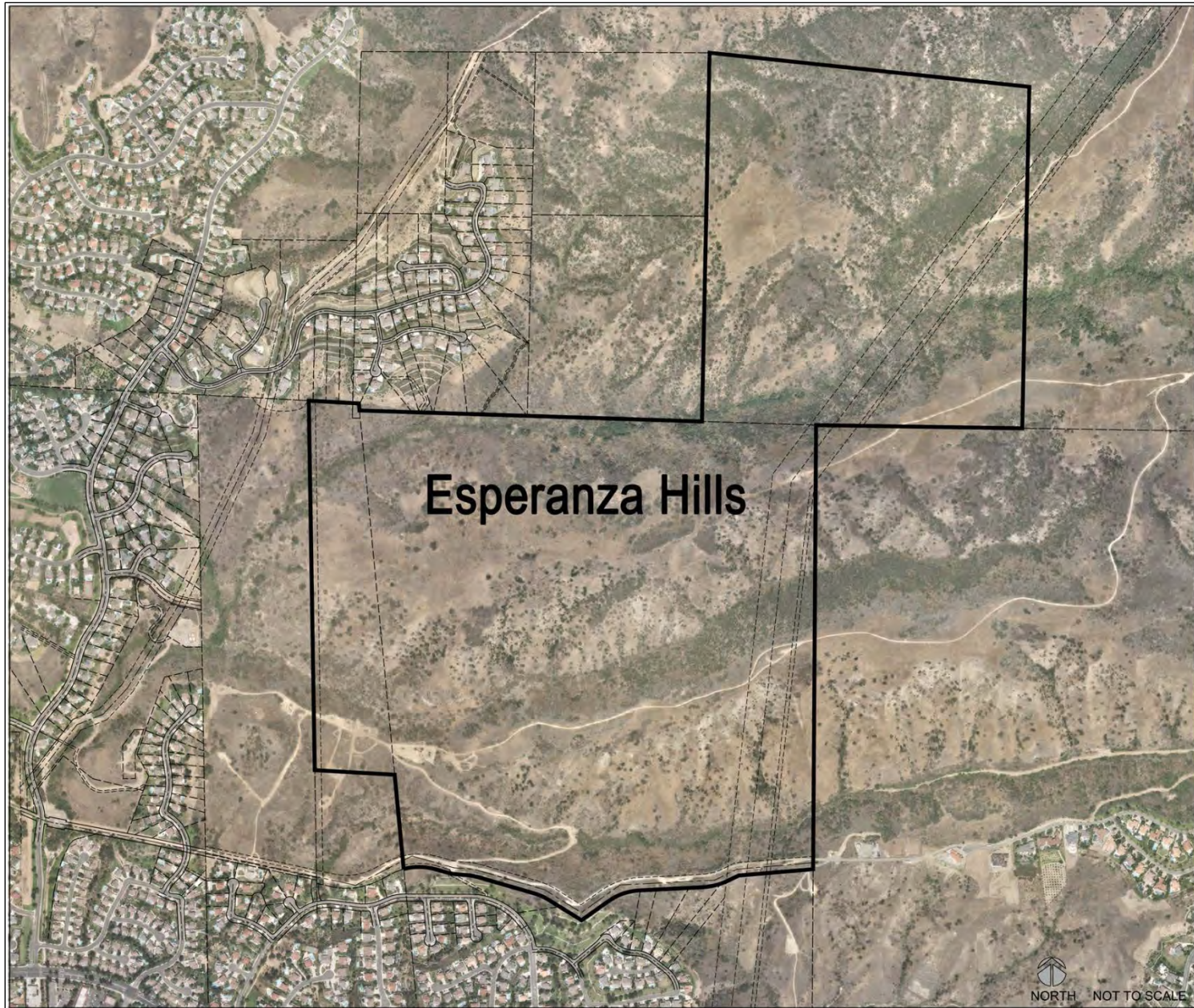


Exhibit 4 – Aerial View

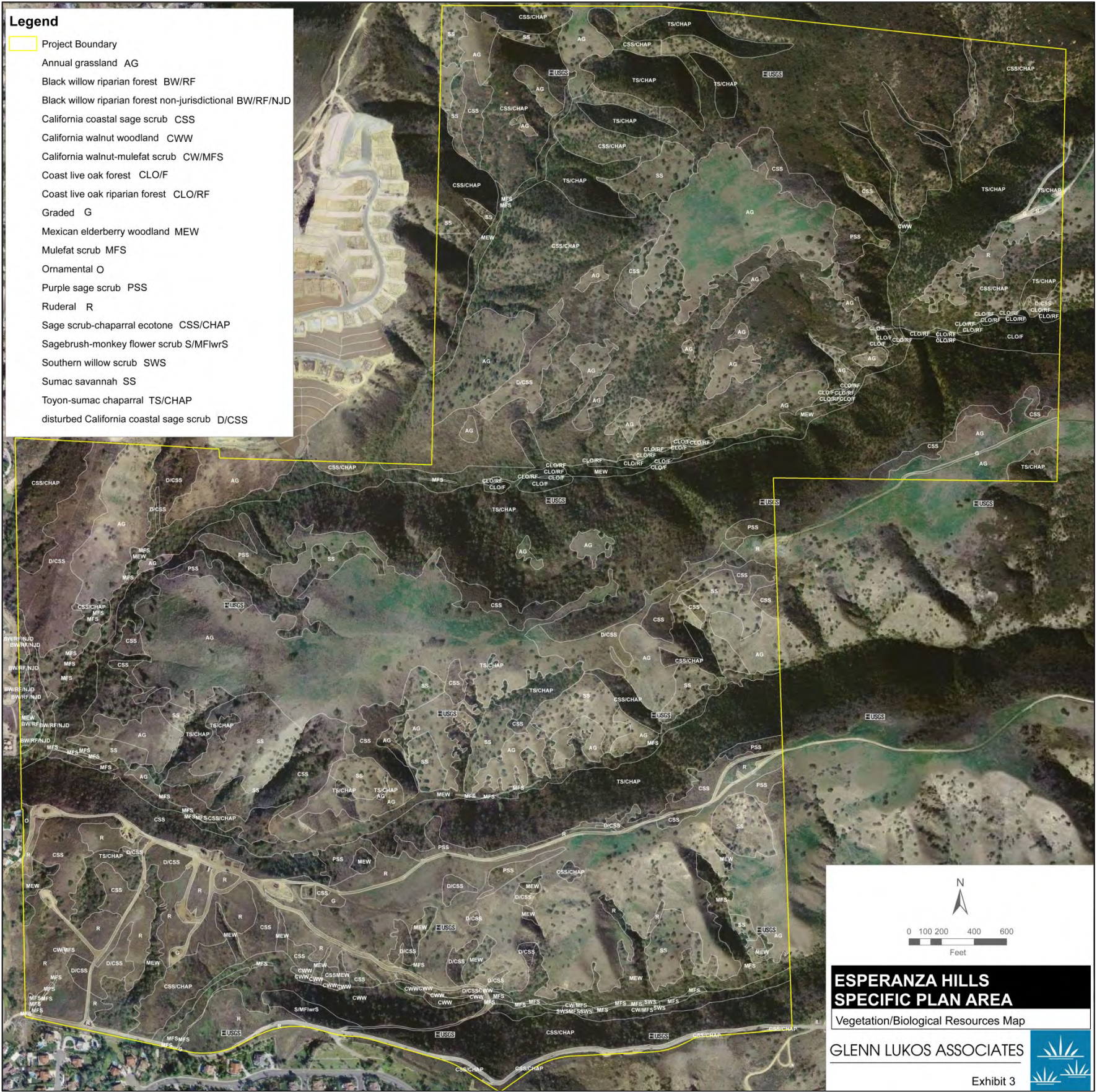


Exhibit 5 – Vegetation Communities

**ESPERANZA HILLS
STUDY #22 - STONEHAVEN OPTION 1
CONCEPTUAL SITE PLAN / GRADING STUDY**

PAD DIMENSIONS TABLE

Y.L. ESTATES	Y.L.E. NORTH	YORBA TRAILS
PROPOSED PAD DIMENSIONS	PROPOSED PAD DIMENSIONS	PROPOSED PAD DIMENSIONS
70' WIDE →	90' WIDE	70' WIDE →
VARIES 140' → 160' DEEP	110' DEEP	VARIES 130' → 140' DEEP
NO. OF LOTS = 185	NO. OF LOTS = 120	NO. OF LOTS = 27
ESTATE LOT	ESTATE LOT	ESTATE LOT
	NO. OF LOTS = 2	

