

## 5.9 Land Use and Planning

### 5.9.1 Existing Conditions

#### 1. Regional Setting

The Project Site is located within the northeastern area of unincorporated Orange County, adjacent to the City of Yorba Linda (City), approximately 3.0 miles north of the SR-91 Freeway, directly southwest of Chino Hills State Park, which lies between developed land in Orange, San Bernardino, and Riverside counties and adjacent to existing residential development in the City. The Project Site is one-third mile east of San Antonio Road and directly north of Stonehaven Drive. The Project Site is within the Local Agency Formation Commission (LAFCO) designated Sphere of Influence (SOI) for the City. The Proposed Project is a portion of the area commonly referred to in the City of Yorba Linda General Plan (Yorba Linda GP) and Zoning Map as the “Murdock Property,” which also includes the proposed Cielo Vista project to the west and the Yorba Linda Land, LLC and Bridal Hills, LLC parcels to the northwest. The entire Proposed Project Site was burned in the 2008 Freeway Complex Fire.

#### a. On-Site Land Uses

The Project Site has been utilized historically for animal grazing and oil production, starting in the mid-1950s. Today the major use of the site is as open space, for energy transmission associated with the Southern California Edison (SCE), for water transmission for the Metropolitan Water District and the Yorba Linda Water District (YLWD), and for some limited oil production. These existing and past land use practices are consistent with the current County of Orange General Plan Land Use designation of Open Space (5) and Zoning Code designation of General Agricultural (A1) and with a General Agriculture/ Oil Production overlay (O) for the property.

#### Acronyms used in this section:

AMSL	above mean sea level
BMP	Best Management Practice
CEQA	California Environmental Quality Act
CDOGGR	California Department of Conservation, Division of Oil, Gas and Geothermal Resources
DEIR	Draft Environmental Impact Report
DU/ac	dwelling units per acre
FMZ	Fuel Modification Zone
GHG	greenhouse gas
HOA	homeowners’ association
LAFCO	Local Agency Formation Commission
LOS	Level of Service
MWD	Metropolitan Water District
NEAPS	Northeast Area Planning Study
OCFA	Orange County Fire Authority
OCWD	Orange County Water District
RHNA	Regional Housing Needs Assessment
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SOI	Sphere of Influence
UWMP	Urban Water Management Plan
USFWS	US Fish and Wildlife Service
VHFHSZ	Very High Fire Hazard Severity Zone
YLWD	Yorba Linda Water District

The rolling hills and ravines that characterize the Project Site support a mix of habitats and land use types. This includes non-native/native grasslands with locally dominant stands of coastal sage scrub, chaparral, small stands of walnut, blue elderberry, and oak woodlands, and limited areas of riparian habitat. The Project Site also includes disturbed habitats characterized as ruderal and disturbed/ developed areas. Four blueline drainages occur on-site.

**b. Surrounding Land Uses**

The surrounding land uses are predominantly residential development and open space. The Proposed Project is bordered by Chino Hills State Park on the north and east. To the south and northwest lie existing single-family residential communities previously approved and developed in the City including Dominguez Ranch, Green Hills, Casino Ridge, Travis Ranch, and Yorba Linda Hills.

The proposed Cielo Vista project to the west (also referred to as the Sage property), is a proposed single-family residential subdivision in the County, owned by Amos Travis Trust to the west and the Virginia Simmons Trust to the 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 street design. Surrounding land uses are depicted on Exhibit 5-94 – Surrounding Land Use.

**5.9.2 Regulatory Setting**

The Proposed Project is governed by state, local, and regional land use regulations. The primary land use regulation mechanisms of the County include the County of Orange General Plan and the Zoning Code. These documents provide a blueprint for development throughout the planning area. Due to the project location within the City's SOI, City regulatory and policy documents, including the Yorba Linda GP and the Zoning Code, will also be discussed, along with LAFCO annexation policy. Due to the Proposed Project's location adjacent to the Chino Hills State Park, the Chino Hills State Park General Plan goals and policies will be discussed.

**1. County of Orange General Plan**

The Proposed Project is located within the unincorporated area of Orange County and is therefore under the regulatory jurisdiction of the County of Orange. The County of Orange General Plan comprises nine elements addressing Land Use, Transportation, Public Services and Facilities, Resources, Recreation, Noise, Safety, Housing and Growth Management. The most recent comprehensive update to the County of Orange General Plan was adopted on March 27, 2011, by Board of Supervisors Resolution 11-044<sup>21</sup>. In addition, the Housing Element was certified by the California Department of Housing and Community Development on April 22, 2011.

---

<sup>21</sup> County of Orange General Plan, March 27, 2011, cover and title

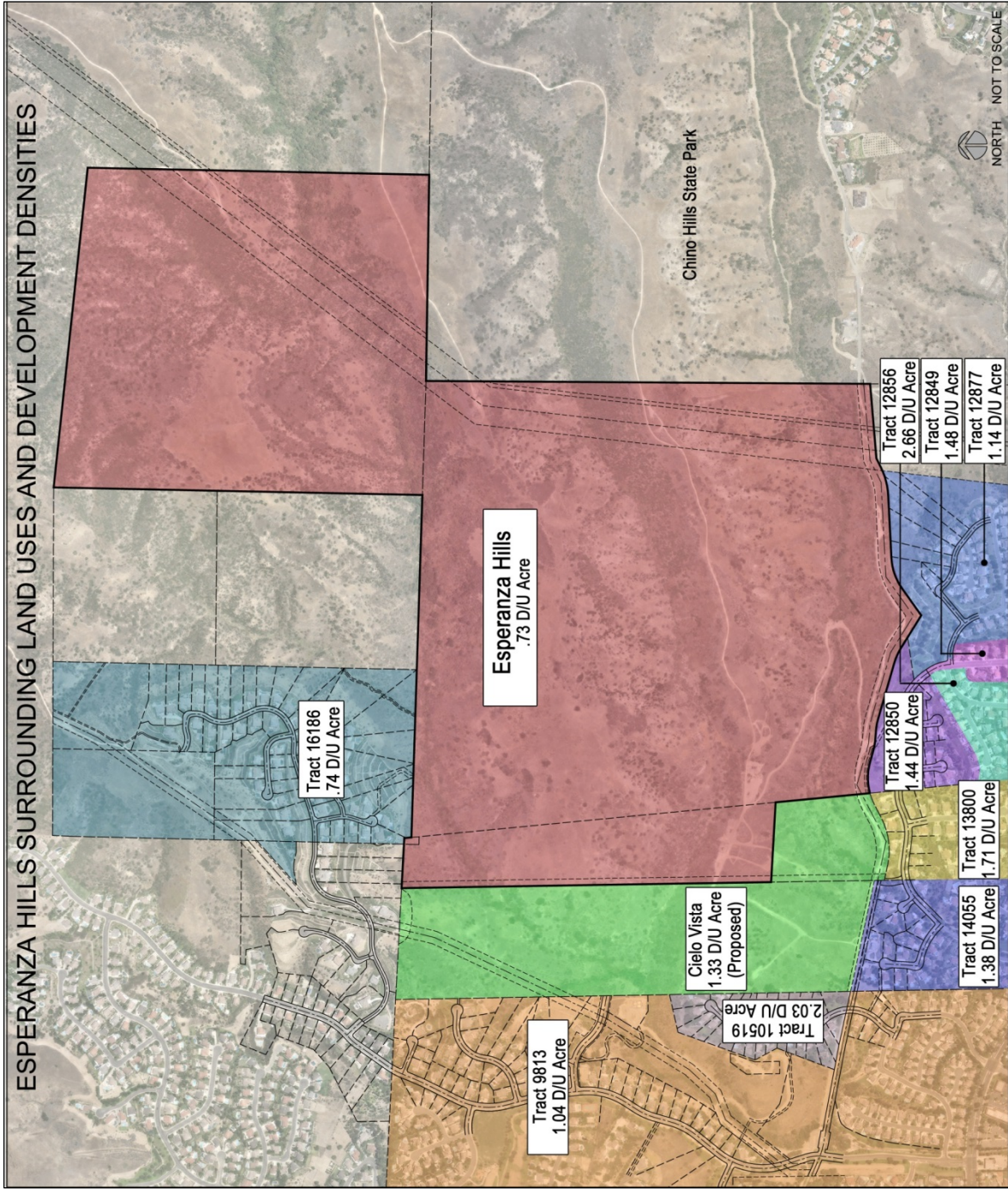


Exhibit 5-94 – Surrounding Land Uses

The Land Use Element of the County of Orange General Plan describes objectives, policies, and land use patterns for all unincorporated territory. The County of Orange has applied a land use designation of Open Space (5) category to the Project Area (Exhibit 5-95– Orange County Land Use Map). The Open Space category indicates the current and near-term use of the land. The Open Space category is not necessarily an indication of a long-term commitment to permanent open space uses but, due to market pressures to serve a growing County population, the areas in the Open Space Category may ultimately be developed in other ways.

The Proposed Project includes a General Plan Amendment that will change the land use designation from Open Space (5) to Suburban Residential (1B). The Suburban Residential designation is characterized with a wide range of housing types, from estates on large lots to attached dwelling units, and permits the greatest flexibility for residential development. Suburban Residential allows a development density of 0.5 to 18 dwelling units per acre (DU/ac) and an intensity/density characteristic and standard of 2.59 persons per dwelling unit and 1 to 47 persons per acre.<sup>22</sup>

## **2. County of Orange Zoning Code**

The project is zoned “A1” (General Agriculture) with an “O” (Oil Production) overlay district by the County of Orange (Exhibit 5-96 – Orange County Zoning Map). The A1 zone provides for agricultural uses with a four-acre minimum site area and a maximum of 1 dwelling unit per site. In addition, Section 7-9-55 of the County’s zoning ordinance indicates that the A1 district “may be used as an interim zone in those areas which the General Plan may designate for more intensive urban uses in the future.” The Oil Production zone (§7-9-117) overlay designation provides for oil drilling and production of oil, gas and other hydrocarbon substances. Such activity is subject to the regulations of the Orange County Oil Code (§7-8-1 through §7-8-53). The Proposed Project includes a zone change from A1 (O) to a Specific Plan.

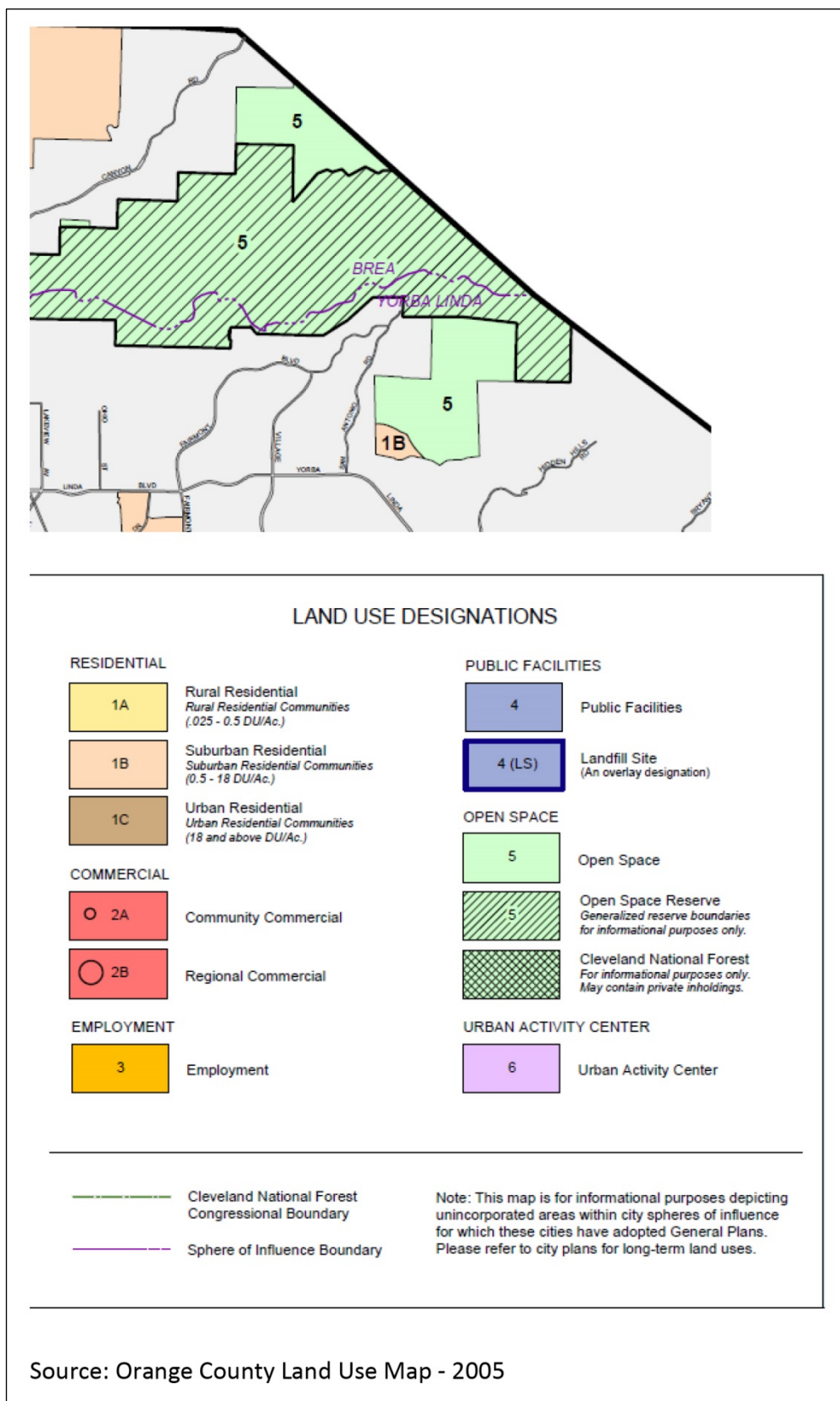
## **3. Esperanza Hills Specific Plan**

The Proposed Project includes a proposal for a specific plan. A specific plan is a tool for the systematic implementation of the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

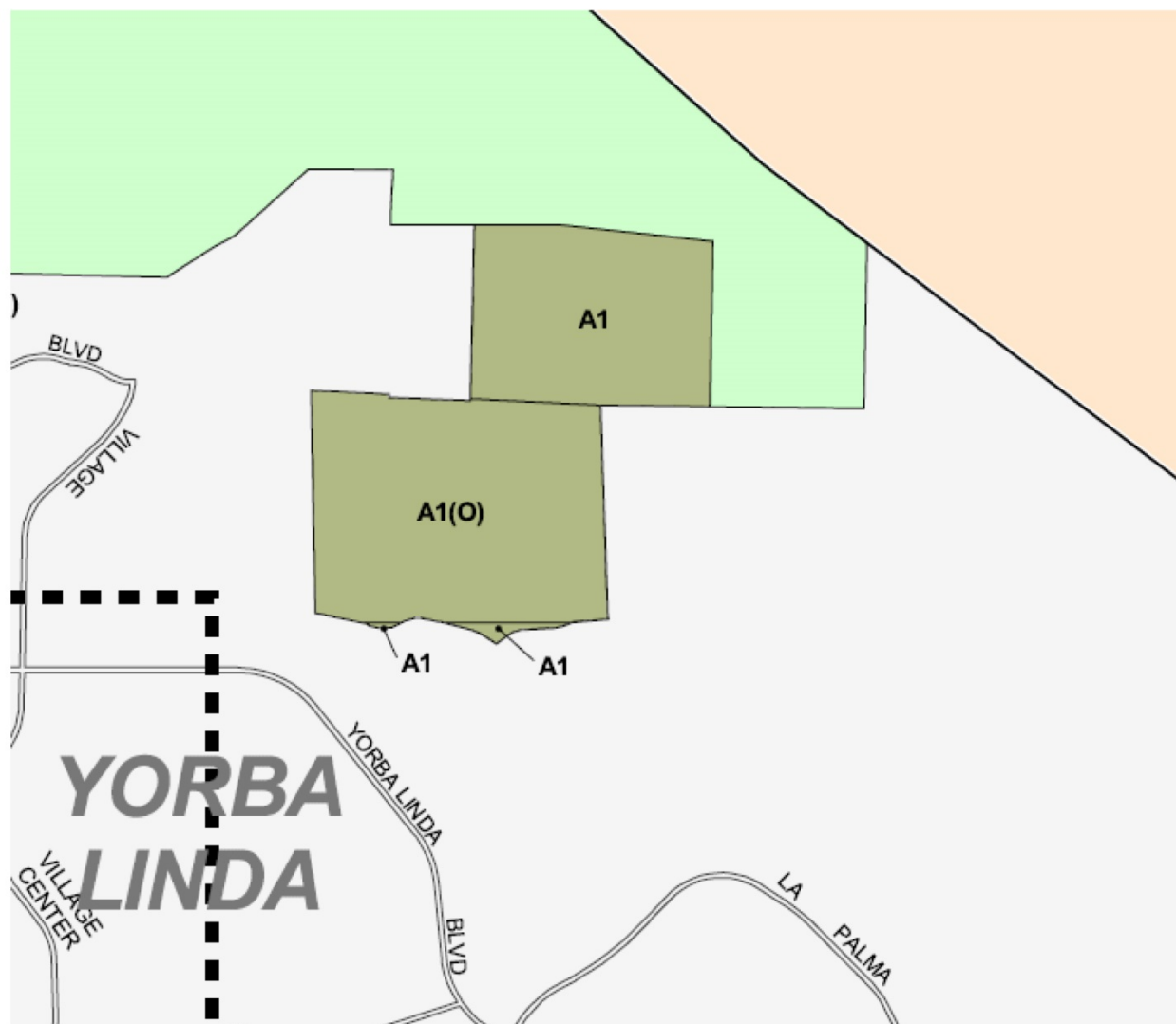
---

<sup>22</sup> County of Orange General Plan, Land Use Element, March 27, 2011, page III-22





**Exhibit 5-95– Orange County Land Use Map of Site Area**



Source: Orange County Zoning Map of Project Area

Exhibit 5-96 – Orange County Zoning Map of Site Area

Specific plans are subject to §§65450-65457 of the *California Government Code*. These provisions require that a specific plan be consistent with the adopted General Plan of the jurisdiction within which it is located. In turn, all subsequent subdivision and individual development projects, public works projects and zoning regulations must be consistent with the specific plan. The adoption of a specific plan is a legislative act similar to adoption of a general plan or zoning ordinance. The proposed specific plan will be consistent with the Suburban Residential (1B) category and the project will require a General Plan Amendment as discussed above.

#### **4. City of Yorba Linda General Plan**

The project is within the City's SOI and has been designated within Area Plan C – Murdock Property on the Land Use Map Update, dated March 18, 2010. The Yorba Linda GP, adopted in 1993, designates the property as Opportunity Area A5 Murdock Property. The definition of "opportunity" in the Yorba Linda GP is "A portion of the community in which change is either likely and requires guidance or in which change is desired and requires stimulation." The Yorba Linda GP Housing Element and Implementation Program was adopted in November 2011 and certified by the State Department of Housing and Community Development in January 2012.

Opportunity Area Preferred Alternative from the Yorba Linda General Plan EIR is included as Appendix One in the Yorba Linda GP and describes a preferred alternative for the Murdock Property that is defined as consisting of six associated northern sphere of influence properties of a total of 630 acres. Esperanza Hills is a 468.9-acre portion of the Murdock Property area consisting of three entities: Yorba Trails, LLC; Yorba Linda Estates, LLC; and Nicholas/Long Family. The other three properties that make up the remainder of the Murdock Property are the parcels owned by Yorba Linda Land, LLC; Bridal Hills, LLC; and the proposed Cielo Vista project owned by the Virginia Richards Trust and the Amos Travis Trust.

The preferred alternative in the Yorba Linda GP is annexation into the City of Yorba Linda of the 630-acre Murdock Property as well as a 547-acre City-owned parcel that is adjacent as low density residential (1 dwelling unit per acre) and a golf course development. The preferred alternative contemplates one or more specific plans, composed of all eight properties, or compatible combinations of property owners, to provide a comprehensive development and circulation system. The City-owned 547 acres was subsequently dedicated to the Chino Hills State Park. The General Plan states that there is a potential of 630 dwelling units with an overall density of 1.0 dwelling units per acre over the entire 630 acres. Residential units will be clustered for provision of open space and recreation/golf course facilities, as well as in response to the topography of the property. The General Plan anticipates circulation improvements to San Antonio Road and Via del Agua/Stonehaven Drive to support the property development.<sup>23</sup>

---

<sup>23</sup> Yorba Linda General Plan, 1993, Appendix One

## **5. Yorba Linda: Comprehensive General Plan Update**

The City is currently in the process of preparing a comprehensive update to the 1993 General Plan. A series of community workshops were held in June 2012 that resulted in three recommended vision statements that have not been adopted by the City Council:

*Vision Statement 1:* The City of Yorba Linda is a family-oriented, multi-generational, business supported community. We value our rich sense of history and equestrian environment.

