

6. Alternatives Analysis

6.1 Introduction

CEQA has long recognized that a rigorous evaluation of project alternatives is key to ascertaining whether major environmental impacts brought about by a Proposed Project can be avoided or significantly lessened. CEQA and its associated case law require that alternatives be evaluated that are capable of feasibly attaining most of the basic project objectives and offering substantial environmental advantages over the project proposed. CEQA does not require that an agency speculate unnecessarily or re-evaluate previously analyzed alternatives where no new significant information - i.e., in an earlier CEQA document - shows that such alternatives will now be feasible. Additionally, CEQA does not require that the agency evaluate ostensibly infeasible alternatives, or address alternatives that are independent of the goal of reducing environmental impacts.

Therefore, an adequate alternatives analysis is focused on avoiding or substantially lessening the significant environmental impacts brought on by the project as proposed taken in the context of previous environmental and policy evaluations. CEQA is not intended to be used as a means of studying alternative dispositions of a project independent of the environmental impacts that attend it. In other words, CEQA does not require the EIR to address alternatives that are unrelated to the reduction of impacts.

The County of Orange General Plan was adopted in 2009 and designates the site as Open Space (5) and zoned General Agriculture (A1) with a General Agriculture/Oil Production overlay (O). In order to implement the Proposed Project, a General Plan amendment will change the land use designation to Suburban Residential (1B). In addition, a Specific Plan will be adopted for the Proposed Project to regulate development, replacing the A1 and A1(O) zoning designations.

To allow an appropriate context for evaluating alternatives, CEQA requires that the Lead Agency enumerate the basic project objectives. This disclosure assists in developing the range of project alternatives to be investigated in this section, as well as providing a rationale for the adoption of a Statement of Overriding Considerations, if one is in fact adopted. Listed below are the main goals and objectives as stated in Section 4.8, Project Goals and Objectives (beginning on page 4-27).

- Create a low-density single-family development
- Create a planned community of appropriate density and scale that respects the existing topography and natural backdrop of the Project Site

- Create clustered residential neighborhoods buffered from adjacent existing residential development by abundant open space while preserving and enhancing permanent open space and habitat
- Provide recreational opportunities for residents in the project vicinity for access to Chino Hills State Park from the south and west to the Old Edison Trail
- Design compatible land uses within the project and to surrounding areas
- Preserve open space, natural landforms, and vegetation surrounding and within planned and developed residential areas
- Preserve the northern and eastern ridgelines adjacent to Chino Hills State Park
- Provide fire breaks, firefighting staging areas, access points and emergency ingress/egress plans to enhance safety to the residents and surrounding community
- Provide construction standards and requirements that meet or exceed Orange County Fire Authority fire protection requirements for communities bordered by wildland areas
- Enhance the visual quality of the areas around the oil extraction operations to the extent that extraction operations are continued
- Integrate hydromodification principles with biological resources to create bio-retention and bio-detention areas, passive parks and aesthetically pleasing landscape features

Although CEQA calls for the evaluation of alternatives that could feasibly attain most of the basic purposes of the project, the central goal of the EIR alternatives analysis is to reduce or eliminate environmental effects of the Proposed Project that have been identified in the analytical portions of the EIR (CEQA Guidelines §15126.6), not to evaluate project alternatives that are not capable of reducing impacts, or that merely are variations on a theme.

It is the intent of this chapter to describe, or reference the description of, reasonable and feasible alternatives to the Proposed Project that could attain most of the basic project objectives and avoid or substantially lessen any significant effects of the project. These alternatives appeal to a wide range of mitigation and palliative effects, and provide a strong foundation for public discussion. Sufficient information is presented herein to create variations of alternatives, if desired.