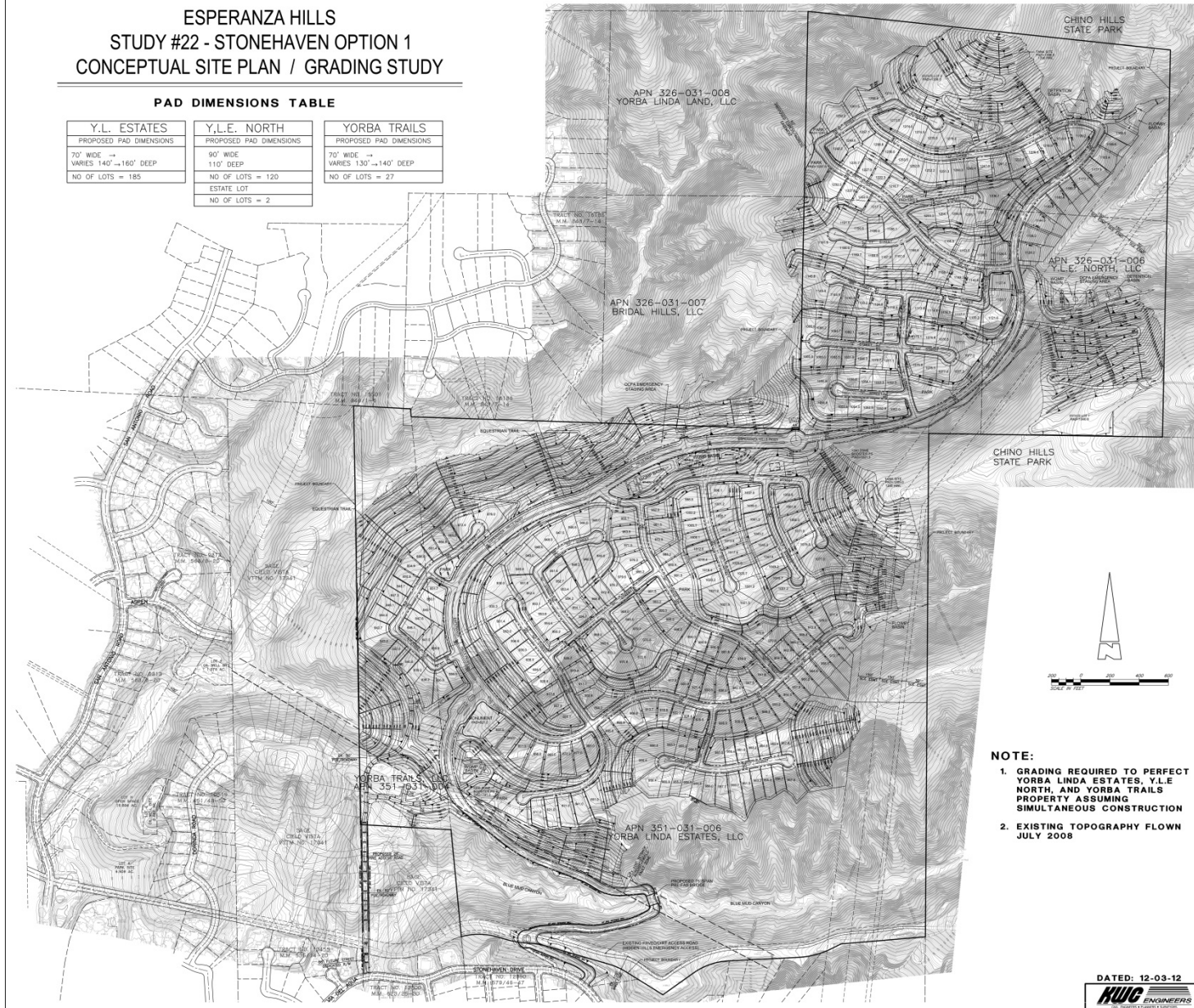


Exhibit 6 – Conceptual Site Plan (Option 1)

**ESPERANZA HILLS
STUDY #21 - ASPEN WAY OPTION 2
CONCEPTUAL SITE PLAN / GRADING STUDY**

PAD DIMENSIONS TABLE

Y.L. ESTATES	Y.L.E. NORTH	YORBA TRAILS
PROPOSED PAD DIMENSIONS	PROPOSED PAD DIMENSIONS	PROPOSED PAD DIMENSIONS
70' WIDE → VARIES 140' → 160' DEEP	90' WIDE 110' DEEP	70' WIDE → VARIES 130' → 140' DEEP
NO OF LOTS = 185	NO OF LOTS = 120	NO OF LOTS = 33
	ESTATE LOT	
	NO OF LOTS = 2	