*Vision Statement 2:* The City of Yorba Linda is a beautiful small town with a great historic heritage that values its education and housing and a safe community atmosphere.

*Vision Statement 3:* The City of Yorba Linda is a safe, family-oriented, and business-friendly City with a small town feel. We value our historic semi-rural community, and take pride in our extraordinary schools, parks, and trails and equestrian culture.

The General Plan update does not have a scheduled completion date, and a Notice of Preparation has not been filed for the General Plan Update EIR with the State Clearinghouse.

The Yorba Linda GP includes the 2008-2014 Housing Element. The Housing Element contains a variety of information relative to a community's housing needs along with proposed goals, policies, and programs designed to respond to those needs. The City is currently in the process of updating the Housing Element as required by state law for cities within the Southern California Association of Governments (SCAG) area. A draft of the 2014-2021 Housing Element, dated May 2013 is available for review. For further discussion on the Yorba Linda GP Housing Element refer to Section 5.11, Population and Housing (beginning on page 5-483 of this DEIR).

## **6. City of Yorba Linda Zoning Ordinance**

The City has the authority to "pre-zone" areas within its SOI in order to plan for the future land use of an area in anticipation of annexation. However, the City has not taken this step with respect to this Proposed Project or any of the Murdock Property.

If the Project Area were to be annexed to the City prior to Project approval through the County of Orange, applicable zoning regulations would include: Hillside Development/Grading/Fire Protection; Yorba Linda Right to Vote Amendment; and Land Use Right to Vote.

The Hillside Development/Grading/Fire Protection ordinance was adopted in 2004 and is intended to establish standards and guidelines for hillside development that include the following site design principles: protecting aesthetics views from surrounding neighborhoods; limits on retaining wall heights; preservation of natural hillsides and ridgelines; preservation of significant trees and other vegetation. Hillside



grading and drainage guidelines include design of retaining walls and drainage devices to lessen view impact to surrounding neighborhoods and Chino Hills State Park. Planting design guidelines include design of hillside plant materials that provide erosion control, fire resistance, and drought tolerance with the ability to enhance the color and texture of the surrounding landscape as well as plant materials that follow downhill alignments, that are irregularly spaced and that do not block views. Transitional slope planting that requires a Fuel Modification Plan approved by the OCFA. The Hillside Development/Grading/Fire Protection ordinance also establishes residential development standards in hillside areas including preservation of ridgelines to the degree possible, streets to be located below crest of natural ridgelines, building pads to not be located so as to be on the crest of a natural ridgeline, and buildings placed against land forms to prevent structures visible against the horizon or the sky when viewed from the canyon floor. Development standards for residential developments within viewscape of Chino Hills State Park require that the grading and landscaping plans include, for each lot so determined to be viewed, specific measures, including height limits, setbacks, landscaping, berms, and/or other measures that will assure that any structure built on the lot will not be viewed from Chino Hills State Park or otherwise be screened to the extent feasible.

The Yorba Linda Right to Vote Amendment and the Land Use Right to Vote ordinances were adopted in 2006. These ordinances require a city-wide vote of the majority of the electorate for an applicant sponsored ballot measure that results in any major amendment to any planning policy documents defined as the general plan, zoning text, land use diagram, any specific plan, and any development agreement. The Right to Vote ordinance defines *major amendment* as any amendment that results in any of the following changes to the development standards for any parcel of land affected by the proposed amendment:

- 1) Increases the number of residential units which may be constructed on a parcel designated for residential uses.
- 2) Increases the number of separate parcels which may be created from an existing parcel.
- 3) Changes any residential land use to allow any other land use.
- 4) Changes any non-residential land use to allow any residential land use greater than ten (10) net dwelling units per acre or allow a mix of commercial and residential uses.
- 5) Increases the allowed maximum height of development.
- 6) Provides for the private development of land owned by a government entity within five years of the date of the approval to develop the land.
- 7) Repeals any of the Planning Policy Documents.

## **7. Chino Hills State Park General Plan**

The 11,770-acre Chino Hills State Park is a natural open-space area in the hills of Santa Ana Canyon near Riverside County, and is surrounded by development on all sides within the cities of Yorba Linda, Brea, Chino Hills, Chino, and Corona. The park

is a critical link in the Puente-Chino Hills biological corridor. It encompasses stands of oaks and sycamores and rolling, grassy hills that stretch nearly 31 miles, from the Santa Ana Mountains to the Whittier Hills (Exhibit 5-97 – Chino Hills State Park Trails Map). The Project Site borders Chino Hills State Park on the eastern and northern boundary. Blue Mud Canyon originates in Chino Hills State Park and traverses the southern portion of the Project Site. The Old Edison Trail is located within Chino Hills State Park and terminates at the eastern edge of the Project Site above Blue Mud Canyon. San Juan Hill, a 1,781-foot peak, is located within the Chino Hills State Park to the north and east of the Project Site. San Juan Hill forms a ridge to the north of the Project Site that is traversed by South Ridge Trail. The Chino Hills State Park General Plan designates areas within the park as Management Zones (Exhibit 5-98 – Chino Hills State Park General Plan). The management zones consist of Natural Open Space Zone, Core Habitat Zone, Historic Zone, and Recreation and Operations Zone. The area of Chino Hills State Park adjacent to the Project Site is designated as Natural Open Space Zone.

This zone is characterized as:

The Natural Open Space Zone protects natural, cultural, and aesthetic resources, and at the same time allows for recreational opportunities at the park. The zone generally has less biological sensitivity than the Core Habitat Zone but contains patches of higher resource sensitivity within its boundaries that will receive greater protection.<sup>24</sup>

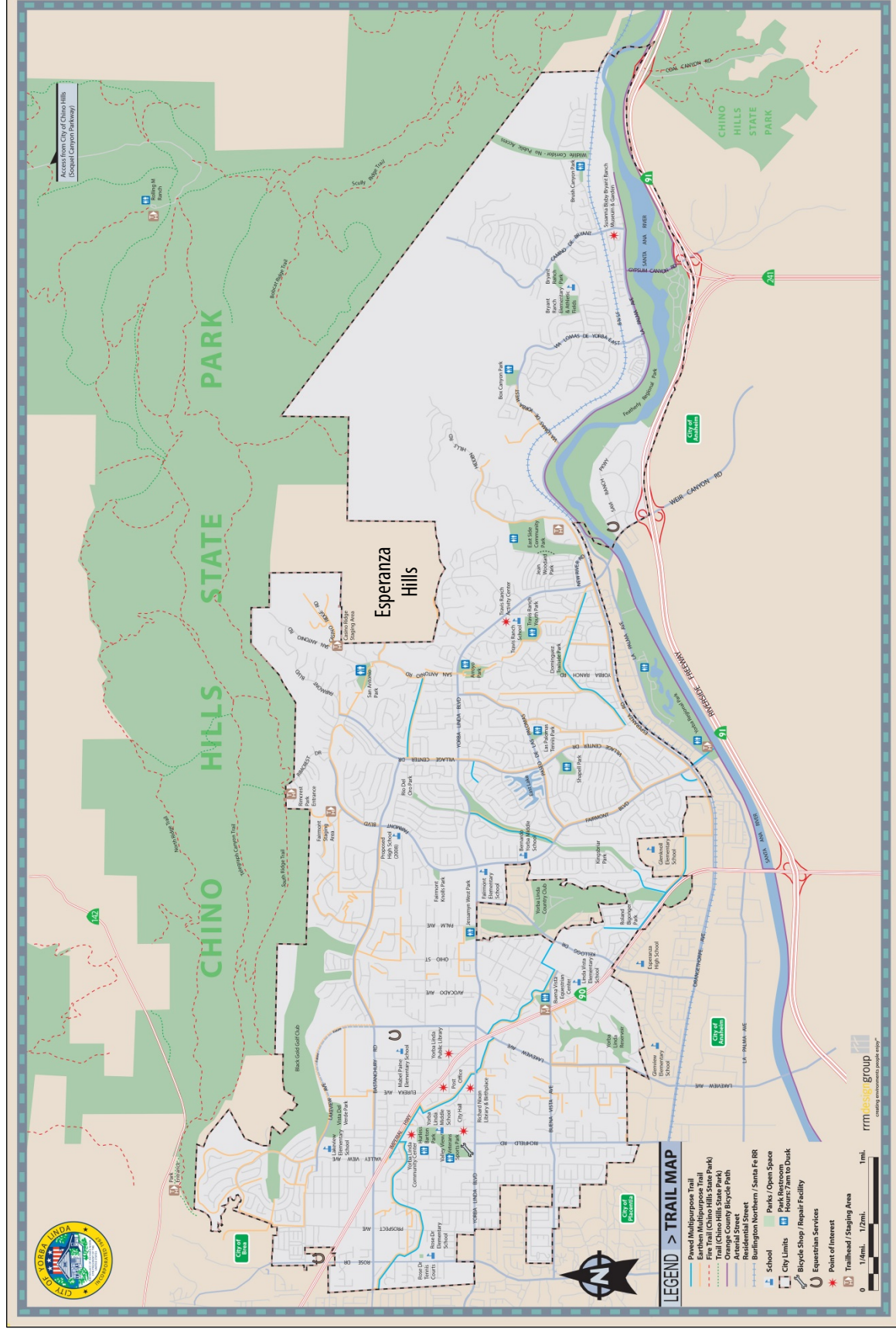
The Chino Hills State Park General Plan discusses the aesthetics value of long distance views of natural terrain and vegetation that is available from selected locations within the park.<sup>25</sup> Acquisition plans for the park have, among other things, emphasized the value of acquiring ridgelines to protect the viewsheds within the park, particularly from the San Juan Hill viewpoint. However, additional guidelines are needed to help the California Department of Parks and Recreation staff evaluate the desirability of proposed land acquisitions at Chino Hills State Park.<sup>26</sup>

---

<sup>24</sup> Chino Hills State Park General Plan, 1999, Management Zones, page 51

<sup>25</sup> Chino Hills State Park General Plan, 1999. Existing Conditions and Issues: Park Summary, page 3

<sup>26</sup> Chino Hills State Park General Plan, 1999. Existing Conditions and Issues: Issues, page 44



source: <http://www.ci.yorba-linda.ca.us/~ci26/images/stories/pdf/trails.pdf>

## Exhibit 5-97 – Chino Hills State Park Trails Map



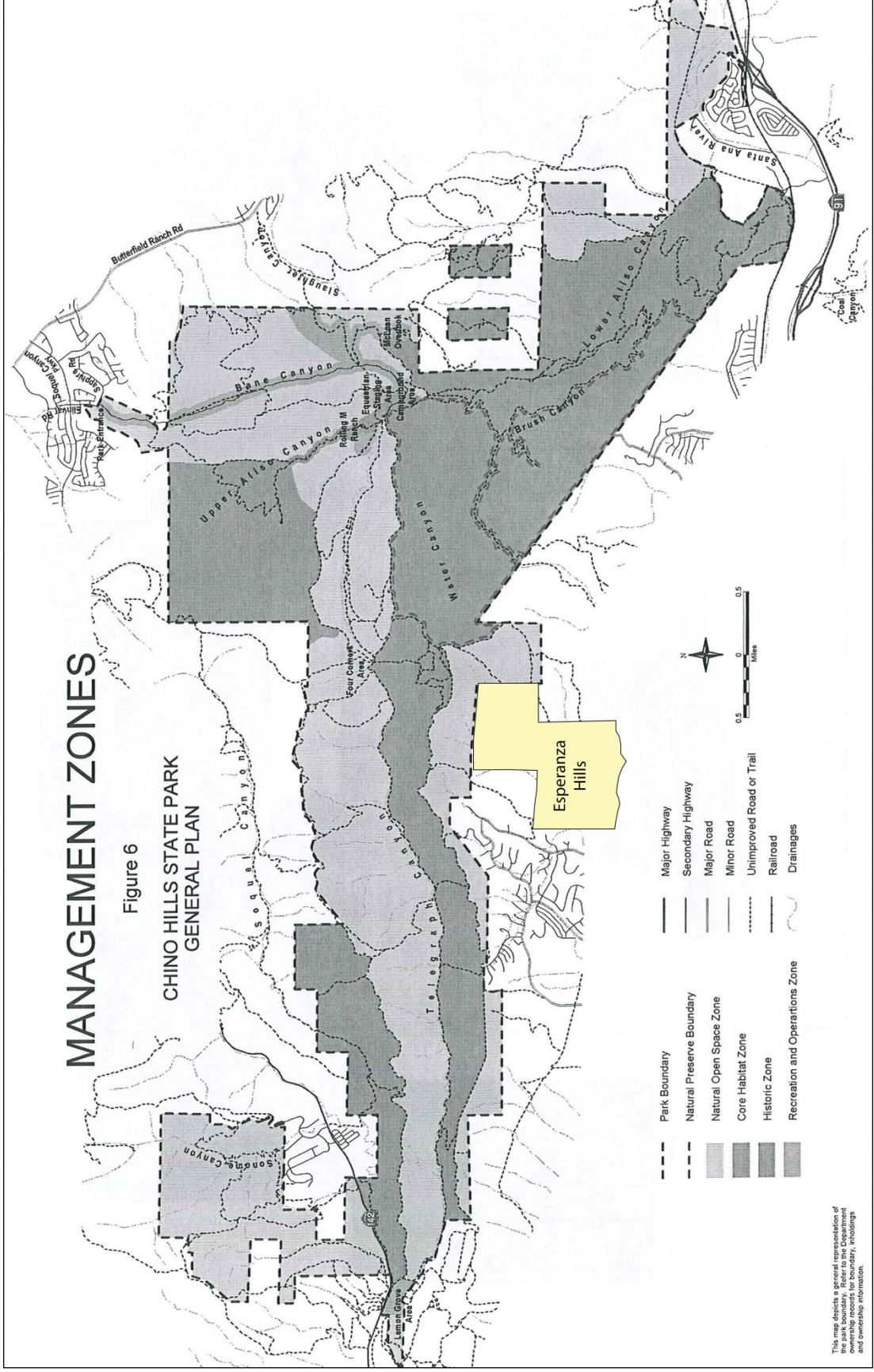


Exhibit 5-98 – Chino Hills State Park General Plan

## 8. Other Relevant Planning Documents

There are several other planning documents that provide guidance relevant to the Esperanza Hills site. In alphabetical order, they include:

- City of Yorba Linda Master Drainage Plan – The City has long had a process for addressing the drainage impacts resulting from new development. The Master Plan of Drainage identifies the level of storm drain facilities required, on-site and systemwide, and establishes a fee program to help pay for constructing and improving storm drain facilities identified in the Plan. Under the program, project developers are required to pay the City a fee based on the acreage of property developed. Revenues generated by the program are then used for making improvements to the overall drainage system to ensure that, as the community is built out, the system has the capacity to handle anticipated storm flow.  
  
Established in 1968, the Master Plan of Drainage fee program has been utilized to implement the construction of the Master Plan of Drainage improvements. A fee was developed on a per-acre basis to cover the costs necessary to implement the Master Plan of Drainage. The Master Plan of Drainage was updated in February 2000, and the fees were adjusted accordingly. The current drainage fee is \$14,000 per acre.
- City of Yorba Linda Master Plan of Sewers – The sewer system serving the City is owned and controlled by the YLWD. The sewer system for the Proposed Project will be owned and controlled by the YLWD.
- Orange County Fire Authority Ready, Set, Go! Program – Orange County Fire Authority Ready, Set, Go! program provides public education resources to residents in wildfire impact areas throughout Orange County. The program provides tools for protecting homes, and provides education to prepare residents regarding evacuation prior to a wildfire. The program includes opportunity for home assessments as well as a newsletter to keep residents aware of wildfire protection strategies.<sup>27</sup>
- Yorba Linda Water District – The Yorba Linda Water District (YLWD) is the water purveyor and the sewer purveyor for the Proposed Project. YLWD is a member of the Orange County Water District (OCWD), which manages the groundwater for retail providers within the boundary of OCWD. The Project Area, along with other areas of the eastern portion of the City, are not currently within the service boundary area of OCWD. Currently, YLWD has proposed to annex approximately 6,100 acres into the OCWD. OCWD, on April 4, 2013, prepared a draft environmental impact report for the proposed annexation by the City of Anaheim, Irvine Ranch Water District, and YLWD into the OCWD service boundary.

---

<sup>27</sup> Orange County Fire Authority, Ready, Set, Go website: <http://readysetgooc.org/>

The YLWD prepared the Final Northeast Area Planning Study (NEAPS) in March 2013. The purpose of the NEAPS is to evaluate the capacity of existing distribution system facilities and size new infrastructure required to provide water under anticipated operational conditions for future demands. The study specifically analyzes the future demands of the proposed Cielo Vista and Esperanza Hills projects. The study includes evaluation and recommendations for storage capacity, pump stations, pipelines and water quality. Further discussion can be found in Section 5.12, Public Services (beginning on page 5-493 of this DEIR).

- Urban Water Management Plan dated 2010 – In 2011, the YLWD adopted the Urban Water Management Plan (UWMP) as required by the 1983 Urban Water Management Planning Act, Water Code §§10610-10656. The plan's requirements are to demonstrate water supply reliability during normal, dry, and multiple dry years over a 25-year period, detail water supply shortage contingency planning for 50% reduction and interruption of service, describe current and planned water demand management measures, and identify planned water supply including recycling and desalination, description of water use targets to meet required 20% per capita reduction, and implementation of water conservation measures. The UWMP concludes that, based on the planning assumptions of Metropolitan Water District of Southern California and the Metropolitan Water District of Orange County, the YLWD is projected to have sufficient water supplies under the hydrologic scenarios defined in the Urban Water Management Plan Act.
- Yorba Linda Water District Sewer Master Plan – The YLWD updated the 2010 Sewer Master Plan in February 2011. The YLWD provides all sewer services to the City and will supply sewer services to the Proposed Project.

## **9. Regional Planning Programs**

County-wide and regional plans affecting planning in the Project Area include the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the Regional Housing Needs Assessment (RHNA), the Quality Management Plan prepared by the South Coast Air Quality Management District, the Orange County Flood Control District's Master Plan of Drainage, and the County's Integrated Waste Management Plan.



## **10. Local Agency Formation Commission (LAFCO) and Yorba Linda Sphere of Influence (SOI)**

A Sphere of Influence (SOI) designates a city's probable future physical boundary and service area. The Proposed Project is located within jurisdiction of the County of Orange and within the City of Yorba Linda SOI, as depicted on Exhibit 5-99 – Sphere of Influence Map. An annexation occurs when a city, together with the landowner, incorporates additional territory to its boundary. The Orange County LAFCO is the responsible agency for annexations within the County of Orange. Esperanza Hills has filed a petition with Orange County LAFCO to begin annexation discussions with the County of Orange, the YLWD, and the City, and a focused stakeholder process has begun. Because potential annexation of the property to the City is a reasonably foreseeable condition, this DEIR provides analysis of project compliance with the City regulations and policies, where appropriate, and the infrastructure requirements necessary for the various utility and public service providers.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (*California Government Code* §56000, et seq.) provides Orange County LAFCO with its powers, procedures, and functions. This law gives Orange County LAFCO power to “approve or disapprove with or without amendment, wholly, partially or conditionally” proposals concerning the formation of cities and special districts, and other changes in jurisdiction or organization of local governmental agencies. In reviewing proposals, Orange County LAFCO is required to consider certain factors such as the conformity between city and county plans, current service levels and need for future services to the area, and the social, physical, and economic effects that agency boundary changes present to the community.

## **11. Sphere of Influence Policy Guidelines**

A subcommittee made up of members from the County and Orange County cities, along with consultation from the League of Cities and the Building Industry Association, prepared Sphere of Influence Policy Guidelines to guide development and the provisions of municipal services in city SOIs. On July 27, 1999, the Board of Supervisors approved the policy guidelines by Resolution No. 99-301 which states “the guidelines are not intended to direct or influence development, rather they serve solely as the framework for cooperation among affected agencies and landowners and only become a formal policy with regard to individual city SOIs when this Board and the City Council reach agreement on their adoption and implementation.” The Sphere of Influence Policy Guidelines and adopting resolution are incorporated by reference.

The policies include provision of municipal services, timing of annexation, and the requirement for cities to develop plans concerning their SOI areas and applicable land use and development standards for development proposals. The SOI Policy Guidelines also detail flexible processing options that include the county and city presenting development processing time and cost proposals for the landowner's consideration, pre-annexation agreements, and incentives to the landowner to promote early annexation.