6.2 Feasibility

Section 15126.6(f)(1) of the CEQA Guidelines explains how feasibility is to be considered for alternatives capable of otherwise resolving environmental impacts resulting from the project as proposed. This section states that among the factors that may be taken into account in determining feasibility are:

- Site suitability
- Economic viability
- Availability of infrastructure
- General Plan consistency
- Other plans and regulatory limitations
- Jurisdictional boundaries (projects with a regionally significant impact should consider the regional context)
- Whether the proponent can reasonably acquire, control, or otherwise have access to an alternative site or off-site areas

6.3 Alternatives Considered But Not Advanced

CEQA does not require that the discussion of alternatives be exhaustive, or demand evaluation of alternatives that are not realistically possible, given the failure to meet the basic project objectives and limitation of time, energy and funds. The EIR does not consider alternatives that are infeasible, and the alternatives discussed in this section were rejected for the following reasons:

- The project alternative is considered infeasible due to failure to carry out the basic goals and objectives of the Proposed Project.
- The project alternative is considered infeasible because its implementation is remote and speculative.
- The project alternative suggested has already been analyzed in the DEIR.

The following project alternatives were considered but not advanced for future review. These alternatives fail to carry out the goals and objectives of the Proposed Project.

- Alternative Location - The surrounding area is nearly built-out, and few larger tracts of vacant land remain for development within this area of unincorporated Orange County. The project site was designated in the Orange County General Plan as Open Space. This designation is not an indication of a long-term commitment to open space uses and may be developed for other uses. The Yorba Linda General Plan (Yorba Linda GP) has identified the project site for future residential development.
- Option 1 (Stonehaven Drive) and Option 2 (Aspen Way) Access - A comment letter received during the IS/NOP public review period advanced

the suggestion that the Option 2 site access (Aspen Way) could occur following project development even if Option 1 access (Stonehaven Drive) was approved and constructed. The letter states that this would create cumulatively considerable impacts to on-site drainages and other local resources and these potential impacts should be analyzed. Impacts due to grading and access under both options have been fully analyzed. Option 2 proposes access via an extension to the existing terminus of Aspen Way. However, this Option also includes a dedicated fire access road that extends from Stonehaven, using the same alignment as access under Option 1. Therefore, impacts from road construction at both Aspen Way and Stonehaven Drive are included herein and no further analysis is required.

6.4 Alternatives Presentation

The range of alternatives required in an EIR is governed by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice (CEQA Guidelines §15126.6(f)). With the historical and regulatory context as a backdrop, a review can proceed of alternatives to the project that minimize impacts brought about by the project and are not addressed in other CEQA documents. The reader will find five alternatives in this section, which in some cases may be combined, including:

- No Project Alternative - This Alternative allows decision makers to compare the impacts of approving the Proposed Project with the impacts or not approving the Proposed Project and leaving the site in its current condition.
- Access Option 2A Access Alternative - This Alternative is substantially the same as Option 2 (Aspen Way) analyzed in this DEIR with the exception that access to the Project Site will be provided via a main access roadway connected to San Antonio Road through City of Yorba Linda (City) open space approximately 1,850 feet south of Aspen Way as opposed to either the Option 1 (Stonehaven Drive) or Option 2 (Aspen Way) access options.
- Access Option 2B Access Alternative - This Alternative provides access via San Antonio Road approximately 1,850 feet south of Aspen Way, and via Stonehaven Drive. The San Antonio Road access will be the primary access with secondary access via Stonehaven Drive.
- Lower/Reduced Density Alternative - This Alternative would result in the development of Planning Area 1, which is the southernmost portion of the Project site. Planning Area 2 would remain undeveloped under this scenario. Under the Proposed Project, Planning Area 1 would provide up to 218 lots on 310 acres, and Planning Area 2 would provide 122 lots,

including 2 estate lots, on 159 acres. This Alternative would result in the development of 218 lots on 310 acres in Planning Area 1.