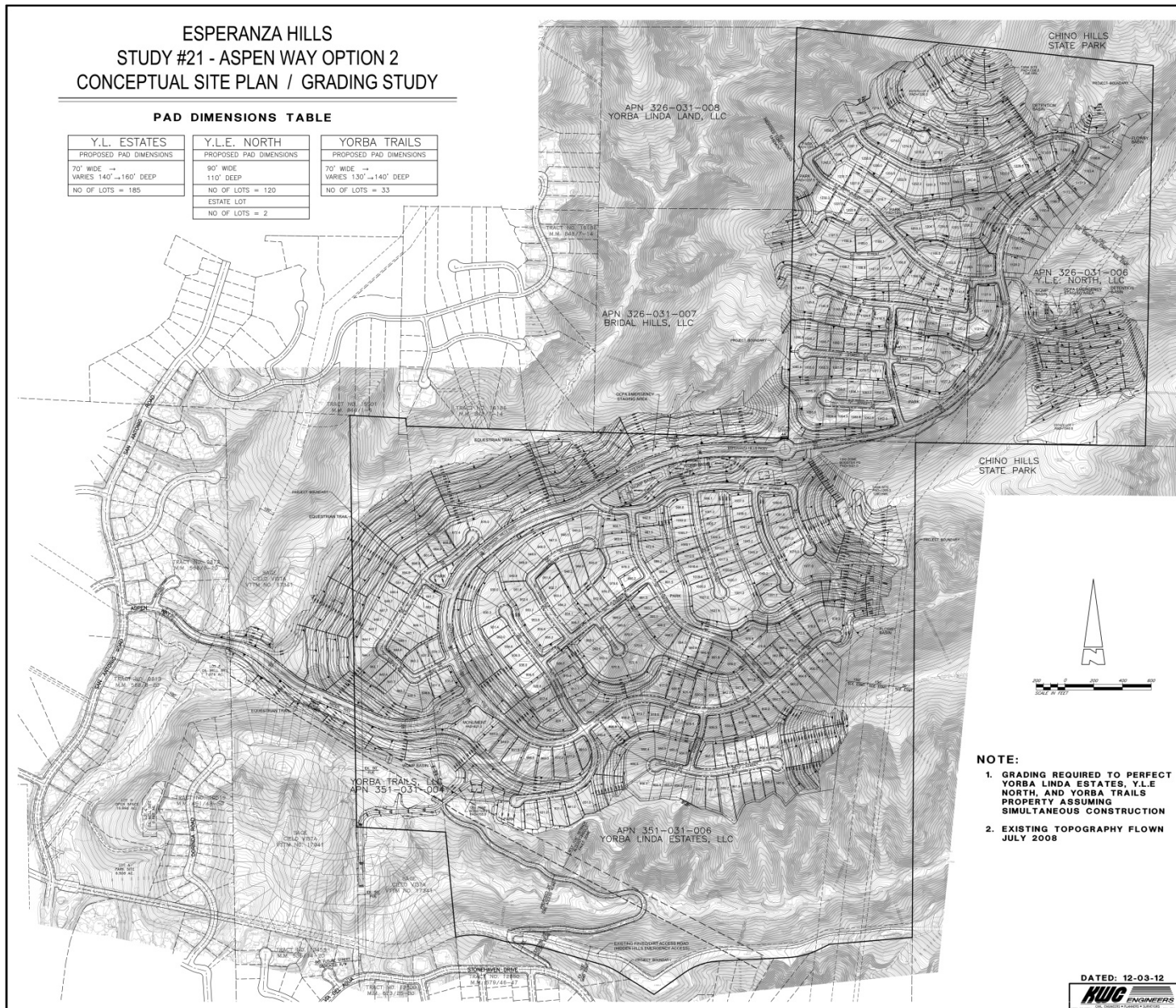


Exhibit 7 – Conceptual Site Plan (Option 2)

ESPERANZA HILLS

STUDY #22 - STONEHAVEN OPTION 1 EMERGENCY INGRESS/EGRESS PLAN

TYPICAL STREET SECTIONS SCALE: 1" = 10'-0"

90' R.O.W. - 26' CURB TO CURB, 66' CURB TO CURB, 26' CURB TO CURB, 14" RAISED MEDIAN, 90' R.O.W.

52' R.O.W. - 36' CURB TO CURB, 52' R.O.W.

44' R.O.W. - 30' CURB TO CURB, 44' R.O.W.

28' ACCESS - 28' ACCESS ROAD

20' ACCESS - 20' ACCESS ROAD

15' ACCESS - 15' ACCESS ROAD

NOTE: ALL CUL-DE-SACS ARE TO HAVE A MINIMUM OF A 38'-0" TURNING RADIUS

ROUTE/ ACCESS LEGEND

- EMERGENCY INGRESS/EGRESS CIRCULATION (Red dashed line)
- RESIDENTIAL EVACUATION ROUTE (Green dashed line)
- FIRE DEPARTMENT ACCESS POINT (Orange star)
- FIRE HYDRANT WITH DIRECT CONNECTION TO WATER TANK (Black dot)

Exhibit 8 – Project Access (Option 1)

ESPERANZA HILLS
STUDY #21 - ASPEN WAY OPTION 2
EMERGENCY INGRESS/EGRESS PLAN

TYPICAL STREET SECTIONS SCALE: 1" = 10'-0"

90' R.O.W. - 26' CURB TO CURB, 14' RAISED MEDIAN, 26' CURB TO CURB, 66' CURB TO CURB, 90' R.O.W.