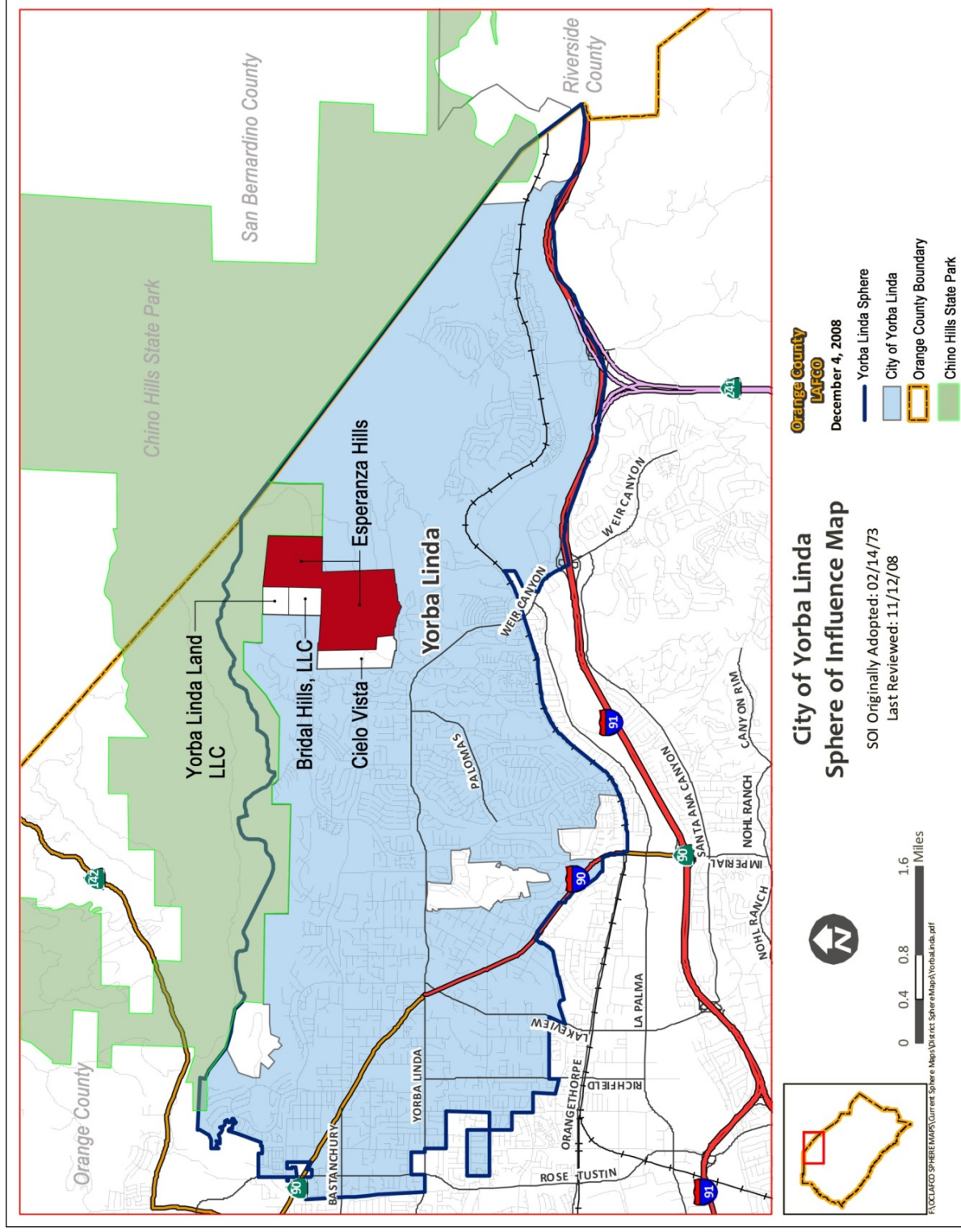


Exhibit 5-99– Sphere of Influence Map

The SOI Policy Guidelines recognize that the County will have ultimate responsibility for the application of development standards within a sphere of influence area and that compatibility with city infrastructure and public safety regulations may facilitate the ultimate annexation of the development to the city. The SOI Policy Guidelines are not binding with respect to review of this project under CEQA. However, the intent of the guidelines is recognized throughout this DEIR by providing analysis of City regulations under various relevant topical areas.

### **5.9.3 Thresholds of Significance**

For the purposes of this DEIR, the thresholds of significance for evaluation of project impacts are based upon suggested criteria from the County of Orange Environmental Checklist and the California Environmental Quality Act (CEQA) Environmental Checklist found within Appendix G of the CEQA Guidelines. This project would result in a significant impact if it would:

- 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 environmental effect
- c) Conflict with an applicable habitat conservation plan or natural community conservation plan

### **5.9.4 Project Impacts Prior to Mitigation**

Two options for roadway access to the Proposed Project have been designed.

1. Option 1 would provide a primary connection going south to Stonehaven Drive following an existing dirt road that has been used for oil well and utility access purposes. A separate ingress/egress road for emergency purposes only would extend south along the western edge of the Project through the adjacent Cielo Vista property.
2. Option 2 would provide a primary connection going west from the site to Aspen Way, which then connects to San Antonio Road. Option 2 provides a separate ingress/egress exit for emergency purposes only, exiting south from the Proposed Project to Stonehaven Drive and following the existing road currently used for oil well and utility access purposes.

When referring to the project in general, 340 residential lots are noted as the maximum number of units. In cases where project impacts are different between the two options, the option impacts are both described.

## 1. On-Site and Surrounding Land Uses

Implementation of the Proposed Project will alter existing on-site land uses from open space to residential development with associated site access/circulation uses, open space/recreation, and continued oil production. The project proposes a maximum of 340 residential units at a density of .73 dwelling units per acre along with neighborhood parks, open space, trails, and infrastructure (two below-ground water reservoirs).

Table 5-9-1 provides a summary of the Proposed Project and describes the gross acres, dwelling units, number of lots and average lot size associated with each development option.

**Table 5-9-1 Project Density for Option 1 and Option 2**

Development	Gross Area (acres)	Dwelling Units per Acre	Number of Lots (dwelling units)		Average Lot Size (square feet)	
			Option 1	Option 2	Option 1	Option 2
Esperanza Hills	468.90	0.73	334	340	18,755	18,553

Average lot size for the Proposed Project excludes the two estate lots, which have lot sizes that are 21.78 acres and 2.08 acres, and would increase average lot sizes.

Average residential building pad areas are 70'×140' for Planning Area 1, and 90'×110' for Planning Area 2. Minimum lot size is 12,000 square feet. The proposed density for Option 1 and Option 2 is less than the surrounding residential tracts. The average density of other surrounding residential land uses is 1.42 dwelling units per acre.

The Proposed Project will permanently alter the existing land uses on-site and the character of the area to a permanent developed condition with low-density single-family residential uses. The Proposed Project could impact implementation of the Orange County General Plan, the Orange County Zoning Code, and other regional plans listed in Section 5.9.2, Regulatory Setting (beginning on page 5-396 above) if not consistent with such plans and/or policies.

Implementation of the Proposed Project would also result in potential on-site land use compatibility impacts due to the ongoing oil production combined with residential uses. It should be noted that the OCFA standards prohibit the construction of any residential units within 100 feet of any operating well head. This will apply to the development near the oil well that is to remain on the site. The operation and closure of the oil facilities is subject to the Orange County Oil Code, Sections 7-8-1 through 7-8-53 of the Orange County Code of Ordinances. The Project has been designed to avoid locating any residential units within 100 feet of any operation well head; therefore, the Proposed Project is consistent with this adopted OCFA requirement and is therefore compatible with ongoing oil production.

## 2. Consistency with the Orange County General Plan

### a. Land Use Element

The proposed land use designation of Suburban Residential (1B) will allow a building intensity range of 0.5 to 18 dwelling units per acre for the site. The Suburban Residential land use designation allows a wide range of housing types, from estates on large lots to attached dwelling units (townhomes, condominiums, and clustered arrangements). The land uses proposed include low-density single-family residential lots and two residential estate lots; active and passive recreational parks; open space consisting of natural open space, landscaped areas, fire breaks, and fuel modification zones (FMZs); and improved and unimproved walking, biking, hiking, and equestrian use trails as well as infrastructure and other improvements. These land uses within the Proposed Project are consistent with the General Plan land use designation of Suburban Residential.

The Proposed Project will have an average building intensity of .73 dwelling units per acre, which is on the low end of the Suburban Residential (1B) density range, and will yield an average lot size of 18,755 square feet for Option 1 and 18,553 square feet for Option 2. Lots range from 12,044 square feet to 39,354 square feet (exclusive of the estate lots). The two estate lots are custom building sites that consist of a 21.78-acre lot and a 2.08-acre lot with building pads limited to 2.65 acres and 1.11 acres, respectively.

The Proposed Project is evaluated in the table below for compliance with the following applicable Land Use Element policies of the Orange County General Plan.

**Table 5-9-2 Orange County General Plan Land Use Element Consistency**

Policy	Analysis
OC LUE Policy 1. Balanced Land Use - To plan urban land uses with a balance of residential, industrial, commercial, and public land uses	The Proposed Project is a balanced community made up of a maximum of 340 single-family detached homes (including two estate lots), open space, recreation, and riding and hiking trails that are directly adjacent to a developed urban community with access to major transportation modes, several retail centers, schools, recreation, and employment centers. This policy does not require completely self-contained communities. The notion of balanced land use in part is that residential development is able to take advantage of its proximity to employment opportunities.
OC LUE Policy 2. Phased Development - To phase development consistent with the adequacy of public services and facilities within the capacity defined by the General Plan	The purpose of the Phased Development Policy is to ensure that development coincides with the adequacy of public services and facilities, especially where the public health, safety, and welfare are concerned. The Proposed Project and associated infrastructure improvements are located directly adjacent to an existing developed community with access to major transportation modes, existing retail centers, schools and employment centers. The project will incrementally add to the demand for public facilities in the region, but the new development will not overload existing facilities. (Refer to Section 5.12, Public Services, beginning on page 5-493, for additional information.)

Policy	Analysis
OC LUE Policy 3. Housing Densities - To provide a variety of residential densities which permit a mix of housing opportunities affordable to the county's labor force	The mix of densities is intended to make it possible to develop housing that is affordable to the County's labor force and offer those who work in Orange County a reasonable choice of living accommodations. The Proposed Project consists of low-density single-family dwellings located in the foothills of northern Orange County. High-density housing for the Project Site is in conflict with the Orange County Grading Ordinance and the Yorba Linda GP and Zoning Code. High-density housing is not compatible with the surrounding community of low-density single-family dwellings. Higher density housing cannot be achieved on this site and, therefore, the Proposed Project does not provide a mix of housing opportunities affordable to the County's labor force.
OC LUE Policy 4. Land Use/Transportation Integration - To plan an integrated land use and transportation system that accommodates travel demand	The purpose of the Land Use/Transportation Integration Policy is to ensure that transportation planning is assimilated into the land use planning process. The collector and local streets form the backbone circulation system for Esperanza Hills providing for the safe, efficient movement of vehicles and emergency access through the community as well as a backbone for a comprehensive system of bikeways. Internal streets will include landscaped parkways and pedestrian walkways separated from the street. The density assumed for the site is consistent with the Yorba Linda GP, which anticipates one dwelling unit per acre for the areas in the vicinity of the Proposed Project, and adequate roadway capacity exists as detailed in Section 5.14, Transportation and Traffic (beginning on page 5-543).
OC LUE Policy 6. New Development Compatibility - To require new development to be compatible with adjacent areas	The Proposed Project is consistent and compatible with the existing surrounding land uses. The project is bounded on the west and south by existing and proposed urban development of low density residential uses (approximately 1 du/ac). The project borders the Chino Hills State Park to the east and north. The project has been designed to be sensitive to the adjacent open space areas, minimizing off-site views from Chino Hills State Park and providing open space buffers that provide a transition between land uses.
OC LUE Policy 7. Creative Design Concepts - To encourage innovative concepts which contribute to the solution of land use problems	The purpose of the Creative Design Concepts Policy is to encourage the use of innovative planning ideas that give variety to the character of development and solve certain site development problems. The topographic and geographic features of the land within the Esperanza Hills project define distinct residential neighborhoods. The land plan is sensitive to existing ridgelines with preservation of major ridgelines. The residential lots have been clustered to preserve open space areas and provide for FMZs. Streets are laid out in a manner responsive to the terrain in order to minimize the large amount of grading for a project of this nature and provide emergency access and staging areas for firefighting. The retaining walls will be designed to imitate the natural hillside. Street and other lighting will be minimized, shielded, and directed downward to promote night sky visibility.



Policy	Analysis
OC LUE Policy 8. Enhancement of Environment - To guide development so that the quality of the physical environment is enhanced	Natural and enhanced open space areas proposed for Esperanza Hills will primarily include areas supporting native plant communities. Natural open space consists of areas that will not be graded, such as Blue Mud Canyon. However, due to the very high probability of wildfires, the existing plant palette will be modified to promote regeneration of historic native habitat such as the black walnut trees together with other native vegetation that is more fire resistant. The enhanced open space areas primarily consist of nine parks, each with a different theme commemorating Orange County's agricultural heritage. The Water Quality Management Plan basins have been designed as bio-retention facilities for the treatment and filtration of storm water runoff. These facilities provide passive and active park uses in addition to their functional uses. This policy does not suggest that environmental enhancement precludes development. It recognizes the need to improve the manmade and natural environments.
OC LUE Policy 10. Childcare Improvement - To encourage and facilitate provision of childcare facilities to address the growing County demand	The Proposed Project consists of single-family homes that will generate the need for childcare facilities. The project is located adjacent to a mature community of Yorba Linda with access to several existing childcare facilities within a two-mile radius of the Proposed Project. In addition the Placentia-Yorba Linda Unified School District offers before and after school childcare and preschool programs at most elementary schools. <sup>28</sup>
OC LUE Policy 13 Urban and Storm Runoff Regulations - The following policies establish a framework for the reduction of water pollution. The policies describe updated objectives for responding to current water pollution regulations referenced on page VI-56 of the County's Resources Element	The Proposed Project will incorporate several design features to minimize water pollution from urban and storm water runoff through the incorporation of hydromodification control Best Management Practices (BMPs), bio-treatment BMPs, source control BMPs, and low-impact development features with flow-by and detention/debris basins, along with landscaped swales, preservation of natural open space areas, buffer areas near blue line drainage areas and protection of slopes and channels. Urban and storm water runoff facilities are discussed in greater detail in Section 5.8, Hydrology and Water Quality (beginning on page 5-341).

<sup>28</sup> Placentia-Yorba Linda Unified School District Childcare Services, website: [pylUSD.k12.ca.us/Education/Child-care](http://pylUSD.k12.ca.us/Education/Child-care)

## b. Transportation Element

The Transportation Element of the Orange County General Plan contains three components:

- Circulation Plan
- Bikeways Plan
- Scenic Highway Plan

The Proposed Project is evaluated below for compliance with the following applicable Transportation Element policies of the General Plan.

**Table 5-9-3 Orange County General Plan Transportation Element Consistency**

Policy	Analysis
Policy 1.2 - Apply conditions to land use development projects to ensure that the direct and cumulative impacts of these projects are mitigated consistent with established level of service policies.	The Proposed Project will provide a circulation system and roadway improvements for the safe and efficient movement of vehicles within the Project Site. The project-specific traffic study has been prepared for the Proposed Project and discussed in detail within Section 5.14, Transportation and Traffic of this DEIR (beginning on page 5-543). The traffic study analyzes the traffic impacts associated with the Proposed Project and recommends mitigation measures to ensure that intersections impacted by the project will maintain a peak hour LOS D or better.
Objective 2.1 - Plan, develop and implement a circulation system in the unincorporated areas, which is consistent with the Master Plan of Arterial Highways and circulation plans of adjacent jurisdictions.	Depending on the access option selected, the Proposed Project has been designed to connect to existing two-lane local roadways, which ultimately connect to major arterial roadways within the City of Yorba Linda.
Policy 2.4 - Apply conditions to development projects to ensure compliance with OCTA's transit goals and policies.	OCTA has regularly scheduled bus service available on Yorba Linda Boulevard and Imperial Highway. The Proposed Project will not impact OCTA's transit goals and policies.
Policy 2.5 - Apply conditions to development projects to ensure implementation of the Circulation Plan as applicable.	The Proposed Project will enhance circulation in the Project vicinity with implementation of proposed roadway improvements included as mitigation measures.
Policy 3.1 - Maintain acceptable levels of service on arterial highways pursuant to the Growth Management Element of the General Plan.	The Traffic Impact Analysis analyzes the traffic impacts associated with the Proposed Project and recommends mitigation measures to ensure that intersections impacted by the Proposed Project will maintain a peak hour LOS D or better as required by the County.
Policy 3.2. - Ensure that all intersections within the unincorporated portion of Orange County maintain a peak hour level of service "D", according to the County Growth Management Plan Transportation Implementation Manual.	The traffic study analyzes the traffic impacts associated with the Proposed Project and recommends mitigation measures to ensure that intersections impacted by the Proposed Project will maintain a peak hour LOS D or better.
Policy 3.3. - Evaluate all proposed land use phasing plans for major development projects to ensure maintenance of acceptable Levels of Service on arterial highway links and intersections.	The Traffic Impact Analysis considered 18 related projects in the Proposed Project vicinity. With implementation of mitigation measures incorporated in the EIR, the County threshold of LOS D will be maintained.
Policy 5.1 - Establish "traffic impact fees" for application to county development projects with measurable traffic impacts, as defined in the Growth Management Plan Element of the General Plan. These fees may serve as local matching funds for Orange County Measure 'M', state and federal highway funding programs.	Fair Share fees have been identified as mitigation to reduce potential impacts to specific intersections. No other traffic impact fees are required.

Policy	Analysis
Policy 5.2 - Use uniform analytical methods, in conformance with the Growth Management Plan, Measure M, and the Congestion Management Program (CMP), to aid in transportation planning and impact evaluation and support the development and utilization of sub-area models to address detailed transportation issues.	The Traffic Impact Analysis prepared for the Proposed Project utilized existing state, county, and city methods and models for assessing impacts due to project-related traffic.
Policy 5.5 - Require as conditions of approval that the necessary improvements to arterial highway facilities, to which a project contributes measurable traffic, be constructed and completed within a specified time period or ADT/peak hour milestone to attain a Level of Service "D" at the intersections under the sole control of the County. LOS 'C' shall be maintained on Santiago Canyon Road links until such time as uninterrupted segments of the roadway (i.e., no major intersections) are reduced to less than three miles.	Fair Share fees have been required as mitigation for project-related traffic impacts. The intersections impacted are within the City of Yorba and there are no intersections under the sole control of the County that will require improvements to maintain LOS D.
Policy 5.7 - Require, as a condition of approval, that a development mitigation program, development agreement or developer fee program be adopted to ensure that development is paying its fair share of the costs associated with that development pursuant to Policy 5.1.	The Proposed Project includes mitigation measures requiring payment of fair share fees and school impact fees for project-related impacts to infrastructure and school facilities. Payment of these required fees is assured through implementation of the Mitigation Monitoring and Reporting Program (MMRP), which must be adopted by the County.
Policy 6.2 - Encourage new developments to support means of enhanced pedestrian and bikeway use by providing linkages between land uses such as residential areas, parks, schools, businesses and commercial areas which typically generate a large number of peak hour trips.	Bicycle trails and pedestrian walkways are an integral element to promote alternative methods of travel within the Proposed Project. Both Option 1 and Option 2 provide continued pedestrian and bicycle access via improved and unimproved trails through the community to the Chino Hills State Park as well as access to San Antonio Park via San Antonio Road and the equestrian center located where Aspen Way terminates. This system will link residents and surrounding residential neighborhoods to schools as well as employment centers such as Savi Ranch and business parks along the SR-91 Freeway corridor.
Policy 6.7 - Require developers of more than 100 dwelling units, or 25,000 square feet of non-residential uses to: a) demonstrate consistency between the local transportation facilities, services, and programs, and the regional transportation plan; and b) submit, as part of their development proposal (nonresidential), a Transportation System Management/ Transportation Demand Management (TSM/TDM) plan which includes strategies, implementation programs and an annual monitoring mechanism to ensure a reduction of single occupant automobile travel associated with development.	The Proposed Project is a residential development with no through traffic connections to surrounding uses beyond the Project access options included in the DEIR. Access points will connect to existing street systems and will not conflict with transportation facilities, services, programs, or the regional transportation plan.

### c. Public Services and Facilities Element

The Public Services and Facilities Element of the Orange County General Plan contains policies for the planning and providing of public services and facilities that are necessary for orderly growth and development. The Proposed Project is evaluated below for compliance with the applicable Public Services and Facilities Element policies of the General Plan.