- City of Yorba Linda General Plan Alternative - This Alternative considers development of the Proposed Project site using the General Plan and zoning designations established by the City for the Murdock Property, of which the Project Site is a part. The General Plan vision for the Murdock Property is for low-density residential that averages one dwelling unit per acre. The Proposed Project density is less than 1 dwelling unit per acre at 0.73 dwelling units per acre. This alternative would result in a project with 469 dwelling units compared to the 340 dwelling units proposed.

While an array of alternatives is presented herein, the DEIR itself, as well as the Project Alternatives section, provide sufficient documentary material from which to construct any permutation of alternatives on the project insofar as environmental impacts are concerned. CEQA Guidelines §15126.6 states that “(a) Alternatives to the Proposed Project: An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly obtain most of the basic objectives of the project, and evaluate the comparative merits of the alternatives.” Therefore, this analysis is intended to allow decision-makers to identify a range of alternatives based on sufficient analysis for each environmental topic. Conceptual Site Plans of the Proposed Project are shown on Exhibit 4-9 (page 4-13) and Exhibit 4-10 (page 4-15) for reference and comparison purposes with alternatives analyzed herein. Table 6-4-1 below lists a comparison of these alternatives with the Proposed Project.

Table 6-4-1 Summary Matrix of Impacts of Alternatives in Relation to Proposed Project as Mitigated

Alternative	Aesthetics	Air Quality	Biological Resources	Cultural Resources	Geology/Soils	Greenhouse Gas Emissions	Hazards/Hazardous Materials	Hydrology/Water Quality	Land Use/Relevant Planning	Noise	Population/Housing	Public Services	Recreation	Transportation/Traffic	Utilities/Service Systems
Alternative 1 - No Project	—	—	—	*	—	—	+	+	—	—	—	—	+	—	+
Alternative 2 - Option 2A Alternative	*	—	+	*	*	*	*	*	*	—	*	*	*	*	*
Alternative 3 – Option 2B Alternative	*	*	*	*	—	*	* / —	*	*	—	*	—	*	—	*
Alternative 4 - Lower/Reduced Density	—	*	—	*	—	*	+	*	*	—	+	—	+	—	—
Alternative 5 - Yorba Linda General Plan	*	+	+	*	*	*	*	*	—	+	—	+	+	+	+

+ Potential impacts are greater than proposed project

- Potential impacts are less than proposed project

* Potential impacts are equal to proposed project

6.5 Project Alternative 1 - No Project

6.5.1 Description of Alternative

The No Project Alternative assumes that the project would not be built as described in this EIR. A review of the No Project Alternative must be included in every EIR pursuant to state law. Impacts from the Proposed Project would not be as stated in this EIR. The Proposed Project is designated Open Space in the County's General Plan Land Use Plan, which allows for other types of development based on market pressures to serve a growing County population. Therefore, the site could be built to a more intense use than currently exists, and it cannot be said that no impacts would occur at all.

The Project Site is zoned A1(O), General Agricultural/Oil Production. No expansion of oil facilities is anticipated under the Proposed Project or the No Project Alternative, but expansion of oil facilities could occur under existing zoning. The selection of the No Project Alternative merely stands for the proposition that the project as currently proposed would not be implemented. Since the site is largely undeveloped with the exception of oil wells, graded roads, and utility transmission, the No Project Alternative would not involve any new environmental impacts.

1. Aesthetics

The Project Site consists of rolling hills that support a mix of habitats including non-native grasslands, limited areas of riparian habitat and small stands of woodlands. Four intermittent drainage areas are located on or near the site. The property is currently utilized for oil production, water line transmission, and energy transmission. The No Project Alternative would maintain the current functions of the site. This alternative would not affect the existing appearance of the site which would substantially remain as undeveloped open space. The Proposed Project would result in greater impacts due to the construction of housing where no development currently exists. With the No Project Alternative, views across the Project Site would not be altered, and typical residential night lighting would not occur. Therefore, this Alternative has no impacts in the area of Aesthetics when compared to the Proposed Project.