52' R.O.W. - 36' CURB TO CURB, 52' R.O.W.

44' R.O.W. - 30' CURB TO CURB, 44' R.O.W.

28' ACCESS - 28' ACCESS ROAD

20' ACCESS - 20' ACCESS ROAD

15' ACCESS - 15' ACCESS ROAD

NOTE: ALL CUL-DE-SACS ARE TO HAVE A MINIMUM OF A 38'-0" TURNING RADIUS.

ROUTE/ ACCESS LEGEND

- EMERGENCY INGRESS/EGRESS CIRCULATION (Red dashed line)
- RESIDENTIAL EVACUATION ROUTE (Green dashed line)
- FIRE DEPARTMENT ACCESS POINT (Orange star)
- FIRE HYDRANT WITH DIRECT CONNECTION TO WATER TANK (Black circle)

Exhibit 9 – Project Access (Option 2)

Potential Impacts

Technical studies will be prepared, and the Environmental Impact Report (EIR) for the proposed project will fully analyze each topic identified in the Initial Study Checklist (Appendix G in the California Environmental Quality Act Guidelines) with the potential for environmental impacts. The Initial Study identifies potential significant impacts in the areas of:

- aesthetics
- air quality/greenhouse gas emissions
- agriculture
- biological resources
- hydrology/water quality
- land use
- noise
- population/housing
- public services
- recreation
- traffic
- public services

Mitigation measures and project design features will be included in the EIR to mitigate impacts to the greatest extent possible.

CEQA Guidelines §15130 requires that an EIR discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable. While the project site is located in unincorporated Orange County, the site is within the sphere of influence of the City of Yorba Linda. Therefore, the project will be analyzed with respect to County of Orange and City of Yorba Linda development standards. In addition, the County is considering an application for a project that is adjacent to the Esperanza Hills site and known as Cielo Vista, also within unincorporated Orange County. Cumulative impacts resulting from both projects will be discussed in the EIR. As a responsible agency, the Orange County Local Agency Formation Commission (LAFCO) reviews projects from the standpoint of future annexation and the potential impacts to the municipality accepting such annexation. Therefore, the cumulative impacts analysis in the EIR will address:

- Consistency with existing County policies for spheres of influence
- Long term delivery of reliable and efficient public services to future residents
- Impacts to the City of Yorba Linda and its residents by service providers accessing new development

CEQA Guidelines §15126.6 requires a description of reasonable alternatives to the proposed project. Therefore, while the EIR will analyze potential impacts of the project as the site exists in unincorporated Orange County, it will also consider the alternative of future annexation to the City of Yorba Linda.

Additional project alternatives will be determined based on project impacts.

Initial Study Checklist

The Initial Study and Notice of Preparation for the project were prepared in accordance with CEQA Guidelines §15063 which states:

Following preliminary review, the lead agency shall conduct an initial study to determine if the project may have a significant effect on the environment. If the lead agency can determine that an EIR will clearly be required for the project, an initial study is not required but still may be desirable.

The County of Orange, as lead agency, has determined that there is substantial evidence that the proposed project may cause a significant effect on the environment. Based on this determination, and in accordance with CEQA Guidelines §15063, the lead agency is required to prepare an Environmental Impact Report (EIR).

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by that project, involving at least one impact that is a “Potential Significant Impact” or “Less than Significant Impact with Mitigation” as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Agricultural Resources	<input checked="" type="checkbox"/>	Noise
<input checked="" type="checkbox"/>	Air Quality/Global Climate Change	<input checked="" type="checkbox"/>	Population / Housing
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Public Services
<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Geology / Soils	<input checked="" type="checkbox"/>	Transportation / Traffic
<input checked="" type="checkbox"/>	Hazards and Hazardous Materials	<input checked="" type="checkbox"/>	Utilities / Service Systems
<input checked="" type="checkbox"/>	Hydrology / Water Quality	<input checked="" type="checkbox"/>	Mandatory Findings of Significance
<input checked="" type="checkbox"/>	Land Use / Planning		

Environmental Determination

Environmental Determination (to be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signed Karin Canning

Date 12/21/12

Evaluation of Environmental Impacts:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analysis,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.