**Table 5-9-4 Orange County General Plan Public Services and Facilities Element Consistency**

Policy	Analysis
General Policy 1 - Phasing and Funding: To implement public facilities in a manner that supports the implementation of the overall land use development policies and the needs of County residents and is consistent with the funding capabilities of the County. Proponents of planned communities or tentative tract or parcel maps in conventionally zoned communities shall provide ultimate, fair share infrastructure improvements for regional services as required by County and service provider plans in effect at the time of project implementation. Proponents shall also participate, on a fair share basis, in provision of community level facilities. The County and service providers shall strive to provide facilities and services necessary to complete the service system.	Development will be phased as appropriate levels of infrastructure, community facilities, and open space reservations are provided. Phasing sequencing is subject to change over time to respond to various market factors, and individual phases may overlap or develop concurrently. Development phasing will be implemented through the approval by the County of a vesting tentative tract map, which will require appropriate levels of infrastructure and community facilities and through the site development permit approval process. Option 1 and Option 2 will be developed in two major phases and divided into ten minor phases as depicted on the Vesting Tentative Tract Map and the Maintenance Plan.
Policy 3 - Land Use Compatibility: To coordinate facility planning in a manner compatible with surrounding land uses and to review planned land uses adjacent to facilities for their compatibility with facility operations.	The DEIR includes analysis of existing and proposed facilities related to water, sewer, drainage, electricity, gas, solid waste disposal, and telephone and cable. As reflected in the analysis presented in the DEIR, all utilities and service systems can be provided and will be compatible with surrounding land uses.
Goal 2 - Encourage the funding and development of public services and facilities to meet the County's existing and future demand.	Public services will be provided compatible with surrounding land uses. Funding for schools under SB 50 will be provided. New infrastructure for all necessary utilities has been identified, designed, and included in the DEIR.
Objective 2.1 - To achieve target service levels through the coordination of funding programs and planning efforts.	All necessary services for the Proposed Project have been identified and mitigation has been included to require the review and coordination with appropriate providers. Fees for schools will be provided as required.
Local Special Districts Policy 2 - Land Use Review: Through the project review process, land use proposals shall be required to incorporate appropriate construction and landscape designs and materials to minimize the costs for public slope, median, and roadside maintenance.	Site design related to grading, roads and landscaping is included in the DEIR. The Proposed Project will be maintained by a Homeowners' Association (HOA) that will be responsible for related maintenance costs.
Water Supply Policy 1 - System Capacity and Phasing To ensure the adequacy of water system capacity and phasing, in consultation with the service providing agency(ies), in order to serve existing and future development as defined by the General Plan.	The Project applicant, in coordination with the Yorba Linda Water District, has designed a water supply system which includes water transmission lines and two underground water reservoirs. The water system has been designed to supply the needs of the Proposed Project.

Policy	Analysis
Waste Water System Policy 1 - To protect quality in both delivery systems and groundwater basins through effective wastewater system management.	Infrastructure for wastewater has been included in the Project design to protect water quality on-site and off-site.
Waste Water System Policy 3 - To ensure the adequacy of wastewater system capacity and phasing in consultation with the service providing agency(ies) in order to serve existing and future development as defined by the General Plan.	The Project Applicant, in coordination with Orange County Sanitation District and Yorba Linda Water District, has designed sewer improvements in accordance with YLWD standards and specifications. Proposed sewer lines will connect with existing facilities, and adequate treatment capacity is available to accommodate existing and future development.
OCFA Goal 1 - Provide a safe living environment ensuring adequate fire protection facilities and resources to prevent and minimize the loss of life and property from structural and wildland fire damages.	A Fire Protection and Emergency Evacuation Plan has been prepared for the Proposed Project to reduce the potential for fire damage. The Plan includes fuel modification zones, managed landscapes, fire-resistant structures, and emergency evacuation plans.
OCFA Goal 2 - To provide an adequate level of paramedic service for emergency medical aid in order to minimize trauma of injury or illness to patients.	The OCFA provides emergency response in the Project area and maintains five fire stations within close proximity as discussed in Section 5.12, Public Services.
OCFA Policy 2 - Phased Development: Require phased development whereby land use proposals shall display the ability to provide adequate fire and paramedic services prior to project development. The service provision shall include station site acquisition, construction, equipment, and station staffing. The level of service shall be established in accordance with the criteria identified in the above policy.	The OCFA is the primary fire and paramedic service agency for the Project Site. Provision of fire and paramedic services is discussed in greater detail in Section 5.12, Public Services (beginning on page 5-493). Two underground water reservoirs will be installed on-site to provide gravity flow fire flow for this project and possibly surrounding projects, three staging areas with direct gravity-fed fire hydrants will be constructed, and fire breaks and fuel modification features will be constructed and maintained to reduce fire threats from wildland fires, which features should reduce the relative need to increase existing infrastructure located in the area.
Sheriff/Coroner Goal 1 - Refer to the General Public Safety Component goals found in the General Goals and Objectives section at the beginning of the Public Safety Component.	The Proposed Project has been designed to address potential geologic and seismic hazards through adherence to state, county, and local building codes.
Sheriff/Coroner Objective 1.1 - To maintain adequate levels of Sheriff patrol services through coordinated land use and facility planning efforts.	The Orange County Sheriff's North Patrol provides police services for unincorporated areas. A substation is located in close proximity to the Project site on Yorba Linda Boulevard. The OCSD has indicated that an adequate level of service will be maintained.
Sheriff/Coroner Policy 1 - To determine those areas of investigation where land use regulation can most effectively reduce incidence of crime.	The Proposed Project is a gated community, which will deter and reduce the opportunity for crime.
Library Goal 1 - Assure that an adequate level of library service is provided within the service area of the Orange County Public Library.	The Yorba Linda Library is a city facility that is determined currently to be inadequate to meet the needs of the existing Yorba Linda population. In August 2011, the City Council authorized funding for a new library to meet the needs of a population of 70,000. The existing library is located at 18181 Imperial Highway and the new library will be located in the Town Center Specific Plan area. It is anticipated that the new library will provide adequate library services for the City, including the Esperanza Hills residents. Additional discussion on library services is found in Section 5.12, Public Services (beginning on page 5-493).

Policy	Analysis
Library Objective 1.1 - To achieve desired level of public library service through coordinated land use and facility planning.	As noted, the proposed new library to be constructed in Yorba Linda will adequately serve the area population, including the Proposed Project.
Library Policy 2 - Phased Development: Require phased development whereby land use proposals shall display the availability of, or the ability to attain adequate public library service prior to project development. The service provision shall include a library site, construction, collection, furniture, and equipment.	As noted, the proposed new library to be constructed in Yorba Linda will adequately serve the area population, including the Proposed Project.
Schools Goal 1 - Encourage the funding and development of adequate school facilities to meet Orange County's existing and future demand.	The Proposed Project includes mitigation requiring the payment of school impact fees per SB 50.
Schools Objective 1.1 - To achieve the desired level of school facilities through coordinated land use and facility planning.	The Placentia-Yorba Linda School District will serve the Proposed Project. Enrollment has been predicted to decline in the future and, therefore, it is unlikely additional school facilities will be required. However, the Proposed Project will contribute SB 50 school impact fees to meet any potential future demand.
Schools Policy 1 - To coordinate land use proposal reviews with appropriate school districts to assure that facility needs shall be adequately addressed, including the notification and participation of school district planners in initial County studies of all major developments.	The Proposed Project is located within the Placentia-Yorba Linda Unified School District, which provides educational facilities and services for grades K-12. The developer will pay school fees, pursuant to <i>California Government Code</i> §65995, et seq., as amended, to address the school needs of the Proposed Project. An expanded discussion of the project school impacts and mitigation is provided in Section 5.12, Public Services (beginning on page 5-493).
Schools Policy 3 - To continue to require compliance with AB 2926.	The Proposed Project is consistent with AB 2926 which authorizes school districts to levy development fees. As noted, the Project will contribute school impact fees as required by mitigation.

#### d. Resources Element

The Resources Element of the Orange County General Plan contains six components:

1. Natural Resources
2. Energy Resources
3. Water Resources
4. Air Resources
5. Open Space
6. Cultural-Historical

The Proposed Project is evaluated below for compliance with the following applicable policies contained in the Natural Resources component, the Energy Resources component, and the Open Space component of the Resources Element.



**Table 5-9-5 Orange County General Plan Resources Element Consistency**

Policy	Analysis
<b>Natural Resources Policies</b>	
<p>Goal 1 - Protect wildlife and vegetation resources and promote development that preserves these resources.</p> <p>Resources Policy 1 - Wildlife and Vegetation: To identify and preserve the significant wildlife and vegetation habitats of the County</p>	<p>The Proposed Project will preserve and enhance areas within the Project Site as natural open space which currently provide habitat areas for sensitive plants and wildlife. The Project Site contains special-status plant communities that consist of Branton's milk-vetch (<i>Astragalus brauntonii</i>), Catalina mariposa lily (<i>Calochortus catalinae</i>), Southern California walnut (<i>Juglans californica</i>), blue elderberry (<i>Sambucus nigra</i>), and small flowered microseris (<i>Microseris douglasii</i> var. <i>platycarpa</i>).</p> <p>Mitigation measures have been included in the Proposed Project to mitigate impacts to blue elderberry and Southern California walnut woodland (Bio-1), intermediate mariposa lily (Bio-2), and Branton's milk-vetch (Bio-3) that require a replanting program.</p> <p>The Project Site has the potential to support some sensitive species of wildlife that typically occur in the coastal sage scrub, riparian and woodland habitats. Ten special status wildlife species have been observed in the project area including Cooper's hawk, golden eagle, grasshopper sparrow, least Bell's vireo, northern harrier, peregrine falcon, sharp-shinned hawk, southern California rufous-crowned sparrow, yellow-breasted chat, and yellow warbler. The Project Site falls entirely within Unit 9 of the existing critical habitat for coastal California gnatcatcher as designated by the U.S. Fish and Wildlife Service (USFWS). A protocol gnatcatcher survey was completed by Glenn Lukos &amp; Associates in June 2013, certifying that no gnatcatchers have been detected. This followed earlier surveys going back to 1998, which also failed to detect any gnatcatchers on-site.</p> <p>Mitigation measures have been incorporated into the Proposed Project to mitigate direct impacts to least Bell's vireo habitat (Bio-4 and Bio-5), as well as impacts to ACOE and CDFW jurisdictional impacts (Bio-6) that require revegetation of mulefat scrub, black willow riparian forest, and coast live oak riparian woodland. Mitigation Measure Bio-11 has been incorporated into the Proposed Project to mitigate indirect impacts to least Bell's vireo by restricting grading operation during specific months of the year, requiring per-construction least Bell's vireo survey and restrictions on noise levels during grading operations.</p> <p>Mitigation Measure Bio-7, Habitat Mitigation Monitoring Program, has been incorporated into the Proposed Project to ensure the success of the habitat mitigation. Mitigation Measure Bio-8 has been incorporated into the Proposed Project to restrict grading operations to mitigate potential project impact to all areas of ACOE and CDFW jurisdiction.</p> <p>Mitigation Measure Bio-9 has been incorporated into the Proposed Project to mitigate potential impacts to nesting birds as a result of grading operations. Mitigation Measure Bio-10 has been incorporated into the Proposed Project to mitigate potential indirect project impacts to special status plant communities, sensitive plant communities, Chino Hills State Park, and open space with a resident environmental awareness program.</p> <p>With incorporation of these mitigation measures, the Proposed Project is consistent with Resource Goal 1 and Policy 1. Additional information is provided in Section 5.3, Biological Resources (beginning on page 5-91 of this DEIR).</p>

Policy	Analysis
<p>Resources Policy 4 - Mineral Extraction: To ensure opportunities for the extraction of minerals in the County and to protect the environment during and after these minerals are being extracted</p>	<p>The Project Site currently has three oil wells in operation on the western portion of the site. It is anticipated that the development of the site will result in the closure of one well, with the two other wells to remain, unless they are abandoned and relocated to a drilling pad on the Cielo Vista property pursuant to an agreement between the owners and developers of the proposed Cielo Vista project and the Santa Ana Canyon Development, the well operators. The oil well that is anticipated to be closed is located at the western edge of the Yorba Linda Estates LLC property, currently operated by the Darco Oil Company. The two oil wells that remain are located on the southwestern portion of the site as depicted in Exhibit 4-8 – Physical Characteristics (page 4-10). The major elements of the operation are subject to the County of Orange Oil Code. Any oil wells to be abandoned are subject to the County of Orange Oil Code and will be permitted through the California Department of Conservation, Division of Oil, Gas and Geothermal Resources (CDOGGR). In the event that wells are abandoned, CDOGGR will approve an abandonment plan, inspect the abandonment procedure, and certify the completed process. The well casing will be buried a minimum of 10 feet below the finish grade in areas to be developed, or existing grade in areas to remain natural. No residential structure will be built over an abandoned well. Building setbacks will follow the current OCFA standards. Any methane venting requirements and short- and long-term methane monitoring requirements will be subject to the CDOGGR and OCFA guidelines and requirements.</p>
<p>Resources Policy 5. Landforms - To protect the unique variety of significant landforms in Orange County through environmental review procedures and community and corridor planning activities.</p>	<p>Preparation of this DEIR constitutes a large part of the compliance with environmental review procedures. The Orange County General Plan does not provide for a formal landform management program, although there are individual programs which provide for the management, conservation, protection, and preservation of the natural environment in the public interest. The Orange County General Plan does not identify any specific significant landforms features in the project area. Primarily, the County's Grading Ordinance regulates hillside grading with regard to soil stability. Cut and fill slopes are generally limited to a ratio of two horizontal to one vertical. It also provides for erosion control measures at the time of development.</p> <p>The Project Site is characterized as rolling hills that range in elevation from approximately 600 feet above mean sea level (AMSL) at the southwest boundary to approximately 1,540 feet AMSL at the northern boundary of the property. To the extent possible, the property's topographical features will be retained in the proposed development through use of contour grading techniques, clustering of development and preservation of open space, including the retention of the upper ridgeline between the Project Site and Chino Hills State Park. The project design is sensitive to the existing topography through preservation of Blue Mud Canyon on the southern boundary of the Project Site, the preservation of the northern and eastern ridgelines adjacent to Chino Hills State Park and use of contour grading and natural appearing retaining structures. The project is consistent with the County's landform policy because of project compliance with the Grading Ordinance and the overall grading sensitivity and preservation of the more prominent landform features. Additional discussion on landforms is found in Section 5.5, Geology and Soils (beginning on page 5-203).</p>
<p><b>Energy Resources Policies</b></p>	
<p>Policy 1. Land Use - To plan urban land uses with a balance of residential, industrial, commercial, and public land uses as set forth in the Land Use</p>	<p>The Proposed Project is a balanced community made up of a maximum of 340 single-family homes (including two estate lots), open space, recreation, riding, and hiking trails, and public facilities in accordance with the long-term goals and objectives envisioned by the County's Land Use Element. It will be served by an</p>

Policy	Analysis
Element	adjacent developed urban community with access to major transportation modes, several retail centers, schools and employment centers.
Policy 3 Energy Conservation: To encourage and actively support the utilization of energy conservation measures in all new and existing structures in the County.	The Proposed Project will include the use of energy-efficient appliances, low flow faucets, and water-efficient landscaping, and will conform with Title 24 for energy conservation.
Policy 7 - Solar Access: To support and encourage voluntary efforts to provide solar access opportunities in new developments	Residential development within Esperanza Hills will be located and designed to provide opportunity for use of passive solar energy.
<b>Water Resources Policies</b>	
Policy 1. Water Supply – To ensure the adequacy of water supply necessary to serve existing and future development as defined by the General Plan	Please refer to Section 5.15, Utilities and Service Systems (beginning on page 5-625 of this DEIR) for evaluation and discussion of project-related water demand and adequacy of the water supply. The YLWD has concluded that the Proposed Project will not pose a significant impact to water services and adequate water supply is available to serve the project, as indicated in the YLWD 2005 Master Plan and the March 2013 NEAPS report.
Policy 2. Conservation - To reduce per capita and total water consumption through conservation and reclamation programs and the support of new technologies	The Proposed Project will incorporate water conservation programs through the use of native and drought tolerant landscape materials and low water use plumbing fixtures. The YLWD and the City do not currently have wastewater reclamation facilities; therefore, no reclaimed water is available for the project.
Policy 5. Water Quality – To protect water quality through management and enforcement activities	Please refer to Section 5.8, Hydrology and Water Quality (beginning on page 5-341 of this DEIR) for evaluation and discussion of project water quality impacts and proposed water quality measures including structural and non-structural BMPs. With implementation of Project Design Features, potentially significant impacts to water quality will be reduced to less than significant level.
<b>Air Resources Policies</b>	
Policy 1 - To develop and support programs which improve air quality or reduce air pollutant emissions	The Proposed Project includes Mitigation Measures AQ-1 through AQ-3 , GHG-1, and GHG-2 to improve or reduce air pollution emissions. Mitigation Measures AQ-1, AQ-2, and AQ-3 are measures to reduce pollutant emissions during project construction, and Mitigation Measures GHG-1 and GHG-2 are measures to improve air quality and reduce air pollutant emissions during the operation of the Project. Please refer to Section 5.2, Air Quality (beginning on page 5-65 of this DEIR) for evaluation and discussion of project compliance with adopted air quality programs and plans.
Policy 1.3 - To seek out, evaluate, and take advantage of special opportunities to obtain open space as these opportunities become available and when the available open space meets or helps to meet established open space goals and objectives	The Proposed Project will include approximately 140 acres to 150 acres of natural open space to ensure the preservation of the riparian corridors and preservation of native habitat. In addition to the natural open space there are 126.6 acres to 135.8 acres of landscaped and irrigated slopes and 12.8 acres to 13.6 acres of landscaped parks and detention basins that serve to retain the character and natural beauty of the environment comprising Esperanza Hills. This open space area contains habitat areas of certain species of sensitive plants and wildlife that offer scenic and educational opportunities. A multi-purpose trail and an equestrian trail within this open space area provide public recreational opportunities.

Policy	Analysis
<b>Cultural-Historic Resources Policies</b>	
Objective 3.1 - Undertake actions to identify, preserve, and develop unique and significant cultural and historic resources	No cultural or historic resources are known to exist on the Project Site. Please refer to Section 5.4, Cultural Resources (beginning on page 5-183 of this DEIR) for evaluation of potential project impacts, compliance with County policies and recommended mitigation measures for this topical area.
Goal 2 - To encourage through a resource management effort the preservation of the county's cultural and historic heritage	No cultural or historic resources are known to exist on the Project Site. Please refer to Section 5.4, Cultural Resources for evaluation of potential project impacts to county's cultural and historic heritage.
Objective 2.2 - Take all reasonable and proper steps to achieve the preservation of archaeological and paleontological remains, or their recovery and analysis to preserve cultural, scientific, and educational values.	The "Archaeological and Paleontological Resources Assessment Update" for the Proposed Project determined that there is no evidence of historical resources, archaeological resources, or human burials within the project boundaries. No fossils are known within the Project Area or a one-mile radius. Fossils are known nearby from some of the same rock units that occur in the Project Area. Mitigation Measures CR-1 and CR-2 have been incorporated into the Project that provide regulations during grading if cultural resources are discovered and the preparation of a Paleontological Resources Mitigation Plan. Please refer to Section 5.4, Cultural Resources for evaluation of potential project impacts, compliance with County policies and recommended mitigation measures for this topical area.
Objective 2.3 - Take all reasonable and proper steps to achieve the preservation and use of significant historic resources including properties of historic, historic architectural, historic archaeological, and/or historic preservation value.	No cultural or historic resources are known to exist on the Project Site. Please refer to Section 5.4, Cultural Resources for evaluation of potential project impacts, compliance with County policies and recommended mitigation measures for this topical area.
Objective 2.4 - Provide assistance to County agencies in evaluating the cultural environmental impact of proposed projects and reviewing EIRs.	The "Archaeological and Paleontological Resources Assessment Update" for the Proposed Project determined that there is no evidence of historical resources, archaeological resources, or human burials within the project boundaries. No fossils are known within the Project Area or a one-mile radius. Fossils are known nearby from some of the same rock units that occur in the Project Area.

#### e. Recreation Element

Please refer to Section 5.13, Recreation (beginning on page 5-511 of this DEIR) for analysis of project consistency with applicable County recreation and parkland policies.

**Table 5-9-6 Orange County General Plan Recreation Element Consistency**

Policy	Analysis
Goal 1 - Provide adequate local park sites to meet the recreation needs of existing and future residents and preserve natural resources within unincorporated Orange County.	The Proposed Project includes a maximum of 13.16 acres of active and passive parks and in excess of 230 acres of open space area.

Policy	Analysis
Policy 2.32 - To acquire park lands by requiring residential developers to provide a minimum of 2.5 net acres of usable local park land (i.e., park land that is relatively level, served by utilities, for multipurpose playfields, court sports, etc.) for each prospective 1,000 residents.	The Proposed Project provides a maximum of 13.16 acres of active and passive parks which far exceeds the County requirement of 4 acres.
Policy 2.4 - To acquire local park lands in unincorporated areas to provide active recreation facilities to meet the needs of present and future residents through dedications, or irrevocable offers of dedication, in fee title from residential developers.	Parks will be owned and maintained by an HOA and there will be no cost to the County for maintenance or operation.

#### f. Noise Element

Please refer to Section 5.10, Noise (beginning on page 5-459 of this DEIR) for analysis of project consistency with applicable County noise policies.