2. Air Quality

Short-term construction and long-term operational impacts to air quality would not occur under the No Project Alternative. The site would continue its current nominal uses. The Air Quality Assessment showed that short-term Project impacts can be mitigated to a less than significant level. Long-term emissions associated with the Proposed Project are not expected to exceed identified thresholds with the exception of greenhouse gas emissions. The Proposed Project will add emissions above the SCAQMD's advisory level, and the cumulative impact will remain significant and unavoidable. Therefore, the No Project Alternative has fewer impacts and would not

result in any significant unavoidable impacts to air quality when compared to the Proposed Project.

3. Biological Resources

Under the No Project Alternative, there would be no impact to the biological resources located on the Project Site. The existing habitats and drainage areas would remain as they currently exist. The Biological Resources Report identified sensitive species that occurred on the site prior to the 2008 Freeway Complex Fire. The entire site was burned, and most of the undisturbed portions of the site are in recovery status and may not return to former conditions with respect to certain species. Total recovery of the site could take a decade or more. The Proposed Project includes the preservation of significant open space and the inclusion of native landscaping to support the vegetation currently on the site. The Proposed Project also includes the removal of non-native vegetation, which is considered a benefit to biological resources and fire prevention. Under the Proposed Project, implementation of the identified mitigation measures will ensure that impacts to Biological Resources will be less than significant.

Special status species of birds and wildlife were addressed in the Biological Report. It was reported that with mitigation, potential impacts to special status wildlife would be less than significant. While the loss of open space is not considered a significant biological impact because undisturbed open space will remain on-site, non-native vegetation will be removed, and mitigation will ensure that project impacts are less than significant, additional open space would exist with the No Project Alternative. Therefore, the No Project Alternative has fewer impacts when compared to the Proposed Project in the area of Biological Resources.

4. Cultural Resources

In the event archaeological or paleontological resources are present on the Project Site, such resources would remain undisturbed under the No Project Alternative. The Cultural Resources Assessment prepared for the Proposed Project indicates that no cultural resources were discovered within the Project boundaries and the site has not been listed as a potential location for such resources. However, mitigation measures have been provided to prevent impacts if site preparation reveals artifacts, fossils, or human remains. Therefore, impacts in the area of Cultural Resources will be relatively the same under the No Project Alternative.

5. Geology and Soils

Under the No Project Alternative, no earthwork would occur and, therefore, no impacts to existing geological conditions on the site would result. The Proposed Project includes approximately 15 to 16 million cubic yards of grading, which will include reinforcement of existing hillsides, where required, to reduce the potential for surficial slope failures. Because the Whittier Fault runs across the Project Site's southernmost boundary, a seismic setback zone has been established where habitable

structures are prohibited. Mitigation measures have been incorporated to reduce all potentially significant geological impacts to a less than significant level. Potential cumulative impacts have been identified resulting from potential erosion due to grading if the adjoining proposed Cielo Vista project is developed concurrently. The No Project Alternative would not result in any potentially significant impacts to structures or population, and is therefore superior to the Proposed Project in the area of Geology and Soils.

6. Greenhouse Gas Emissions

There will be no impacts due to greenhouse gas emissions under the No Project Alternative because no development will occur. Therefore, this Alternative is superior to the Proposed Project where the impact due to greenhouse gas emissions will remain significant and unavoidable.

7. Hazards and Hazardous Materials

The operating oil wells and transmission lines would remain in place with no change from the present condition. However, fuel modification, fire breaks, gravity-fed reservoirs, firefighting staging areas, and other features planned for the Proposed Project would not occur under the No Project Alternative and the potential danger of wildfire would remain with no buffer for existing and future adjacent development. Removal of non-native vegetation along the existing utility easements and along Blue Mud Canyon to provide additional buffers will not occur under the No Project Alternative. Gravity-fed water reservoirs planned for the Proposed Project would not be built, reducing water supply availability with adequate water pressure for fire-fighting purposes. Under the No Project Alternative, no additional dwelling units would be added to the project site which could further congest the evacuation routes from the community. However, OCFA's Ready, Set, Go Program was implemented following the 2008 Freeway Complex Fire and is intended to promote earlier evacuation (among many other goals) than occurred in 2008, thereby reducing evacuation related congestion. Therefore, with respect to Hazards and Hazardous Materials, the Proposed Project is superior to the No Project Alternative in that the risk of fire hazard on the existing residential communities would potentially be reduced, and fire protection in the area would be improved with implementation of the enhanced water supply and facilities associated with the Proposed Project.