Environmental Analysis Checklist

Planning Application Number PA #120037

Esperanza Hills

Issues and Supporting Data Sources:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE & FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Data Sources:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. CULTURAL/SCIENTIFIC RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Data Sources:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
iv. Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soils, as defined in Table 18-1-B of the California Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal system where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. HAZARDS & HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. HYDROLOGY & WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Data Sources:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
d. Substantially alter drainage patterns of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. LAND USE & PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Data Sources:	Potential Significant Impact	Less than Significant Impact/MM	Less than Significant Impact	No Impact
13. POPULATION & HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. TRANSPORTATION/TRAFFIC. Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. UTILITIES & SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Environmental Analysis

Esperanza Hills - PA 120037

1. AESTHETICS. Would the project:

- Have a substantial adverse effect on a scenic vista?
- Substantially damage scenic resources, including, but not limited to trees, rock outcroppings and historic buildings within a state scenic highway?
- Substantially degrade the existing visual character or quality of the site and its surroundings?
- Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact

The project site is located within a topographically diverse area of rolling hills and ravines with elevation ranges from 550 feet to 1,550 feet. The project has the potential to have aesthetic impacts since development will occur where none currently exists and will include significant landform alteration. However, the project will not damage scenic resources, including trees, rock outcroppings and historic buildings with a state scenic highway. Lighting for the residences will be analyzed in the Draft Environmental Impact Report (EIR) and mitigation will be included to significantly reduce impacts due to potential light or glare.

2. AGRICULTURE AND FORESTRY RESOURCES. Would the project:

- a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51140(g))?
- d. Result in the loss of forest land or conversion of forest land to non-forest land?
- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?

Potentially Significant Impact -

The project site is designated Open Space in the County's General Plan and is zoned A1 General Agriculture and A1(O) General Agriculture/Oil Production. The site has not been designated as Prime Farmland and is not covered by a Williamson Act contract. No agriculture/farming activities currently occur. In addition, the site is not classified as forest or timberland and the proposed project will not result in the conversion of either agricultural or forest lands. However, since the site is designated General Agriculture, the project will require a change in the land use and zoning designations to permit the development of 340 residential units.

3. AIR QUALITY. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?
- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact -

Air quality impacts due to short term construction activity have the potential to be significant. Long term operation, including increased traffic, could also result in significant impacts to air quality. An air quality analysis will be prepared for the proposed project assessing both long- and short-term impacts and include mitigation measures to reduce such impacts. Consistency with local, state and federal air quality standards and plans will be included in the analysis to ensure compliance with all regulations.

4. BIOLOGICAL RESOURCES. Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact -

The project site is largely undeveloped and supports a mix of non-native grasslands with areas of riparian habitat. The site includes locally dominant stands of coastal sage scrub, chaparral and four blue-line drainages. Oil extraction operations exist on the western portion of the site, along with

dirt roads for access to the property and the Southern California Edison energy transmission lines which transverse the eastern portion of the site. A detailed biological assessment will be prepared for the project, identifying all biological resources and providing mitigation measures to reduce potential impacts. Wildlife corridors will be preserved and the project will comply with local policies and ordinances related to the protection of biological resources. The site is not within an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Coordination with U.S. Fish and Wildlife, California Department of Fish and Game and the Army Corps of Engineers will ensure that required permits are obtained and adverse effects to habitats and protected wetlands are minimized.

5. CULTURAL/SCIENTIFIC RESOURCES. Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact with Mitigation -

A "Cultural Resources Inventory" was prepared for the site in 2008. The report stated: "No pre-historic or historic cultural resources were recorded for the subject property." An archaeological/paleontological report will be prepared and analyzed in the EIR identifying potential resources. Mitigation measures will be included to protect any such resources during construction and operation of the proposed project. As noted, there are no historical/cultural resources on the project site and project implementation will not result in adverse impacts to such resources.

6. GEOLOGY AND SOILS. Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soils, as defined in Table 18-1-B of the California Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal system where sewers are not available for the disposal of waste water?

The Whittier Fault runs along the southern portion of the site. There are no northern fault traces that extend into development planning areas. Geotechnical testing was recently completed to determine the precise location of the Whittier Fault to define the Alquist-Priolo zone. The fault study confirmed that the current lot design has avoided any constraints imposed by the Whittier Fault. The fault trenches were mapped and photographed, and samples were sent for carbon dating to further verify the findings. A complete analysis will be provided in the EIR regarding potential geological impacts, and mitigation will be provided to reduce such impacts. A water quality management plan prepared for the project will also provide information related to soil erosion and potential loss of topsoil.