**Table 5-9-7 Orange County General Plan Noise Element Consistency**

Policy	Analysis
Goal 4 - Noise Monitoring and Abatement -To require that noise from motors, appliances, air conditioners, and other consumer products does not disturb the occupants of surrounding properties	Residential lot sizes are approximately 12,000 to 39,000 square feet, which provides distance attenuation for adjacent residences. New appliances, air conditioners, and other products will be installed that will utilize the most current technology for interior noise abatement.
Policy 4.1 - To enforce the County's Noise Ordinance to prohibit or mitigate harmful and unnecessary noise within the County	Construction noise will be subject to the County's Noise Ordinance for hours and days of construction. Operational noise will be typical of a residential area and will not exceed County standards.
Goal 5. Noise/Land Use Planning Integration - To fully integrate noise considerations in land use planning to prevent new noise/land use conflicts.	As noted, the Proposed Project consists of residential dwelling units and will be surrounded by similar development as well as Chino Hills State Park.
Policy 5.1 - To utilize the criteria of acceptable noise levels for various types of land uses as depicted on Tables VIII-2 and VIII-3 in the review of development proposals.	The residential development proposed will include typical noise sources. Construction noise will be short term and subject to the County's Noise Ordinance for days and hours.
Policy 5.4 - To stress the importance of building and design techniques in future site planning for noise reduction.	Lots average 18,000 square feet, which provides for adequate site planning regarding building location.
Goal 6 - Sensitive Land Uses. To identify and employ mitigation measures in order to reduce the impact of noise levels and attain the standards established by the Noise Element, for both interior areas and outdoor living areas for noise sensitive land uses.	As noted in Section 5.10, Noise, depending on the access option selected, there will be increases in traffic noise levels above the +3 dB CEQA threshold. Neither interior nor exterior noise levels will exceed the thresholds established by the County; however, the anticipated perceptible increase of 3 dB or more would be significant.
Policy 6.2 - To continue enforcement of Chapter 35 of the Uniform Building Code, currently adopted edition, and the California Noise Insulation Standards (Title 25 California Administrative Code).	The Proposed Project will be built according to current building standards for noise insulation as well as any other building code standards applicable at the time of construction.

Policy	Analysis
Policy 6.3 - To require that all new residential units have an interior noise level in living areas that is not greater than 45 decibels CNEL with it being understood that standard construction practices reduce the noise level by 12 decibels CNEL with the windows open and 20 decibels CNEL with the windows closed. Higher attenuation than listed above may be claimed if adequate field monitoring or acoustical studies are provided to and approved by the County	Existing noise standards for interior noise levels will be adhered to through use of standard construction practices. The Project Site is surrounded by residential development, open space and the Chino Hills State Park with a generally low ambient noise background.
Policy 6.4 - To require that all new residential units have an interior noise level in habitable rooms that does not exceed acceptable levels as caused by aircraft fly-overs or as caused by individual passing railroad trains.	The Project site is not within close proximity to either an airport or railroad line and there will be no unacceptable increase in noise levels due to aircraft or trains that would exceed acceptable limits.
Policy 6.5 - All outdoor living areas associated with new residential uses shall be attenuated to less than 65 decibels CNEL.	Use of standard construction practices will ensure that outdoor living areas will not be subject to noise levels in excess of 65 dB CNEL under normal circumstances.
Policy 6.7 - To apply noise standards as defined in the Noise Element for noise-sensitive land uses.	The Project has been conditioned to adhere to the County's Noise Ordinance standards.

#### g. Safety Element

This project is located in a Very High Fire Hazard Severity Zone (VHFHSZ) adjacent to Chino Hills State Park, which currently has no fire management plan in place. The design of this Project provides for installation of minimum 170-foot FMZs around all habitable structures, installation of two fire breaks in Blue Mud Canyon, construction of three staging areas for OCFA to fight potential wildfires from Chino Hills State Park, and construction of two underground reservoirs to provide gravity fed fire flows to protect this project and surrounding communities. Please refer to Section 5.12, Public Services (beginning on page 5-493) and Section 5.7, Hazards and Hazardous Materials (beginning on page 5-275).

**Table 5-9-8 Orange County General Plan Safety Element Consistency**

Policy	Analysis
Safety Goal 1 - Provide for a safe living and working environment consistent with available resources.	The Proposed Project has been designed to include fuel modification zones, provide fault setbacks and include fire safe landscaping and building materials and comply with all applicable building and safety code requirements to provide for a safe living environment.
Safety Objective 1.1 - To identify public safety hazards and determine the relative threat to people and property in Orange County	The DEIR analyzed threats from fire, seismicity, soils conditions, flooding, and the presence of oil well operations and provided mitigation to ensure public safety.
Goal 2 - Minimize the effects of public safety hazards through implementation of appropriate regulations and standards which maximize protection of life and property.	Mitigation measures and project design features have been included in the Proposed Project as identified in Section 5.5, Geology and Soils, to maximize protection of life and property.
Objective 2.1 - To create and maintain plans and programs which mitigate the effects of public safety hazards.	The HOA will provide on-going site inspection and evacuation plans and procedures to mitigate hazards from emergency occurrences.



Policy	Analysis
Crime Policy 5 To continue to coordinate land use proposal reviews with the County Sheriff-Coroner Department to assure that Sheriff patrol services are adequately addressed.	The Project applicant has coordinated with the OC Sheriff's Department to identify potential areas of concern and address emergency evacuation plans and policies that will ensure provision of Sheriff Department services. Recently increased Sheriff's Department staff will provide adequate patrol and protection to the Project site.

## h. Housing Element

The applicable County Housing Element policy, Strategy 5a. states: Encourage the use of energy conservation features in residential construction, remodeling and existing homes. The Proposed Project is consistent with Strategy 5A through the incorporation of design control measures identified in Section 5.6, Greenhouse Gas Emissions (beginning on page 5-257). The project will include energy efficient appliances, water efficient landscaping, low flow fixtures and conform with Title 24 requirements for energy efficiency.

Please refer to Section 5.11, Population and Housing (beginning on page 5-483 of this DEIR).

## i. Growth Management Element

**Table 5-9-9 Orange County General Plan Growth Management Element Consistency**

Policy	Analysis
Goal 1 - Reduce traffic congestion	The Proposed Project includes mitigation measures identified in the Traffic Impact Analysis that will reduce project-related traffic impacts to a less than significant level. Implementation will require payment of fair share fees and approval of the proposed improvements by the City of Yorba Linda.
Goal 2. Ensure that adequate transportation facilities, public facilities, equipment, and services are provided for existing and future residents	As indicated in Section 5.12, Public Services adequate supporting facilities and services are available in the Project vicinity to meet the needs of existing and future residents.
Objective 2 - The circulation system shall be implemented in a manner which achieves the established Traffic Level of Service Policy.	The Proposed Project is a balanced residential community made up of a maximum of 340 single-family homes (including two estate lots), open space, recreation, riding, and hiking trails, and public facilities served by an adjacent developed urban community with access to major transportation modes and facilities, several retail centers, schools and employment centers to serve the new community. The proposed circulation system and improvements will maintain adequate service levels at both intersection and along roadways in the project area.

Policy	Analysis
Policy 2 - Balanced Community Development shall be established which encourages employment of local residents and provides for employment and employee housing opportunities within the County or Growth Management Area except in "Transition Areas for Rural Communities" which may be established pursuant to this Element or where a Specific Plan or Feature Plan dictates otherwise	Development of the Proposed Project is consistent with the intent of the Orange County General Plan which applied the Open Space designation as a future development placeholder allowing the site to be re-designated for residential uses to meet the County's RHNA allocation, as well as demands for housing in the County. Employment opportunities will be provided through project construction and through long-range maintenance of the community.
Policy 3 - Traffic Level of Service Policy: It is the policy of the County that within three years of the issuance of the first use and occupancy permit for a development project or within five years of the issuance of a finished grading permit or building permit for said development project, whichever occurs first, that the necessary improvements to arterial highway facilities, to which the project contributes measurable traffic, are constructed and completed to attain Level of Service (LOS) "D" at the intersections under the sole control of the County. LOS "C" shall also be maintained on Santiago Canyon Road links until such time as uninterrupted segments of the roadway (i.e., no major intersections) are reduced to less than three miles.	The Project Traffic Impact Analysis determined that Level of Service D can be attained at all project-related intersections with implementation of the proposed mitigation measures. As noted, the impacted intersections are within the City of Yorba Linda and fair share fees will be provided to implement the recommended improvements. In addition, LOS D or better will also be maintained on all roadway segments in the project area.
Policy 4 - Traffic Improvement Programs: Comprehensive traffic improvement programs shall be established to ensure that all new development provides necessary transportation facilities and intersection improvements as a condition of development approval. Participation in such programs shall be on a pro-rata basis and shall be required of all development projects except where an increased level of participation exceeding these requirements is established through negotiated legal mechanisms, such as a public facilities development agreement.	As noted, the Project will contribute fair share fees to implement construction of recommended improvements within the City of Yorba Linda to reduce impacts to identified intersections. No County intersections will be impacted by the Proposed Project.

### 3. Consistency with the Orange County Zoning Code

The Project Site is zoned A1 "General Agriculture." The A1 zoning designation allows single-family dwellings at one building per site per each four acres. As currently proposed, the project would not be consistent with the provisions of the County's Zoning Code (§7-9-55). However, the ordinance also indicates that the A1 district is intended to be used as an interim zone in those areas that the General Plan may designate for more intensive urban uses in the future. As discussed above, the General Plan designates the Project Area as Open Space (5), not as Open Space Reserve (OSR), which identifies areas that will always remain open space. The general Open Space (5) category indicates areas that may ultimately be developed for other uses. The County has anticipated a potential change in the land use designation would occur when a development project is proposed for this site.

Approval of the proposed Esperanza Hill Specific Plan would provide development standards for all development within the project and would establish the zoning for

the Project Site consistent with the proposed General Plan designation of Suburban Residential (1B).

#### **4. Consistency with Esperanza Hills Specific Plan**

Due to the unincorporated status of the Project Site, all discretionary permits allowing development of the property must be approved by the County and be consistent with the County General Plan and the Zoning Code. The Proposed Project includes a General Plan Land Use designation of Open Space and a Zoning designation of A1 General Agriculture and A1(O) General Agriculture/Oil Production. The General Plan Amendment changes the Land Use designation to Suburban Residential (1B) to allow for the development of 340 residential units. The adoption of the Specific Plan replaces the A1 and A1(O) zoning designations to regulate and guide development of the property.

The Specific Plan includes the following:

##### **Introduction**

The Esperanza Hills project is a low-density residential subdivision located on approximately 468.9 acres in the unincorporated area of Orange County within the Sphere of Influence of the City of Yorba Linda. This Specific Plan for Esperanza Hills establishes a land use plan that is compatible with the land form and less dense than adjacent existing subdivisions and planned developments while conforming to the intent and framework of the General Plans for Orange County and the City of Yorba Linda. Large areas of open space have been preserved while minimizing the visual impacts of this low-density residential community to the existing adjacent communities within the City of Yorba Linda. Two access options are presented herein – one to Stonehaven Drive, which plans for 334 lots, and one to Aspen Way, which plans for 340 lots. When referring to the project in general, 340 lots are noted as a maximum number of units. A third access option (Option 2A) is contemplated via San Antonio Road south of Aspen Way, and exhibits depicting this access option are presented herein. Option 2A is substantially consistent with the other two options addressed in this Specific Plan. Detail is provided herein where Option 2A differs from Option 2.

##### **Purpose Statement**

The purpose and intent of the Esperanza Hills Specific Plan (SP) is to provide policies and regulations for the development of a low-density luxury master planned residential community in accordance with the policies of the Orange County General Plan within the density guidelines of the General Plan of the City of Yorba Linda. The objectives sought to be achieved by the SP are creation of a well-engineered and designed subdivision compatible with the surrounding neighborhoods, incorporation of fire safety protection for the Specific Plan Area and the surrounding community, preservation of open space, development of

active and passive theme parks, planning within the landform and retention of ridgelines, creation of multi-use trails (hiking, equestrian, biking) connecting to Chino Hills State Park and other existing trails on adjacent open space, and use of hydromodification principles in the design of drainage and detention areas.

### **Specific Plan Principles and Objectives**

The Specific Plan provides land use and design criteria for infrastructure construction and buildout of the Esperanza Hills community. These goals reflect the intent of the development plan – to provide a mix of high-quality residential, recreation, and open space uses in harmony with the surrounding community while preserving the ridgelines and natural character of the site. Key planning principles and objectives include the following:

- Create clustered residential neighborhoods with abundant open space.
- Design compatible land uses within the project and to surrounding areas.
- Create a low-density luxury single-family development.
- To the extent possible, preserve open space, natural landforms, vegetation
- Preserve the northern ridgelines adjacent to Chino Hills State Park.
- Develop safe and effective circulation systems servicing the project and the adjacent land uses, including hiking and equestrian trail systems.
- Implement a program of sensible and proactive fire prevention methods to reduce the risk associated with wildland fires to Esperanza Hills and the surrounding developments.
- Provide firefighting staging areas, access points, fire flow, and emergency ingress/ egress plans to enhance safety to the residents and the surrounding community.
- Provide construction standards and requirements consistent with OCFA requirements for communities bordered by wildland areas.
- Enhance the visual quality of the areas around the oil extraction operations.
- Integrate hydromodification principles with biological resources to create bioretention and bioretention areas, passive parks, and aesthetically pleasing landscape features.

The Specific Plan also contains sections which provide regulation on Land Use Planning, Circulation, Parks and Open Space, Fuel Modification, Public Services, Infrastructure and utilities, Development Standards, Design Guidelines, an Implementation Plan and Administration provisions in accordance with state law and County policy. The Specific Plan is not only consistent with the County General Plan, but the development permitted by the Specific Plan is consistent and compatible with the type, character, and density of the existing development within the Project Area.

## **5. Consistency with City of Yorba Linda General Plan**

### **a. General**

The Proposed Project is within the City's SOI and has been designated within Area Plan C – Murdock Property on the Land Use Map Update, dated March 18, 2010 (refer to Exhibit 5-100 – Yorba Linda General Plan Land Use Map) and the Yorba Linda GP, adopted in 1993, which designates the property as Opportunity Area A5 Murdock Property. The definition of "opportunity" in the Yorba Linda GP is: "A portion of the community in which change is either likely and requires guidance or in which change is desired and requires stimulation."

The City's vision for the 630-acre Murdock Property area, as stated in its General Plan, is for low density residential that averages one dwelling unit per acre over the entire area with a golf course on a 547-acre City-owned parcel. The proposed Esperanza Hills project is consistent with the City's vision for the Murdock Property in that the overall building density averages 0.73 dwelling units per acre over the approximately 468.9-acre Project Site, which is less than envisioned by the Yorba Linda GP. The maximum number of dwelling units for the Proposed Project is 340, including 2 estate lots.

The City's vision for the 630-acre Murdock Property area, as stated in its General Plan, is for low density residential that averages one dwelling unit per acre over the entire area with a golf course on a 547-acre City-owned parcel. The proposed Esperanza Hills project is consistent with the City's vision for the Murdock Property in that the overall building density averages 0.73 dwelling units per acre over the approximately 468.9-acre Project Site, which is less than envisioned by the Yorba Linda GP. The maximum number of dwelling units for the Proposed Project is 340, including 2 estate lots.

The City's vision for the 630-acre Murdock Property area, as stated in its General Plan, is for low density residential that averages one dwelling unit per acre over the entire area with a golf course on a 547-acre City-owned parcel. The proposed Esperanza Hills project is consistent with the City's vision for the Murdock Property in that the overall building density averages 0.73 dwelling units per acre over the approximately 468.9-acre Project Site, which is less than envisioned by the Yorba Linda GP. The maximum number of dwelling units for the Proposed Project is 340, including 2 estate lots.

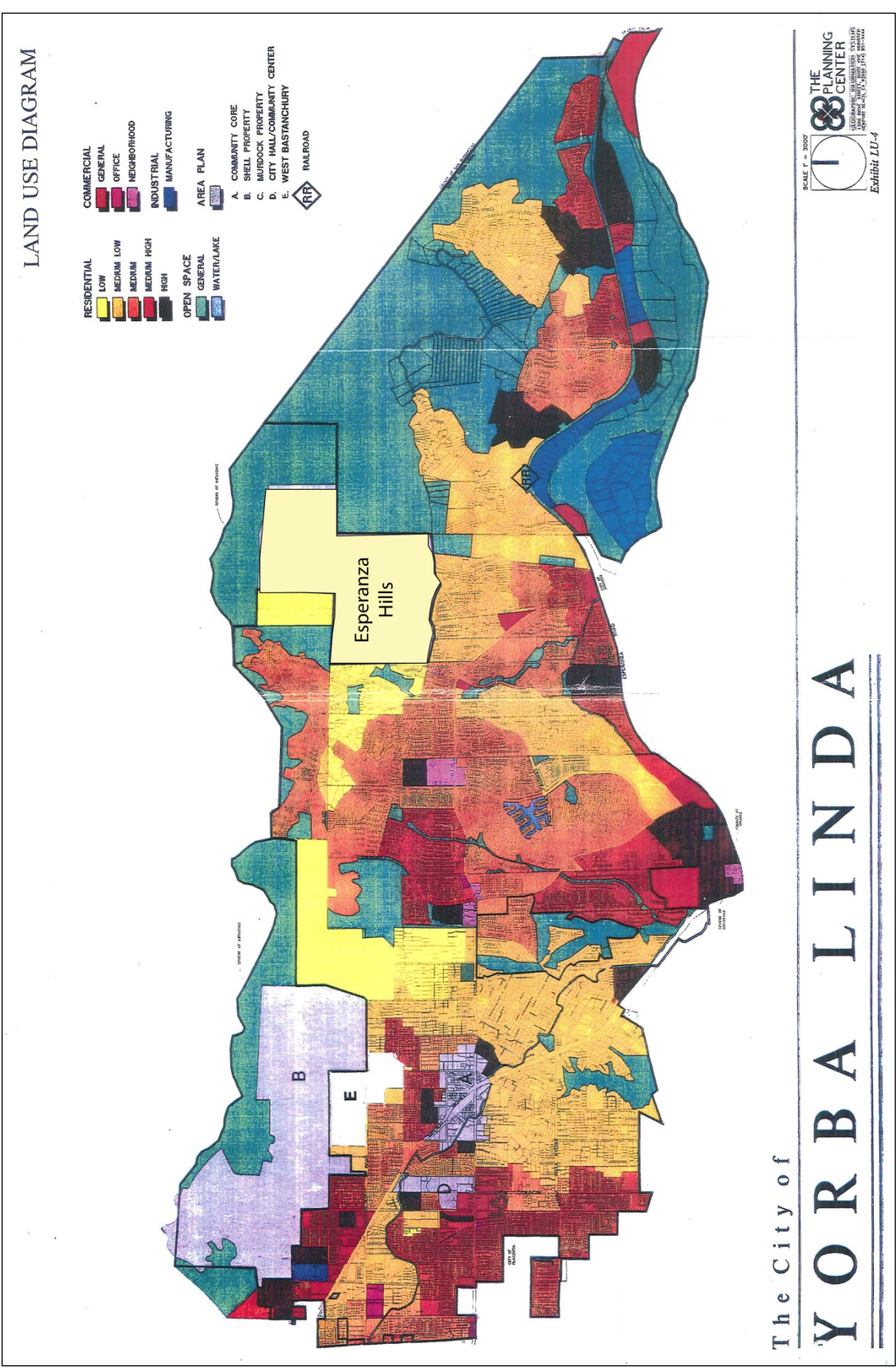


Exhibit 5-100 – Yorba Linda General Plan Land Use Map



The preferred Opportunity Area A5 Murdock Property alternative contemplates one or more specific plans, including all eight properties that comprise the area, or compatible combinations of property owners to provide a comprehensive development and circulation system. The Proposed Project has nearly one-half the development density of the adjacent proposed Cielo Vista project (.73 dwelling units per acre versus 1.33 dwelling units per acre), lower density than any surrounding development, and provides access to the adjoining Yorba Linda Land, LLC and Bridal Hills, LLC parcels to accommodate future development of these properties.

The City anticipated that the project will take access to San Antonio Road and Stonehaven Drive, and this is consistent with both options of the Proposed Project. Section 5.14, Transportation and Traffic (beginning on page 5-543) describes project impacts to San Antonio Road and Stonehaven Drive and provides mitigation required for the Proposed Project.

Table 5-9-10 below provides a list and description of the surrounding land uses and their associated gross acres, density, number of lots, and average lot size.