7. GREENHOUSE GAS EMISSIONS. Would the project:

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

Potential Significant Impact -

Short-term construction and long-term operation of the proposed project have the potential to result in significant cumulative contributions to greenhouse gas emissions. A technical analysis will be included in the EIR identifying potential impacts and providing mitigation measures to reduce the effects of such impacts. Currently, there are no adopted thresholds, but the EIR will analyze GHG emissions using the most up-to-date information. Cumulative impacts with the adjacent Cielo Vista project will also be discussed in the EIR.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f. For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less than Significant Impact -

The proposed project, in and of itself, does not have the potential to result in a significant hazard due to the transport, disposal, accidental upset, or storage of hazardous materials. The site is substantially undeveloped except for the existing oil extraction operations, which have the potential to create contaminated soils and methane associated with the drilling operations. The oil operations at one of the two existing wells will cease with project implementation. The 340-residence subdivision proposed will result in the normal use and storage of household materials, and no industrial or commercial uses are included in the project. However, the EIR will include a Phase I environmental analysis to identify the presence of hazardous materials or contamination on the site. If such conditions are identified, mitigation measures will be incorporated to reduce the potential for significant impacts. The project is not in the vicinity of a private airstrip.

The project site is in a high fire severity zone, and the entire property was burned during the 2008 Freeway Complex Fire. The project applicant will be required to comply with Orange County Fire Authority regulations for the provision of adequate fuel modification areas as the project borders open space areas which have been subjected to wildfires in the past. Compliance will include adequate emergency evacuation routes and access for emergency vehicles. Detailed information will be included in the EIR related to emergency plans, fuel modification and construction methods to enhance fire safety that will become conditions for project approval.

9. HYDROLOGY AND WATER QUALITY. Would the project:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- d. Substantially alter drainage patterns of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
- f. Otherwise substantially degrade water quality?
- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?
- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact with Mitigation -

The project has the potential to create impacts related to hydrology and water quality because the project site is currently undeveloped open space consisting of hills and ravines. The existing drainage patterns will be modified as a result of grading and construction. However, the project will include several hydrodynamic features to treat and capture water runoff while also providing recreational opportunities and landscaped areas. Impacts on water quality and drainage will be analyzed in the EIR based on site-specific technical studies and consultation with the Regional Water Quality Control Board regarding certification requirements. A Storm Water Pollution Prevention Plan will be included in the project analysis. The project will be required to comply with local, state, and federal regulations regarding water quality protection. Mitigation measures will be included to require incorporation of site drainage systems to adequately handle and treat runoff.

The project will not place housing within a 100-year flood hazard area or expose people or structures to a significant risk of loss, injury, or death involving flooding. The site is not located near a levee or dam and has no potential risk for inundation by seiche or tsunami.

10. LAND USE AND PLANNING. Would the project:

- a. Physically divide an established community?
- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environment effect?
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Less than Significant Impact with Mitigation -

The proposed project requires a General Plan Land Use designation amendment from Open Space (5) to Suburban Residential (1B) to allow for 340 residential units on 468.9 acres. Adoption of a Specific Plan will replace the existing A1 General Agriculture and A1(O) General Agriculture/Oil Production designations. Approval of the General Plan amendment and Specific Plan would result in project consistency with applicable land use plans. The project would not divide an established community as the site is undeveloped and would not conflict with an existing habitat or natural community conservation plan. The EIR will include details related to the changes in the land use and zoning designations and no significant impacts are anticipated. Analysis will include project access as it relates to development of adjacent projects.

The EIR will also address City of Yorba Linda General Plan designations, intended densities, and policies for consistency with the City's development standards. Since the project is located within

the City Sphere of Influence, the County's adopted Sphere of Influence Policy Guidelines will also be discussed in the EIR.

11. MINERAL RESOURCES. Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Less Than Significant Impact -

The site is not designated as a mineral resource location. However, as noted, the site is zoned with an Oil Production overlay and two oil wells are located in the southwest portion of the property. One of the existing oil wells will cease operation. No impacts are anticipated related to mineral resources.

12. NOISE. Would the project:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working the project area to excessive noise levels?

Potential Significant Impact -

The project has the potential to result in short-term construction noise impacts in excess of standards established in the local ordinances. Construction activities will last several years to achieve project build-out. However, construction noise is exempt by the County noise ordinance. On a short-term basis, local residents could be subjected to groundborne vibration and periodic increases in ambient noise levels. Long-term noise impacts could result from additional traffic. A Noise Analysis will be included in the EIR to analyze specific impacts and provide mitigation measures to minimize such impacts. The project is not within an airport land use plan or in the vicinity of a private airstrip.