**Table 5-9-10 Surrounding Land Uses and Densities**

Development	Gross Area (acres)	Dwelling Units per Acre	Number of Lots (dwelling units)	Average Lot Size (square feet)
Casino Ridge – Tract No. 16186 (M.M. 848/7-14)	68.60	0.74	51	45,740
Tract No. 9813 (M.M. 568/8-20)	129.10	1.04	134	28,750
Tract No. 10519 (M.M. 451/48-50)	13.80	1.9	28	18,730
Tract No. 10455 (M.M. 535/14-20)	38.50	1.38	53	33,100
Tract No. 13800 (M.M. 623/25-30)	19.30	1.71	33	27,800
Tract No. 12850 (M.M. 579/46-47)	13.20	1.44	19	20,910
Tract No. 12856(M.M. 576/16-28)	18.10	2.65	48	13,326
Tract No. 12849 (M.M. 579/31-35)	31.77	1.48	47	23,782
Tract No. 12877 (M.M. 580/26-31)	29.81	1.14	34	28,254

In the 1993 General Plan the City anticipated that the City-owned 547 acres east of the Proposed Project would be developed with a golf course. The City-owned land was dedicated to the Chino Hills State Park by the City and will not be developed with a golf course.

The Proposed Project is consistent with the Yorba Linda GP vision that the residential units within the Murdock Property be clustered to provide open space and in response to the topography of the property. The Proposed Project is designed to cluster residential pads to maximize open space preservation and to preserve the natural ridgelines and topography of the site to the degree possible, including all of the major ridgelines to the north and east bordering Chino Hills State Park.

## b. Land Use Element

The Proposed Project would be substantially consistent with the overall goals and policies of the Yorba Linda GP Land Use Element. An analysis of the project's consistency with the relevant goals and policies is provided in the table below.\*

**Table 5-9-11 Yorba Linda General Plan Land Use Element Consistency**

Policy	Analysis
Goal 1 - A mixture of land uses that meet the housing, commercial, educational, industrial, recreational, cultural, and social needs of the existing residents and future population growth.	The Proposed Project is consistent with Goal 1 in that the 340 residential units will provide housing and access to public trails in the Chino Hills State Park for existing residents and future population growth in accordance with the adopted long-range plans for the subject property.
Policy 1.1 - Maintain within the City limits the average 2.8 dwelling unit per base acre low density residential character of the community through General Plan land use designations, and ensure that appropriate residential densities are included in future residential projects. At no time should the City average density exceed 2.8 dwelling units per acre, although individual residential developments may vary in density.	The Proposed Project would be consistent with Policy 1.1 in that the average density is .73 dwelling units per acre, less than the 1 dwelling unit per acre provided in the General Plan.
Policy 1.2 - Designate the currently undeveloped Shell and Murdock properties in the Sphere of Influence as Area Plans. Permit development at an average density of 1.0 dwelling units per base acre for the Murdock property; permit development of an average density not to exceed 2.8 dwelling units per base acre for the Shell property, supportive of the overall low density character of the Community	The Proposed Project would be consistent with Policy 1.2 in that the average density is .73 dwelling units per acre, less than the 1 dwelling unit per acre provided in the General Plan.
Policy 1.5 - Designate public parks in the City as Open Space, and establish standards and requirements for the development of a minimum of 4 acres per 1000 population of new parks to provide for the needs of future population growth.	The Proposed Project will provide up to 13 acres of active and passive parks, far exceeding City of County requirements for parkland.

Policy	Analysis
Goal 3 - Compatible relationships between land uses provided in the community	The Proposed Project would be consistent with Goal 3 of the General Plan in that the project density of 0.73 dwelling units per acre is less than the surrounding residential single-family neighborhoods, which average 1.46 dwelling units per acre, and is consistent with Casino Ridge, which is .74 dwelling units per acre. The Proposed Project will have multi-use trails extending to Chino Hills State Park, and will retain open space as a buffer to existing residential communities. A habitat restoration area is proposed in Blue Mud Canyon. Underground reservoirs will be constructed that will enhance and balance the existing system in place maintained by the YLWD consistent with the YLWD Master Plan. The Proposed Project also provides fire protection features that will improve the fire protection, not only for the Project Site but also for the surrounding community, as described in Section 5.7, Hazards and Hazardous Materials (beginning on page 5-275). Any environmental impacts to surrounding infrastructure will be mitigated, and potential oil production impacts (e.g., methane release) to development will be mitigated pursuant to OCFA standards.
Policy 3.4 - Provide land use compatibility through appropriate community design and development policies.	The Proposed Project would be consistent with Policy 3.4 because it has been designed to be compatible with the surrounding community by providing a low density single-family housing of .73 units per acre, incorporation of open space, grading design to cluster and eliminate landslides, use of non-glare glass, lighting that is directed downward and confined to the development area, use of low impact development techniques and hydromodification to reduce storm water runoff volumes and velocity and treat water quality.
Goal 5 - New and existing development supported by adequate public infrastructure.	The Proposed Project would be consistent with Goal 5 of the General Plan. Section 5.12 – Public Services (beginning on page 5-493) discusses the project impact on public services. The public services are anticipated to be adequate to serve residents in the Proposed Project. The Proposed Project will provide two underground water reservoirs that provide adequate on-site and off-site redundant water supply for residential and emergency use. The addition of a gravity-fed water supply will directly address existing deficiencies, as well as potential project-related issues with firefighting throughout portions of the eastern wildland urban interface areas of the City. For additional discussion on water supply and fire hazards refer to Section 5.15, Utilities and Service Systems (beginning on page 5-625 and Section 5.7, Hazards and Hazardous Materials (beginning on page 5-275). The City has established a level of service of LOS D as the minimum acceptable standard for all key intersections. The Proposed Project, with mitigation, meets this standard for all of the 15 key intersections study. Refer to Section 5.14, Transportation and Traffic (beginning on page 5-543) for additional information.
Policy 5.1 - Implement public infrastructure improvements necessary to serve land uses included in the Land Use Plan (as defined by the Circulation Element).	The Proposed Project would be designed at a density that is less than the density of 1 unit per acre allocated in the Land Use Plan for the “Murdock” properties and therefore has less of an impact than was anticipated in the Circulation Element. For additional discussion on public infrastructure improvements necessary to serve the Project refer to Section 5.14, Transportation and Traffic (beginning on page 5-543 of this DEIR) for additional information.
Policy 5.3 - Coordinate the timing of the implementation and siting of public infrastructure and public facilities with other related public facilities and development	Coordination with Yorba Linda Water District, as identified in the DEIR Chapter 5.15, Utilities and Service Systems will ensure that proposed infrastructure will be sited and constructed in coordination with the District.

Policy	Analysis
Policy 5.4 - Support the school district in its efforts to obtain financing and new sources of funding for the rehabilitation and improvement of existing facilities to meet increased need.	The Proposed Project is conditioned to pay SB 50 development impact fees to the Placentia-Yorba Linda School District for additional or improved school facilities.
Policy 5.6 - Encourage the use of public sewer systems in new and infill development rather than septic systems.	The Proposed Project would connect to the YLWD sewer system. Coordination with the District will continue to ensure that such infrastructure connections have been appropriately designed and sited.
Goal 6 - Achieve a unified and contiguous City area through voluntary annexation by residents of developed County Islands located in the City's Sphere of Influence.	A petition for annexation has been filed with LAFCO, and the focused stakeholder process has been initiated between the County of Orange, the City, and the YLWD. In the event this process is not successful at this time, it is anticipated that annexation may occur in the future. In that case, future residents of the Proposed Project will determine whether to voluntarily annex into the City. Please refer to Subsection 5.9.4.11, Consistency with Sphere of Influence Guidelines (page 5-450) for additional information.
Goal 7 - New development opportunities offered by large undeveloped properties located in the sphere of influence.	Although the Proposed Project would be approved as a specific plan by the County of Orange, the low density land use, development standards, and infrastructure provided to support the development would be consistent with City regulations and standards. The County of Orange requires all infrastructure improvements required for the Proposed Project to be constructed or funded prior to occupancy of that phase of development requiring the improvement.
Policy 7.1 - Seek the annexation of Shell, Murdock and other undeveloped properties within the northern sphere of influence based upon development plans that ensure access, infrastructure and land use concepts which are acceptable to the City.	An application for annexation has been filed between the City of Yorba Linda and LAFCO and is in the process of review as of this date.
Policy 7.2 - Require developers of undeveloped properties to complete improvements for required infrastructure and/or provide funds for required infrastructure (both on-site and related improvements) in accord with City determined service levels.	The Project Applicant has prepared and submitted infrastructure design and siting plans to the appropriate City and County agencies for coordination, approval and implementation of such plans.
Policy 7.3 - Designate the Shell and Murdock properties for an Area Plan designation and require that a Specific Plan, Planned Community (PC) or Planned Residential Development (PRD) development plan process, or other similar regulatory mechanisms acceptable to the City be prepared to implement the intent of the Area Plans as primarily low density residential communities.	The Proposed Project would be consistent with the General Plan discussion for the Murdock property. The density of the Proposed Project is .73 dwelling unit per acre, which results in less density than the planned 1.0 dwelling unit per acre average allocated to the site in the Yorba Linda GP.

Policy	Analysis
Policy 7.4 - Permit development at an average density of 1.0 dwelling unit per base acre for the Murdock property; permit development at an average density not to exceed the City's target density of 2.8 dwelling units per base acre for the Shell property.	The Proposed Project would be consistent with Policy 7.4 of the General Plan. The Project provides an average density of .73 unit per acre, which is less than the proposed average density of 1.0 dwelling unit per acre for the Murdock property.
Goal 8 - Low density residential development in the hillside areas which protects the unique natural and topographic character.	The Proposed Project would be consistent with Goal 8 of the General Plan. The Project's low density and clustered building pads would preserve the northernmost ridgeline, the eastern ridgeline, and the lower ridgeline near Blue Mud Canyon, as well as significant natural resources, while providing slope stability, adequate drainage, and fire protection. For additional discussion, refer to the Section 5.3, Biological Resources (beginning on page 5-91), Section 5.7, Hazards and Hazardous Materials (beginning on page 5-275), and Section 5.4, Cultural Resources (beginning on page 5-183) of this DEIR.
Policy 8.1 - Target lower densities to hillside areas with yield based on slope severity and stability, topographic conditions, and natural resource protection and other environmental conditions.	The Proposed Project would be consistent with Policy 8.1 of the General Plan. The Project's low density and clustered building pads would preserve the northernmost ridgeline, the eastern ridgeline, and the lower ridgeline near Blue Mud Canyon, as well as significant natural resources, while providing slope stability, adequate drainage, and fire protection. For additional discussion, refer to the Section 5.3, Biological Resources, Section 5.7, Hazards and Hazardous Materials (beginning on page 5-275), and Section 5.4, Cultural Resources (beginning on page 5-183) of this DEIR.
Goal 9 - Preservation and enhancement of the natural setting of the City.	The Proposed Project would be consistent with Goal 9 of the General Plan. The design of the Proposed Project would not significantly impact the most important aesthetics features. The Proposed Project has been designed with features to enhance the visual qualities of the hillsides and ridgelines by providing significant open space, creating landscaped areas, and using low lighting, contour grading, landscaped or natural-colored retaining walls, housing paint colors, and roofing materials that are similar to the natural surroundings in order to reduce glare, thereby blending the development to the natural setting.
Policy 9.1 - Preserve sensitive open space areas within the City.	The Proposed Project would be consistent with Policy 9.1 of the General Plan. The design of the Project would restrict storm water runoff to the same volume and velocity and improved water quality than in the existing condition thereby preserving sensitive open space areas. Revegetation of special status species on-site is required to provide no net loss of habitat.
Policy 9.2 - Protect the scenic and visual qualities of hillside areas and ridgelines.	The Proposed Project would be consistent with Policy 9.2 of the General Plan because the Project has been designed to preserve major ridgelines, consist of low-density single-family residential clustered to maximize open space areas, lighting shielded and confined to the developed areas, building colors consistent with the natural background and building materials to reduce glare.
Policy 9.3 - Ensure that land uses within designated and proposed scenic corridors are compatible with scenic enhancement and preservation.	There are no General Plan designated or proposed scenic corridors within or near the Proposed Project.



Policy	Analysis
Goal 10 - Provision of adequate school facilities according to the standards of the School District.	The Proposed Project would be consistent with Goal 10 of the General Plan. The Proposed Project will pay applicable school fees to the Placentia-Yorba Linda Unified School District assessed on each residential square foot constructed. The DEIR has fully analyzed the Proposed Project's indirect impacts on surrounding schools from traffic, air quality, and noise pollution. Refer to 5.12 – Public Services (beginning on page 5-493) of this DEIR for a detailed discussion of public facilities.
Policy 10.1 - Facilitate coordination between the School District and the developer to ensure that school facilities are adequately sized, located and funded to serve the present and projected needs of the area according to the standards of the School District.	The Project will provide SB 50 development impact fees to the Placentia-Yorba Linda Unified School District to ensure that adequate school facilities are available to residents of the proposed project.
Policy 10.2 - Require that any new development contribute its fair share toward the costs of expanding, upgrading or providing school facilities to serve the population generated by the development, or provide the required facilities as a condition of approval.	As noted, the Project has been conditioned to pay development impact fees per SB 50 to the Placentia-Yorba Linda Unified School District.
Goal 11 - Ensure urban/storm water runoff and water quality protection principles are properly considered in the land use decision making process.	<p>The Proposed Project would be consistent with Goal 11 of the General Plan. The City must comply with the NPDES permit issued to the County of Orange by the Regional Water Control Board, Santa Ana Region. The Proposed Project is consistent with the City and the County of Orange permits. The Proposed Project has been designed to incorporate BMPs, which include low impact development features in the form of bio-retention basins that will provide a plant palette to filter storm water runoff to meet or exceed the current standards and design criteria for storm water runoff and water quality protection. The initial WQMP design has been approved by the County of Orange. For additional discussion on water quality protection refer to Section 5.8, Hydrology and Water Quality (beginning on page 5-341) of this DEIR.</p> <p>The Proposed Project has been designed to be consistent with the goals and policies of the Land Use Element of the Yorba Linda GP. An analysis of the Proposed Project's consistency with goals and policies of other elements of the City's General Plan are discussed in the respective sections of this DEIR. For CEQA purposes, even if the Proposed Project were found to be inconsistent with the provisions of the Yorba Linda GP, no significant impacts would result, as the Proposed Project is under the jurisdiction of the County of Orange General Plan.</p>
Policy 11.1 - Limit disturbance of natural water bodies and drainage systems; conserve natural areas; protect slopes and channels; and minimize impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies.	The Proposed Project would be consistent with Policy 11.1 because the Project has been designed to limit disturbance of natural drainage systems, conserve natural areas, and protect slopes and channels with the incorporation of Project Design Features and Mitigation Measures for the preservation and enhancement of Blue Mud Canyon. The Project has been designed to minimize impacts from storm water and urban runoff on the biological integrity of the natural drainage systems by the incorporation of Low Impact Development features, BMPs and hydromodification BMPs that reduce velocity and volume of storm water runoff and urban runoff as well as provide water quality treatment prior to discharge off of the Project Site.

Policy	Analysis
Policy 11.2 - Minimize changes in hydrology and pollutant loading; require incorporation of controls, including structural and non-structural BMPs, to mitigate the projected increases in pollutant loads and flows; ensure that post development runoff rates and velocities from a site have no significant adverse impact on downstream erosion and stream habitat; minimize the quantity of stormwater directed to impermeable surfaces and the MS4s (storm drain system); and maximize the percentage of permeable surfaces to allow more percolation of stormwater into the ground.	The Proposed Project would be consistent with Policy 11.2 because Project Design Features, Conditions of Approval, and Mitigation Measures have been incorporated into the Project to minimize projected changes in hydrology and pollutant loading. The Project has incorporated Project Design Features that include hydromodification BMPs, bio-treatment BMP, source control BMPs and Low Impact Development features of debris/detention basins and outlet structures that treat and reduce volume and velocity of storm water runoff and prior to discharge off-site. The Proposed Project includes less density and more permeable surfaces than the Yorba Linda Master Plan of Drainages anticipated for the MS4s storm drain system. The Proposed Project as designed and with the Project Design Features and Mitigation Measures would have no significant adverse impact on downstream erosion and stream habitat.
Policy 11.5 - Provide for appropriate permanent measures to reduce stormwater pollutant loads in stormwater from the development site.	The Proposed Project would be consistent with Policy 11.5 because the Project incorporates Low Impact Development features in the form of debris/detention, WQMP basins and bio-treatment BMP that reduce storm water pollutant loads in storm water from the development site.

### c. Circulation Element

**Table 5-9-12 Yorba Linda General Plan Public Services and Facilities Element Consistency**

Policy	Analysis
Goal 1 - To develop a circulation system that meets the needs of current and future residents of the City, has adequate capacity for projected future traffic demands at acceptable levels service, and facilitates the safe and efficient movement of people and goods throughout the City.	An internal circulation system that connects with existing streets within the City has been designed for the Proposed Project. The system would also serve the adjacent Bridal Hills project, if developed. However, the Project site is bounded by Chino Hills State Park, City open space and other existing and proposed development. No additional access beyond that proposed and approved is likely, due to these existing constraints.
Policy 1.1 - Develop and maintain a road system that is based upon, and is in balance with, the Land Use Element of the General Plan.	Access to the Project site will occur via linkages to the existing roadway system in the Project Area within the City of Yorba Linda.
Policy 1.5 - Establish local street design standards that discourage their use for through traffic movement through residential communities.	Traffic movement will be limited to the Proposed Project site and potentially to the Bridal Hills site, if developed. No through traffic will occur or would be facilitated by the Proposed Project, because it is a gated community with only limited opportunity to connect to other communities.
Policy 1.6 - Locate new developments and their access points in such a way as to discourage through traffic from utilizing local and residential streets.	The Proposed Project will consist of either one or two access points depending on the access option selected. No through traffic will result as the only other development that will utilize the street system is Bridal Hills, if developed.
Policy 1.8 - Require that proposals for major new developments include traffic impact analysis which identifies measures to mitigate the traffic impacts of such new developments.	A Traffic Impact Analysis was prepared for the Proposed Project and is included herein. Analysis of the project-related traffic is discussed further in Section 5.13 - Transportation and Traffic. Mitigation measures have been included to reduce impacts from project-related traffic.

Policy	Analysis
Goal 3 - Maximize the efficiency of the City's circulation system through the use of transportation system management and demand management strategies.	The Proposed Project's internal circulation system has been designed to maximize daily and emergency traffic use and efficiency. Access will be via options that connect to the existing city streets and highways.
Policy 3.7 - Require that new developments provide Transportation Demand Management Plans, with mitigation monitoring and enforcement plans, as part of required Traffic Studies, and as a standard requirement for development processing.	The Proposed Project is entirely residential, and Transportation Demand Management Plans are not applicable. However, the Project Applicant will work with the City to develop such plans/programs that maximize efficiency in the circulation system.
Goal 5 - Development of an Efficient Public Transportation System.	The Proposed Project is located within close proximity to existing bus service on Yorba Linda Boulevard and Imperial Highway. No expansion of the existing system is required with implementation of the Proposed Project.
Policy 5.4 - Promote improved shuttle service in Yorba Linda, including "Dial-A-Ride" service.	The Proposed Project does not provide an opportunity to improve existing shuttle service. However, Project residents will have the opportunity to support the existing system through regular use.
Policy 5.5 - Implement the development of currently planned and future "Park and Ride" facilities.	As noted, the Proposed Project does not provide an opportunity to participate in the development of "Park and Ride" facilities or other such public transportation facilities.
Goal 9 - Develop an efficient parking system that supports a safe vehicular transportation system, while minimizing the friction between parked and moving vehicles	The Proposed Project consists of residential development and no commercial uses are included requiring parking systems. Adequate parking for such residential uses will be provided within the development.
Policy 9.4 - Require that all new developments provide adequate parking to meet the parking demands generated by their development.	Adequate parking will be designed and included for the residential units within the Proposed Project.

#### d. Recreation and Resources Element

**Table 5-9-13 Yorba Linda General Plan Recreation and Resources Element Consistency**

Policy	Analysis
Goal 1 - To permanently preserve and maintain public and private open space.	The Proposed Project will retain approximately 230 acres of open space including natural open space, landscaped areas, and fuel modification areas.
Policy 1.2 - Preserve and protect the scenic and visual quality of canyon and hillside areas as a resource of public importance.	Project design has taken into consideration existing topography by clustering and terracing building pads, preservation of large areas of open space and protecting the most prominent ridgelines, thereby preserving the integrity of the scenic and visual quality of the site.
Policy 1.3 - Achieve the retention of permanent open space through dedication as a part of the development site plan and subdivision/review process	As noted, the Proposed Project will retain approximately 230 acres of open space.
Goal 3 - Provide park facilities to meet the needs of existing and future residents, including acreage to offset the current deficit and provide for projected population growth.	The park acreage provided by the Proposed Project is in excess of that required by the City of Yorba Linda. A maximum of 13.16 acres of parks will be developed within the community to support the projected population of the Project.
Policy 3.1 - Require that 4.0 acres per 1,000 population be maintained as the City's parkland standard.	As noted, the Project will provide a maximum of 13.16 acres of parks, which far exceeds the City's requirement. In addition, several miles of pedestrian and equestrian trails will be provided with linkages to existing trail systems.

Policy	Analysis
Goal 4 - Ensure adequate funding sources for acquisition, operation and maintenance of park and recreation facilities within the City.	No additional funding will be required with the Proposed Project as parkland will be in excess of the City's requirements.
Policy 4.1 - Continue to require developers of residential subdivisions to provide land or in-lieu fees based on the City's formula of number of units and cost of land to fund parkland acquisition and improvements. Fees shall be reviewed annually.	As noted, no additional funding will be required as parkland will be in excess of the City's requirements.
Goal 5 - Establish a trail system that meets the riding, hiking and bicycling needs of residents.	A trail system has been designed for the Proposed Project to accommodate pedestrian and equestrian use, in some cases providing linkages to existing trails.
Policy 5.1 - Require the dedication of right-of-way and construction of public trails as a condition of approval of development projects.	As noted, a trail system has been designed and included in the Project for pedestrian and equestrian uses.
Policy 5.5 - Complete the equestrian trail network through the community, with particular emphasis on extension of trails through the Shell and Murdock Properties, and connections into Chino Hills State Park	The Proposed Project is part of the Murdock Property identified in the City's General Plan. Trails have been designed and included throughout the Project Site.
Goal 7 To permanently preserve natural resource areas of community and regional significance	A Specific Plan has been prepared which identifies the Proposed Project components related to the planned development including residential areas, open space that supports sensitive habitat and important biological resources, parks and trails.
Policy 7.5 - Require the delineation of permanent open space areas within the Shell and Murdock Area Plans through more detailed development planning so that the steep slopes and important natural resource areas can be properly preserved and protected through specific plans or other appropriate development regulations.	As indicated above, the Specific Plan has been prepared which identifies the Proposed Project components related to the planned development including residential areas, open space, parks, and trails.
Policy 7.6 - Require development proposals in areas expected to contain important plant communities and wildlife habitat to provide detailed biological assessments.	The project site has been surveyed extensively and biological resources identified and mapped. The EIR includes a thorough analysis of project-related impacts to biological resources and has identified mitigation measures to reduce impacts to a less than significant level.
Goal 8 - To permanently preserve and protect sensitive hillside areas within and adjacent to the community.	The Proposed Project includes the retention of 230 acres of open space, including sensitive habitat.
Goal 8.1 - Provide for the preservation of sensitive hillside and canyon areas within the City.	Ridgeline and canyon areas have been avoided to the extent feasible.
Policy 8.2 - Respect the natural landform as a part of site planning and architectural design to minimize grading and visual impact.	Clustered development will minimize grading and landform alteration and contour grading will be employed to retain the integrity of the natural landform.
Policy 8.5 - Preserve significant natural features, including sensitive hillsides as part of the new development.	Approximately 230 acres of open space, including hillsides, will be preserved.
Policy 8.6 - Require analysis of visual quality impacts of proposed development projects on a project-by-project basis.	Potential visual impacts of the proposed project have been evaluated in the Draft EIR (refer to Section 5.1, Aesthetics). A series of view simulations have been included in the analysis that depict post-development views of the proposed project from 12 locations.

## e. Noise Element

**Table 5-9-14 Yorba Linda General Plan Noise Element Consistency**

Policy	Analysis
Policy 3.2 - Develop and implement measures to reduce noise generated by construction activities.	The Proposed Project has been conditioned to comply with the County of Orange Noise Ordinance regarding construction noise. The City of Yorba Linda has adopted the same standards and thresholds for construction noise.
Goal 5 - Project approvals that include conditions to mitigate noise impacts.	Construction noise will be subject to the County's Noise Ordinance. Long term operational noise impacts have been identified related to traffic, which exceeds the +3dB CNEL threshold for CEQA impacts. However, the noise levels will remain within the County and City exterior noise thresholds of 65 dB CNEL.

## f. Public Safety Element

**Table 5-9-15 Yorba Linda General Plan Public Safety Element Consistency**

Policy	Analysis
Goal 1 - Protect the community from hazards associated with geologic instability.	No habitable structures will be constructed on active faults and graded soils will be compressed to assure building stability. The preliminary geotechnical report identified several mitigation measures, in addition to the California Building Code and local grading ordinances, to ensure that geologic hazards and constraints have been adequately addressed to protect the existing and future structures and residents.
Policy 1.1 - Require review of soil and geologic conditions to determine stability and relate to development decisions, especially in regard to type of use, size of facility, and ease of evacuation of occupants.	A Geotechnical Report and Fault Hazard Assessment Report were prepared for the Proposed Project. Findings and conclusions are included in Section 5.5, Geology and Soils herein. The reports analyzed all geological and soils conditions based on the proposed development footprint and included mitigation measures to ensure geologic stability.
Policy 1.3 - Provide standards and requirements for grading and construction to mitigate the potential for landslides and seismic hazards in the City.	As noted, Section 5.5, Geology and Soils of this EIR provides analysis and mitigation regarding geologic stability and seismic hazards.
Policy 1.6 - Prohibit the location of habitable facilities within an Alquist-Priolo Special Study Zone (APSSZ) or within 50 feet of either side of the centerline of an active or potentially active fault.	As required by state law, no habitable structures will be constructed on active faults. Future residential structures will be located at least 50 feet from the active fault that has been mapped on the site.
Goal 3 Protect the lives and property of residents and visitors of the City from flood hazards.	Hydrology and drainage studies have been prepared, and drainage facilities have been incorporated into the project design. No portion of the proposed residential development is located within a flood hazard zone.
Policy 3.1 Identify flood hazard areas and provide appropriate land use designations and regulations for areas subject to flooding.	The Proposed Project is in FIRM Zone X, which is outside the 0.2% annual change of flood (500 years).
Policy 3.2 Maintain natural drainage courses and keep them free of obstructions.	Blue Mud Canyon will be maintained through the project site. Drainage plans and facilities have been incorporated into the Proposed Project in order to adequately accommodate surface flows through the site.

Policy	Analysis
Goal 4 Protect people and property from brush fire hazards.	The Proposed Project includes a Fire Protection and Evacuation Plan, fuel modification zones, and buildings designed to resist embers and protect structures and residents from potential fire hazards.
Policy 4.3 Enforce fire inspection, code compliance, fuel modification, and weed abatement programs.	A fuel modification program is incorporated into the Proposed Project that complies with OCFA requirements for fire protection in high fire hazard areas.
Policy 4.4 Educate the public as to the risk associated with wildfire hazards and encourage wildfire reduction activities by residents	The HOA will be responsible for providing educational information to residents regarding evacuation plans.
Goal 5 - Provide community protection from hazards associated with urban fires and crime.	Section 5.7, Hazards and Hazardous Materials analyzes the potential for wildfires and provides mitigation measures, including evacuation planning, to provide protection to the residents and adjacent communities from fires.
Policy 5.2 - Ensure that law enforcement and crime prevention concerns are considered in the review of planning and development proposals in Yorba Linda.	The Orange County Sheriff's Department provides police protection to the unincorporated area as well as the City of Yorba Linda. Consultation with the OCSD has been on-going regarding their ability to serve the project.
Policy 5.3 - Require that adequate police and fire service facilities and personnel are maintained to provide service at sufficient levels.	As noted, the Orange County Sheriff's Department has recently expanded its personnel for the Project area and the City of Yorba Linda to adequately serve the residents.

## g. Growth Management Element

**Table 5-9-16 Yorba Linda General Plan Growth Management Element Consistency**

Policy	Analysis
Goal 1A - An adequate transportation/circulation system that supports regional and local land uses at adopted Level of Service (LOS) standards and complies with requirements of the Countywide Traffic Improvement and Growth Management Program (Measure M).	The Proposed Project related traffic will not exceed the Level of Service standards adopted by the County of Orange or the City of Yorba Linda with the inclusion of mitigation measures recommended for implementation by the City. The Project has been required to contribute a fair share contribution towards the recommended mitigation measures.
Policy 1.1 - All feasible mitigation measures shall be designated to achieve the target standard LOS D unless it can be demonstrated that the unacceptable level of service is a direct result of regional traffic.	As noted, the Project has been conditioned to contribute a fair share payment to implement recommended mitigation measures to maintain the Level of Service standards adopted by the City.
Policy 1.2 - Each signalized intersection that has been improved to its maximum feasible configuration and still does not meet the target level of service shall be placed on the deficient intersection list.	The traffic signal proposed at Yorba Linda Boulevard and Via del Agua will meet the City's level of service at that intersection for project-related and cumulative traffic impacts.
Policy 2.2 - All new development shall be required to participate in the City's Transportation Fee Program(s). These fee programs shall be designed to ensure that all development projects fund their pro rata share of the necessary long-term transportation improvements identified in the Circulation Element of the General Plan or the Circulation Technical Report.	The Project will provide a fair share contribution to implement improvements required to maintain an acceptable level of service for intersections within the City of Yorba Linda.



Policy	Analysis
Policy 2.3 - Require all new development to pay its share of the costs associated with that project, including regional traffic mitigation.	The Project will provide a fair share contribution to implement improvements required to maintain an acceptable level of service for intersections within the City of Yorba Linda.
<p>Policy 2.4 - Where a new development project contributes measurable traffic, require that the necessary improvements to transportation facilities are constructed and completed pursuant to the following conditions:</p> <ul style="list-style-type: none"> <li>• -Within three years of the issuance of a building permit for project; or,</li> <li>• -Within five years of the issuance of a grading permit for the development project, whichever comes first.</li> </ul> <p>The City may establish a Level of Service "D" or the existing LOS as the mitigated LOS goal standard for intersections solely under the control of the City.</p>	The Project has been conditioned to pay fair share fees towards the recommended traffic-related improvements. However, because the County cannot compel the City to implement the proposed improvements, the City will determine approval and timing of such improvements.

## h. Housing Element

**Table 5-9-17 Yorba Linda General Plan Housing Element Consistency**

Policy	Analysis
Goal 3 - Provide adequate housing sites to accommodate regional housing needs and achieve a variety and diversity of housing.	The Proposed Project consists of up to 340 single family homes on large lots, reducing the opportunity for a variety of diverse housing. The Project will accommodate the need for housing based on the Regional Needs Housing Assessment for the area.
Policy 3.1 - Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.	Housing proposed by the Project will contribute to meeting housing needs for the above moderate income category.
Policy 3.6 - Pursue the annexation of undeveloped properties, including the Murdock area, within the northern Sphere of Influence to increase the City's capacity to accommodate future housing growth.	An application for annexation is being considered by LAFCO as of this date.

## 6. Consistency with Yorba Linda General Plan Update: Community Vision Statements

The City is currently updating the 1993 General Plan. The City has not made public any drafts of the proposed general plan, nor is there a schedule for the completion of the document. The City held community workshops in June 2012 and presented three vision statements to the City Council as part of the General Plan Update Status Report. The community vision statements have not yet been adopted by the City. The Proposed Project will be consistent with the community workshop vision statements. The project average density of 0.73 dwelling units per acre is less than all of the surrounding residential neighborhoods. The Proposed Project provides extensions of pedestrian access with multi-purpose and equestrian trails that provide connection to Chino Hills State Park and support the existing equestrian community.

## **7. Consistency with City of Yorba Linda Zoning Ordinance**

As noted previously, the City has not established pre-zoning for the Project Site. If the Project Site is annexed to the City, the proposed Esperanza Hills Specific Plan could serve as the City's zoning. The Esperanza Hills Specific Plan outlines the development standards and permitted land uses within the Project Site that have been designed to be substantially consistent with the City's development standards. In addition, applicable City zoning regulations include the Hillside Development/Grading/Fire Protection Ordinance. This DEIR examines all environmental impacts of any future annexation of the Proposed Project into the City. Project consistency with the Hillside Development/Grading/Fire Protection is evaluated below.

## **8. Consistency with the City of Yorba Linda's Hillside Development/Grading/Fire Protection Ordinance**

The Proposed Project is consistent with the City's Hillside Management Ordinance. The major site design principles of Chapter 18.30 of the City's zoning ordinance are to consider views from the neighborhood and other off-site locations, preserve a more natural slope appearance, partially screen buildings on ridgelines with landscaping, preserve trees and other vegetation, and preserve the natural hillsides and ridgelines through the use of slope undulation, limited retaining walls, blending, and other features to reflect the natural terrain. The Hillside Development/Grading/Fire Protection Ordinance establishes standards and guidelines for hillside grading, drainage, planting design, fuel modification, and residential development.

The design of the Proposed Project has taken the Hillside Development/Grading/Fire Protection ordinance into consideration. The Proposed Project utilizes cluster patterns wherever possible to preserve open space and undisturbed natural habitat on the site, and preserves the northern and eastern ridgelines, which border Chino Hills State Park, as well as the lower ridgeline along Blue Mud Canyon. Grading will re-contour existing natural terrain to provide for residential lots, new streets, recreation facilities, and detention basins. The Esperanza Hills Specific Plan requires home colors to be consistent with the surrounding natural landscape and with the color value of the specific hue close to the immediate landscape. Colors of homes visible from outside the Proposed Project will be predominantly earth tones. The project landscape design meets the intended objective of this ordinance by integrating features that will be harmoniously interwoven with the natural hillside by utilizing trees, naturalized scrubs, and grasses. Plant materials have been selected to complement the scale of the architecture and view opportunities will be considered from the neighborhoods to the surrounding landscape, enhancing views outside the immediate project limits wherever possible.

The Proposed Project is consistent with the major principles of the ordinance. The Hillside Development/Grading/Fire Protection Ordinance limits retaining walls visible from off-site to a maximum of six feet and specifies that they be planted with vines or other landscape screening. However, the ordinance allows approval of up to three

retaining walls placed one above the other with a minimum of 4 feet of horizontal landscaped terrace placed between each wall or an alternative retaining wall design if better for engineering and aesthetics. Due to the steep terrain, Option 1 will use a retaining wall system along the proposed access road off Stonehaven Drive in order to protect the natural drainage of Blue Mud Canyon by reducing grading impacts. This retaining wall is fully landscaped and is minimally visible from off-site views, because the retaining wall is located at a low elevation within the narrow canyon.

The Proposed Project will use Verdura, or similar, retaining walls in which vegetation can grow and provide an aesthetically compatible “green” wall. An alternative to the Verdura wall in steep areas will be the use of a Shotcrete retaining wall in which a shear retaining wall will be covered in a naturalistic-colored concrete that would be detailed by skilled craftsmen to mimic naturally occurring rock outcroppings and provide pockets of vegetation. As detailed in Section 5.5, Geology and Soils (beginning on page 5-203), select project retaining walls will exceed six feet in height. All slopes are designed to meet the minimum state and county standards and per recommendations of the soil engineer.

The City and unincorporated Orange County are both served by OCFA and subject to OCFA review and approval of the project’s fuel modification plan. The developed areas will be surrounded by a minimum 170-foot FMZ consistent with the Hillside Development/Grading/Fire Protection Ordinance and OCFA standards, except for three lots that have proposed alternative methods and materials due to off-site slopes. The project also provides two locations for firefighting staging areas and water reservoirs to supply gravity feed water to hydrants. (Refer to Section 5.7, Hazards and Hazardous Materials beginning on page 5-275).

The Proposed Project is consistent with the surrounding residential developments that are also built on area ridgelines, such as Casino Ridge, and Heather Ridge among others.

The Proposed Project is consistent with the Hillside/Grading/Fire Protection Ordinance concerning views from Chino Hills State Park. The ordinance requires that grading and landscape plans include, for each lot viewed, specific measures, including height limits, setbacks, landscaping, berms and/or other measures that will assure that any structure built on the lot will not be viewed from Chino Hills State Park or otherwise be screened to the extent feasible. Estate Lot 1 is viewed from San Juan Hill lookout within Chino Hills State Park. The structure is proposed to be two stories in height. Due to fuel modification requirements to protect from wildfire, the structure cannot be screened with landscaping. Estate Lot 1 has a driveway access in front of the view that will prevent construction of berms to screen the structure. The structure colors will be of earth tones to mimic the background natural landscape. The landscape will be harmoniously interwoven with the natural hillside by utilizing trees, naturalized scrubs, and grasses consistent with the Fuel Modification Plan. The site lighting will be directed toward the on-site structures and not direct illumination outside property boundaries. Although Estate Lot 1 is viewed at a distance from the San Juan Hill lookout in Chino Hills State Park, the Proposed Project is consistent with

the Yorba Linda Hillside Development/Grading/Fire Protection Ordinance, because the Project has incorporated all feasible measures to minimize this visual impact.

## 9. Consistency with Regional Planning Programs

Countywide and regional plans affecting planning in the Project Area include SCAG's 2012-2035 Regional Transportation Plan and Sustainable Community Strategy (RTP/SCS). The RTP/SCS includes SCAG's RHNA and the Air Quality Management Plan prepared by the South Coast Air Quality Management District and the County's Integrated Waste Management Plan. In addition, all of these plans are included in the State Implementation Plan. The federal clean air laws require areas with unhealthy levels of ozone, inhalable particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide to develop plans, known as State Implementation Plans (SIPs). SIPs are comprehensive plans that describe how an area will attain national ambient air quality standards (NAAQS).

SCAG, functioning as the Metropolitan Planning Organization for Southern California, is mandated by federal and state law to develop regional plans for transportation, growth management, housing development, air quality, and other issues of regional significance. The document that provides that the primary reference for SCAG's project review activity is the RTP/SCS. The purpose of the RTP/SCS and the Compass Blueprint program is to guide regional development and provide a strategic vision for handling the region's land use, housing, economic development, transportation, environmental sustainability, and overall quality of life. The recommendations are not mandates to local jurisdictions.

The regional goals listed below reflect the wide-ranging challenges facing transportation planners and decision-makers in achieving the RTP/SCS vision. The goals demonstrate the need to balance many priorities in the most cost-effective manner.

The following Table 5-9-18 is a project consistency analysis to the SCAG 2012-2035 RTP/SCS Goals. The goals provide guidance for considering the Proposed Project within the context of regional goals and policies. The nine RTP/SCS goals are listed in the table along with a statement of consistent, not-consistent, or not applicable with a reference to the DEIR section and page number.

**Table 5-9-18 SCAG 2012-2035 RTP/SCS Goals**

Goal		Analysis
RTP/SCS G1:	Align the plan investments and policies with improving regional economic development and competitiveness.	<p>Consistent: The Proposed Project will provide executive housing to the region, provide short-term employment during all phases of construction, and provide operational employment opportunities associated with the maintenance of the community and services to the future residents. The future population will support the economy of the surrounding area in its demand for goods and services.</p> <p>Refer to Section 5.11, Population and Housing beginning on page 5-483.</p>

	Goal	Analysis
RTP/SCS G2:	Maximize mobility and accessibility for all people and goods in the region.	<p>Consistent: The Proposed Project provides mobility and accessibility for all people and goods in the region in that the Proposed Project provides street and intersection improvements that will retain the existing LOS D or better. While the Weir Canyon Road at SR-91 EB Ramps is forecast to operate at LOS E, the proposed Option 1 and Option 2 Project is expected to add less than 0.010 to the ICU value and, therefore, is not considered to be significantly impacted by the Proposed Project. The Proposed Project incorporates facilities that connect existing bike lanes, OCTA bus routes 20 and 26, and Metrolink at Anaheim Canyon Station.</p> <p>Refer to Section 5.14, Transportation and Traffic beginning on page 5-543.</p>
RTP/SCS G3:	Ensure travel safety and reliability for all people and goods in the region.	<p>Not Applicable: The Proposed Project meets the Orange County street design standards and level of service, but it is the responsibility of state, county, and local governments to implement this goal.</p>
RTP/SCS G4:	Preserve and ensure a sustainable regional transportation system.	<p>Consistent: While the Weir Canyon Road at SR-91 EB Ramps is forecast to operate at LOS E, the proposed Option 1 and 2 Project is expected to add less than 0.010 to the ICU value and, therefore, is not considered to be significantly impacted by the Proposed Project. Mitigation Measure T-2 above provides for the payment of a fair share contribution to widen and re-stripe the westbound approach at Yorba Linda Boulevard at Savi Ranch Road. Implementation of this Mitigation Measure and the associated improvements to that inspection will reduce Year 2035 cumulative impacts with a forecast level of service (LOS) D that is within the minimum acceptable standard.</p> <p>Refer to Section 5.14, Transportation and Traffic beginning on page 5-543.</p>
RTP/SCS G5:	Maximize the productivity of our transportation system.	<p>Not Applicable: The Proposed Project meets the Orange County street design standards and level of service, but it is the responsibility of State, County and local governments to implement this goal.</p>
RTP/SCS G6:	Protect the environment and health for our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking.)	<p>Consistent: The project will have less than significant impacts with the exception of greenhouse gas (GHG) emissions. The project will incorporate standard construction practices per the Southern California Air Quality Management District (SCAQMD) Handbook and project design features to reduce GHG impacts. The site includes pedestrian, bicycle, and equestrian trails connected to the existing County trails.</p> <p>Refer to Section 5.2, Air Quality beginning on page 5-65.</p>
RTP/SCS G7:	Actively encourage and create incentives for energy efficiency, where possible.	<p>Consistent: The Proposed Project will meet Title 24 of the California Building Code that incorporates energy saving building materials into the development of all structures. The Proposed Project incorporates a standard for night lighting that will result in reduced energy use for lighting. The Proposed Project will incorporate low water use landscaping and natural occurring species that will result in reduced water use.</p> <p>Refer to Section 5.1, Aesthetics beginning on page 5-1 and Section 5.3 Biological Resources beginning on page 5-91.</p>
RTP/SCS G8:	Encourage land use and growth patterns that facilitate transit and non-motorized transportation.	<p>Consistent: The Proposed Project is located directly adjacent to existing residential land use. The Proposed Project has incorporated street access to existing street system, sidewalks, trails, and bike lanes that connect the project to OCTA bus routes 26 and 20, SR-91 and Metrolink trains at the Anaheim Canyon station.</p> <p>Refer to Section 5.14, Transportation and Traffic beginning on page 5-543.</p>

	Goal	Analysis
RTP/SCS G9:	Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	Not applicable: Goal 9 is the responsibility of State and regional agencies to implement; the proposed residential project has no jurisdiction to implement this goal.