13. POPULATION AND HOUSING. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less than Significant with Mitigation -

Construction of 340 residential units where no housing currently exists will result in population growth. No housing or population will be displaced due to implementation of the proposed project as the site is undeveloped. The site is designated as Residential in the City of Yorba Linda General Plan and density is established at one unit per acre. The proposed density for the project is .73 dwelling units per acre, which is lower than the surrounding subdivisions located within the City. The EIR will analyze the increased population and assess impacts on infrastructure.

14. PUBLIC SERVICES. Would the project:

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?

Potentially Significant Impact -

The project proposes construction of 340 residences and is located in a severe fire hazard area. Students will attend schools in the Placentia-Yorba Linda School District. The project has been designed with 12.6 acres of active and passive parks and 7 miles of pedestrian, bicycle and equestrian trails. The EIR will analyze projected population increases and the attendant need for additional fire and police protection, schools, parks and other public facilities. As a gate-guarded community, a Homeowners' Association will be responsible for street and landscaping maintenance and no public service providers will be impacted. Mitigation measures will be included which will reduce identified impacts to public services.

15. RECREATION. Would the project:

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact with Mitigation -

The proposed project includes development of 12.6 acres of active and passive parks which can be accessed by pedestrian, bicycle, or equestrian access from existing or proposed trails. The project will include a total of 61% open space area upon completion. Also included are 7 miles of trails including linkages to permit non-vehicular access to the Chino Hills State Park and the surrounding open space areas. The project is not anticipated to have potentially significant impacts in the area of recreation.

16. TRANSPORTATION/TRAFFIC. Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potential Significant Impact -

The addition of 340 residences and attendant traffic volumes is anticipated to impact local traffic. Entry to the community will be via one of two options. Option 1 would provide a primary connection going south to Stonehaven Drive, a local residential collector road, following an existing dirt road that has historically been used for access by the oil well operators, the Orange County Fire Authority, the City of Yorba Linda, and Southern California Edison, and to service Chino Hills State

Park. Option 2 would provide a primary connection going west from the community to Aspen Way, connecting into San Antonio Road, a residential collector street. Analysis will include project access as it relates to development of adjacent projects. Separate emergency ingress/egress will also be provided under either option. Access to the development will be gate-guarded but will include pedestrian/bicycle access to the public. A traffic analysis will be prepared based on County and City of Yorba Linda input and methodologies to assess the amount of traffic and provide mitigation measures to reduce potential impacts. Consistency with local plans, ordinances, and policies will also be analyzed. Internal circulation will be designed to avoid hazards due to a design feature. Emergency access (both ingress and egress) will be addressed in coordination with the Orange County Fire Authority to ensure adequacy.

The project has no potential to impact air traffic patterns and will not conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?
- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state and local statutes and regulations related to solid waste?

Less than Significant Impact with Mitigation -

Addition of 340 residences in an undeveloped area will require provision of utilities and services to support the development. Southern California Edison and the Metropolitan Water District have transmission lines on the property and a gas pipeline is nearby. The project applicant will coordinate with all utility and service providers to ensure that adequate services are available to accommodate the project. The EIR will provide analysis of wastewater capacity and treatment, storm water drainage facilities, sanitary sewer service, water supplies and solid waste disposal capacity, in addition to gas, electric and telephone services. Mitigation measures will be included to reduce potential impacts to a level of insignificance.

With regard to water availability, the EIR will include discussion of water supplies from the Yorba Linda Water District (YLWD) and the Orange County Water District (OCWD). The OCWD is in the process of preparing an EIR that discusses the long-term availability of local groundwater supplies. A Water Supply Assessment will be included in the Esperanza Hills EIR in order to determine the adequacy of water supply to serve the project.

18. MANDATORY FINDINGS

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project has the potential to alter or reduce the habitat of fish or wildlife and reduce the number of plant species existing on the project site. A biological study will be prepared to identify such habitat and species and provide mitigation to reduce impacts.

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

The project has the potential to result in cumulatively considerable impacts in the areas of greenhouse gas emissions and traffic. Technical studies will be prepared to assess the impacts and provide mitigation to reduce impacts, including analysis of adjoining existing and proposed development.

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

It is unlikely the project will result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

Determination

- a. **COULD NOT** have a significant effect on the environment, and a negative declaration (ND) will be prepared pursuant to CEQA Guidelines Article 6, 15070 through 15075. ☐
- b. **Could have** a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures have been added to the project or revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) will be prepared pursuant to CEQA Guidelines Article 6, 15070 through 15075. ☐
- c. **MAY have** a significant effect on the environment, which has not been analyzed previously. Therefore, an environmental impact report (EIR) is required. ☒
- d. **MAY have** a "potentially significant effect on the environment" or "potentially significant effect unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed. ☐