The Proposed Project is consistent with the applicable regional goals in that the project is consistent with all applicable design standards and project impacts are mitigated to a level of no significant impact. The project has been designed to provide access to alternative transportation; including sidewalk connection to bus stops, bicycle lanes, and multi-purpose trails that provide a connection to Chino Hills State Park at the Old Edison Trail, and schools, employment, and goods and services.

## 10. Consistency with Chino Hills State Park General Plan

The Proposed Project is evaluated below for consistency with the applicable goals of the Chino Hills State Park General Plan adopted in 1999.

The Proposed Project will preserve the northern and eastern ridgelines that are adjacent to Chino Hills State Park.

The Chino Hills State Park General Plan has adopted several goals for the implementation of park policies and management (Table 5-9-19 below).

**Table 5-9-19 Chino Hills State Park General Plan Consistency**

Goal	Analysis
Buffers Goal: Establish, maintain, and protect buffers adjacent to Chino Hills State Park.	<p>The Proposed Project is consistent with this goal by providing a ridgeline buffer to the east, a ridgeline buffer to the north, an approximately one-quarter mile buffer through Blue Mud Canyon to the east, and a minimum 170-foot buffer between the estate lot and the Park to the east. The proposed planting palette has been selected to promote naturally occurring regenerating plants and to eliminate non-native species.</p> <p>Refer to Section 5.3, Biological Resources (beginning on page 5-91) for additional information on plant species and planting mitigation.</p>
Wildlife Management Goal: Protect, perpetuate, and restore native wildlife populations and native aquatic species at Chino Hills State Park.	<p>Proposed Project is consistent with this goal with the inclusion of a regulation that prohibits outdoor cats and requires that dogs be restrained within the Project Site. Educational material will be distributed to each property owner concerning pet regulations, restriction on planting certain species, wildlife protection, and access to Chino Hills State Park.</p>



Goal	Analysis
Aesthetics Resources Goal: Protect scenic features from man-made intrusions and preserve the visitor's experience of the natural landscape by minimizing adverse impacts to aesthetic resources.	The Proposed Project is designed to be sensitive to off-site views of the development area from Chino Hills State Park. Although a limited portion of the Project will be viewed from San Juan Hill, the highest point within the park, all feasible Project Design Features have been incorporated into the Proposed Project to minimize visual impacts from that location. Additional discussion on aesthetics is found in Section 5.1, Aesthetics (beginning on page 5-1 of this DEIR). The development areas are set back and below the major ridgeline, and all artificial lights shall be designed and located so that direct light rays shall be confined to the development area footprint consistent with night sky lighting practices to minimize artificial light impacts to the park. Design guidelines for the development of the Proposed Project include design features to reduce glare and a natural color palette to emulate the natural surroundings. Manufactured walls will be graded and planted to blend into natural adjoining slopes.
Pedestrian Access Goal: Create appropriate pedestrian access points to meet the needs of the park and the local jurisdictions that are contiguous to the park boundary.	The Proposed Project will provide continued pedestrian and biking access through the project via trail linkages to connect with existing Chino Hills State Park's Old Edison Trail. Section 5.13, Recreation (beginning on page 5-511) provides additional information related to proposed trails, including a Conceptual Trails Plan. Establishment of non-designated trails will be prohibited in the project regulations.
Acquisitions Goal: Protect and enhance park resources and improve visitor's enjoyment and education in the park through appropriate land acquisitions.	The Chino Hills State Park General Plan establishes guidelines for the consideration of land acquisitions. The guidelines state that land acquisitions should support the park's resource management goals by enhancing watershed protection and adding significant or unique resources, habitats, or features to the park. Create buffer areas (areas between developments and park resources) and include ridgelines whenever possible, increase the size and improve the effectiveness of biocorridors, and establish park facilities outside sensitive resource areas. There are no sensitive biocorridors on-site. No land acquisition by Chino Hills State Park is proposed for the Esperanza Hills project, and the Chino Hills State Park rejected a proposal to include the northeast portion of the Project into the park years ago.

## 11. Consistency with Sphere of Influence Guidelines

The Proposed Project is consistent with the SOI Guidelines. An annexation application has been submitted by Esperanza Hills to Orange County LAFCO, and the focus stakeholder process has been initiated between the County of Orange, the City, and the YLWD. The Proposed Project is a portion of the property described in the Yorba Linda GP as the "Murdock Property," which allows for a land use density of 1 dwelling unit per acre over the entire property. The Proposed Project is a low-density residential development of 0.73 dwelling units per acre, which is less than 1 dwelling unit per acre allocated for the Murdock property in the Yorba Linda GP, and is therefore consistent with the City's plans for this area of their SOI.

The SOI Guidelines also require a plan for services and infrastructure consistent with the surrounding community. Table 5-9-20 is a summary of the policies, standards, and regulations between the City and the County and how the Proposed Project meets those standards. The Yorba Linda Library is a City facility that is determined currently to be inadequate to meet the needs of the existing City population. In August 2011 the City Council authorized funding for a new library to meet the needs of a projected population of 70,000. The existing library is located at 18181 Imperial Highway, and

the new library will be located in the Town Center Specific Plan area. It is anticipated that the new library will provide adequate library services for the City, including the Proposed Project residents after annexation. Currently, the Yorba Linda Library issues a library card to any resident of California. Therefore, there is no significant difference for library services before or after annexation.

The Proposed Project is consistent with the SOI Guidelines that require a plan for services and infrastructure to be consistent with the surrounding community. As indicated in the table, the project meets or exceeds all policies, standards, and regulations.

**Table 5-9-20 Sphere of Influence Policy Guidelines Consistency Analysis**

<b>Policy/Standard/Services</b>	<b>Yorba Linda</b>	<b>County of Orange</b>	<b>Proposed Project</b>
<b>Land Use</b>	The Project Site is designated as Opportunity Area A5-Murdock Property in Yorba Linda GP. The city has designated this area for residential with an overall density of 1 unit per acre.	General Plan designation is Open Space (5) category and the County zoning code designation of Agriculture (A1) with an Oil Production Zone (O) overlay.	The Proposed Project would result in a general plan amendment for Suburban Residential (1B) with an overall density of 0.73 unit per acre and adoption of a Specific Plan that prescribes development standards. The Proposed Project is consistent with the City's policies and standards prior to and after annexation.
<b>Traffic/Transportation</b> Level of Service Standard (LOS)	LOS D	LOS D	The Proposed Project, with mitigation, meets a LOS D or better at all 15 key intersections analyzed in the project traffic study. There is no significant impact prior to annexation or after annexation to the City.
<b>Public Services</b> Fire Police Water Sewer Schools Library	Orange County Fire Authority Orange County Sheriff Yorba Linda Water District Yorba Linda Water District Placentia-Yorba Linda Unified School District Yorba Linda City Library	Orange County Fire Authority Orange County Sheriff Yorba Linda Water District Yorba Linda Water District Placentia-Yorba Linda Unified School District Orange County Library	The Proposed Project meets all standards for public services and infrastructure as established by the regulatory agencies. The public services provided to the Proposed Project are the same prior to annexation or after annexation to the City.
<b>Parks</b>	4 acres per 1,000 populations or 4.35 acres of parkland based on a project population of 1,088 residents.	2.5 acres per 1,000 populations or a minimum of 2.72 acres of parkland based on a project population of 1,088 residents.	The Proposed Project would provide 12 to 13 acres of active and passive parks depending upon the access option selected. Either development option would exceed the City and County of Orange parkland standards. Therefore, the Proposed Project would be consistent with City policies and regulations prior to and after annexation.
<b>Air Quality</b>	South Coast Air Quality Management District (SCAQMD)	South Coast Air Quality Management District (SCAQMD)	The Proposed Project will result in significant and unavoidable impacts related to greenhouse gas emissions

Policy/Standard/Services	Yorba Linda	County of Orange	Proposed Project
<b>Biological</b>	US Fish & Wildlife Service California Department of Fish and Wildlife State and Federal Endangered Species Act	U.S. Fish and Wildlife Service (USFWS) California Department of Fish and Wildlife (CDFW) State and Federal Endangered Species Act	The Proposed Project is subject to the same biological resources regulations prior to and after annexation. Therefore, the project will be consistent with the City's policies and regulations prior to and after annexation.
<b>Water Quality</b>	Yorba Linda General Plan The County of Orange	The U.S. Environmental Protection Agency (EPA) The California State Water Resources Control Board (SWRCB) The California Regional Water Quality Control Board – Santa Ana Region (SARWQCB) The County of Orange	The City is subject to the County of Orange's NPDES permit and must have consistent policies with Orange County regulations. Therefore, the Proposed Project is consistent with the City's policies and regulations prior to and after annexation.
<b>Hydrology, Drainage and Water Quality</b>	U.S. Army Corps of Engineers (ACOE) approval of permits under Section 404 of the Clean Water Act (CWA) CDFW approval of future potential streambed alteration agreements, pursuant to §1600 of the <i>California Fish and Game Code</i> USFWS consultation related to biological impact assessment, if requested by ACOE SARWQCB-SA, (NPDES) Section 402 of the CWA as well as approval of Section 401 Water Quality Certification	U.S. Army Corps of Engineers (ACOE) approval of permits under Section 404 of the Clean Water Act (CWA) CDFW approval of future potential streambed alteration agreements, pursuant to §1600 of the <i>California Fish and Game Code</i> USFWS consultation related to biological impact assessment, if requested by ACOE SARWQCB-SA, (NPDES) Section 402 of the CWA as well as approval of Section 401 Water Quality Certification	The Proposed Project is regulated by the same state and federal agencies and regulations. Drainage facilities are maintained by the County of Orange, not the City. Therefore, the Proposed Project is consistent with the City's policies and regulations prior to and after annexation.

## 12. Consistency with Annexation and Property Tax Exchange Process

It is anticipated that proposed Project Site may be annexed to the City subsequent to the issuance of building permits and certificates of use and occupancy under the jurisdiction of the County of Orange under pre-annexation agreements and municipal service agreements between the Project Applicant, the City, the County of Orange, and the YLWD. In the event that this annexation is not initiated by the City under a pre-annexation agreement, it may occur in the future if the residents vote to be annexed into the City. However, it is also possible that the Proposed Project may never be annexed into the City and will remain in the County of Orange. Under current law, the City cannot compel annexation without the approval of the property owner.

There will be no financial impact to the City for the initial provision of utilities and services, because initial start-up costs associated with such services will be included in the approval and permitting process for development of the Proposed Project.

Section 5.15, Utilities and Service Systems (beginning on page 5-625) herein provides analysis regarding the availability and provision of the identified services.

The following is a description of the process by which the City could initiate annexation subsequent to an agreement for annexation between the property owner and the City.

The Yorba Linda GP states that the City shall pursue annexation of lands within its SOI. This goal applies to areas that are logical, contiguous extensions of the City's development patterns. The General Plan specifically identifies the Murdock Property, of which the Proposed Project is a part, for potential development and annexation.

The City may prepare an analysis to present fiscal, operational, and procedural information to the City Council to assist in determining whether to initiate the annexation process. The analysis may include other one-time costs and continuing annual expenses to the City. It may also include one-time and continuing additional revenues to be received by the City as a result of annexation and identify the costs and benefits associated with the proposed annexation. As indicated herein, development will occur under the jurisdiction of the County, and annexation would not occur prior to issuance of permits and certificates of occupancy by the County.

An application to initiate the process must be prepared and submitted to the Orange County LAFCO. The following steps would be required in order for annexation to occur and would include possible land use planning actions that the City may pursue.

1. Based on agreement to annex the Proposed Project to the City between the property owners and the City, the City would submit an application to the Orange County LAFCO containing the following information and related materials:
  - LAFCO processing fees in effect at the time of application submittal.
  - Project application form to initiate the application process, which includes a justification of proposal. The justification would describe the changes of organization, the purpose of each change of organization, an explanation of how the proposal provides more logical boundaries and/or improves the provision of service, and whether the proposal has the 100% approval of all property owners.
  - A Plan for Services identified as administration and facilities for public services such as police, fire, sewers, water, and schools that currently exist or are planned for the future. The Plan should show the level of services to be provided compared to levels provided within the City.
  - CEQA documents prepared for the development of the property.
  - Resolutions by the affected agencies agreeing to a transfer/split of property tax revenues generated by the subject property.
  - A Specific Plan, a Planned Community, or a Planned Residential Development, or other similar regulatory mechanism.

2. Within 30 days of the application, LAFCO submits a status letter notifying the City that the application is complete or incomplete.
3. Approximately 30 days after the submission of the application:
  - LAFCO notices the County Assessor of the proposal;
  - The Assessor determines which Tax Rate Areas are involved and calculates the total assessed valuation of the affected property;
  - The Assessor issues a report of the Tax Rate Areas and the assessed valuation to the County Auditor;
  - The Auditor determines the total property tax revenues for the area proposed for annexation and issues a report to the City and the County of the total revenues involved; and
  - The City and County are notified that they have 60 days to reach an agreement on the transfer of property tax revenue from the County to the City.
4. Upon determination by the LAFCO Executive Officer that the application is complete, the Executive Officer issues a Certificate of Filing and sets a hearing date for the proposal.
5. LAFCO notices and holds a public hearing on the proposed annexation and its Commission takes one of the following actions:
  - Approves the application subject to terms and conditions; or
  - Approves the application with modifications and subject to terms and conditions.
6. Within 35 days of the hearing, LAFCO adopts a resolution making determinations and approving the application and sends a copy of the resolution to the applicant.
7. If the application is approved, LAFCO sets a protest hearing for the annexation.
8. If the annexation is ordered, LAFCO sends a Certificate of Completion to the County Recorder's Office, following a 30-day reconsideration period, and upon satisfaction of all terms and conditions in the resolution ordering the annexation.

Upon recordation, LAFCO sends documents and fees, which are paid by the applicant, to the State Board of Equalization for the purpose of altering its TRAs to reflect the change of organization.

#### **5.9.5 Mitigation Measures**

None are required.

### 5.9.6 Level of Significance after Mitigation

The Proposed Project will not divide an established community. The Proposed Project will be an extension of the low-density single-family residential development located on the lower slopes of the Chino Hills. Although the Project Site is located within the County of Orange, the Proposed Project has been designed to be consistent with the Yorba Linda GP and the Zoning Ordinance. All public services, including police, fire, and water, are provided by the same agencies as the surrounding community. Annexation of the Project Site into the City could occur pursuant to a pre-annexation agreement or in the future by a vote of the project residents. Therefore, there is no Project impact associated with a divided established community. The Proposed Project will not result in physically dividing the City of Yorba Linda. Because the Project Site is located within the City's SOI, annexation of the Project Site has been anticipated by the City, and the City's General Plan designates the land use as single-family residential at a density of 1 dwelling unit per acre. Therefore, the impact on the City is less than significant.

The Proposed Project does not conflict with any applicable land use policy or regulation of any agency with jurisdiction over the project. With the approved general plan amendment and zone change, the Proposed Project will be consistent with the Orange County General Plan and zoning code. The Proposed Project, with mitigation, is consistent with all regulations concerning avoiding or, to the extent feasible, mitigating environmental effect concerning geology and seismicity, hazards, hydrology, water quality, noise, transportation/ circulation, aesthetics, biological resources, and air quality.

The Proposed Project consists of the creation and implementation of Esperanza Hills Specific Plan and associated Vesting Tentative Tract Map. The project itself creates conformance with the Land Use Element of the Orange County General Plan policies and compliance with zoning regulations. In addition, the project provides densities that are lower than those identified for the property in the Yorba Linda GP. Mitigation measures for specific project impacts related to Transportation and Traffic, Air Quality, Noise, Aesthetics, Recreation, Hazards, Public Services and Utilities and Service Systems are found in those sections of this DEIR. Short-term impacts would be eliminated or reduced through proper implementation of mitigation measures identified in the above-referenced DEIR sections and would cease upon completion of construction. With the exception of GHG emissions and noise, long-term project-related impacts would be mitigated to a less than significant level. The project has not avoided mitigating any significant environmental effect; therefore, the Project's impact to applicable land use plans is less than significant.

The Proposed Project does not conflict with any applicable habitat conservation plan or natural community conservation plan. Although the Project Site falls entirely within Unit 9 of the existing critical habitat for coastal California gnatcatcher as designated by the USFWS, no California gnatcatchers were detected in a protocol gnatcatcher survey completed in June 2013, and none have been detected in the various studies conducted on this site since 1998. The project impacts with mitigation will be reduced



to a less than significant level. Therefore, the proposed land use and density for the Proposed Project will not result in unavoidable adverse impacts.

### 5.9.6 Cumulative Impacts

The proposed Cielo Vista project, which is adjacent to and west of the Proposed Project, proposes 112 single-family residential units on 84 acres, resulting in a project density of 1.33 dwelling units per acre. The Proposed Project, combined with other development and future developments in the cities of Yorba Linda, Anaheim, and Brea, will serve to increase the intensity of the land use in the area of the Proposed Project, as summarized in Table 5-9-21 below.

**Table 5-9-21 Cumulative Projects List**

No.	Related Project	Land Use Description
<b>City of Yorba Linda Development</b>		
1	North Yorba Linda Estates	364 single-family residential dwelling units 110 condo/townhomes
2	Cielo Vista	112 single-family residential dwelling units
3	Hover/Bastanchury Holding Co.	48 single-family residential dwelling units
4	Yorba Linda Town Center	32 single-family residential dwelling units 119 condo/townhomes 1,200-seat performing arts center 24,000-square-foot library 5,200 square feet of general office uses 61,600 square feet of commercial retail uses 16,400 square feet of restaurant uses
5	Oakcrest Terrace	69 apartments
6	Canal Annex – Savi Ranch	84 apartments
7	Nixon Archive Site	59 single-family residential dwelling units
8	SWC Bastanchury/Lakeview	180 apartments 109 single-family residential dwelling units
9	Friends Christian High School	1,200 students
10	Prospect (Greenhouse)	55 single-family residential dwelling units
12	Wabash & Rose	17 single-family residential dwelling units
12	Yorba Linda/Prospect	122 apartments
13	Postal Annex SE Lemon & Eureka	5 single-family residential dwelling units
14	4622 Plumosa	10 apartments
15	Lakeview & Mariposa	149 apartments
16	Palisades at Vista del Verde	143 condo/townhomes
<b>City of Anaheim Development</b>		
17	Mountain Park	1,675 single-family residential dwelling units 825 condo/townhomes 3,000-square-foot convenience market 800-student elementary school 15-acre park

No.	Related Project	Land Use Description
<b>City of Brea Development</b>		
18	La Floresta Development	398 medium-density residential dwelling units 787 high-density residential dwelling units 150 mixed-use residential dwelling units 156,800 square feet of mixed-use commercial 18-hole golf course 20,000-square-foot community center 5.30-acre public facility (active adult) 75.60 acres of natural open space

On a county-wide basis, the increased land use intensity will result in significant unavoidable impacts such as loss of open space, increased human activity, and increase in traffic, noise, and light and glare. As the City and surrounding areas continue to build out, significant land use changes will result, along with associated vegetation loss, necessary drainage improvements, traffic and noise increases, increased air emissions and greenhouse gases, aesthetic impacts and greater demand on utilities and services. Cumulative land use impacts are individually mitigated on a project-by-project basis, and mitigation is also effective through implementation of programs establishing alternative modes of transportation, land use intensity near employment centers, open space, and park areas such as through the Orange County General Plan and SCAG's RTP/SCS plans. As demonstrated above the Proposed Project is consistent with the Orange County General Plan policies, the Yorba Linda General Plan, and other relevant local and regional planning documents; therefore, the cumulative impacts are less than significant.

#### 5.9.7 Unavoidable Adverse Impacts

No unavoidable adverse impacts to Land Use are associated with the Proposed Project.