8. Hydrology and Water Quality

The No Project Alternative would not involve any form of development, including grading and construction. The Proposed Project would grade the development area to support the residential development, parks, and roadways, thereby increasing impermeable surfaces. However, the Proposed Project would provide short-term construction and long-term operational best management practices and mitigation that would reduce impacts to hydrology and water quality to a less than significant level.

Based on the hydrology study prepared for the Proposed Project, post development peak runoff levels for the various drainage areas would be significantly lower than pre-development conditions with implementation of strategically located detention basins. Storm drain outlets would provide better erosion protection due to drainage than currently exists. The drainage system has been sized to accommodate and mitigate long term surface runoff drainage impacts. Under the No Project Alternative, there would be no improvement to existing erosion, runoff, and drainage conditions. Water quality would be improved as a result of Project Design Features, and runoff would be directed to storm drains and detention basins. While the Project Site will experience alterations to the existing drainage patterns, the Proposed Project would have a positive impact regarding Hydrology and Water Quality compared to allowing the site to remain in its current condition under the No Project Alternative.

9. Land Use and Planning

The No Project Alternative would not require amending the County of Orange General Plan and a change in zoning designation with approval of a Specific Plan. The General Plan designation of Open Space (5) indicates areas that may ultimately be developed for other uses. The zoning designation of General Agriculture 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. The Proposed Project includes approval of a General Plan designation of Suburban Residential (1B) and a Specific Plan to provide development standards and establish zoning that would be consistent with the intent of existing designations.

The Yorba Linda GP vision for the Project Site is for low-density residential that averages one dwelling unit per acre, where the Proposed Project would be less than one dwelling unit per acre. The Proposed Project does not comply with provisions of the City's Hillside Development/Grading Ordinance with respect to the height of retaining walls and ridgeline grading. The Proposed Project is within the City's Sphere of Influence with a potential for future annexation. The Yorba Linda GP recognizes existing oil production in the unincorporated area adjacent to the City. Under the No Project Alternative no General Plan Amendments or Zoning Amendments would be necessary; therefore, impacts in the area of Land Use and Planning would be slightly less than impacts associated with the Proposed Project.

10. Noise

Under the No Project Alternative, current noise levels on the site would remain unchanged, with intermittent noise generated from the oil operations and vehicles traversing the site. The Proposed Project will introduce 340 new residences to an area where no development currently exists. This will result in a permanent increase in ambient daily noise levels due to short-term construction activities and long-term operational noise typical to residential areas, including noise from traffic, where noise levels would not increase under the No Project Alternative. Impacts in the area of Noise for the No Project Alternative would be less than the Proposed Project.

11. Population and Housing

No residential development would occur under the No Project Alternative. The residential units proposed under the Project will serve a regional need for housing which is anticipated by the City of Yorba Linda General Plan and Housing Element and as projected under the Orange County General Plan. This Alternative will not contribute housing to the area, as will other identified projects, and will not add to the population. There will be no substantial change from existing conditions, and this Alternative would not have any significant environmental effects. However, the No Project Alternative would not advance the City's or the County's RHNA allocations for additional housing.

12. Public Services

The Orange County Sheriff's Department and the Orange County Fire Authority (OCFA) currently provide fire protection, emergency response, law enforcement, and police service to the site and the surrounding areas. The No Project Alternative will not increase the use or population of the site, and therefore, there would be no increase in demand for such services. Fire and police protection services are in close proximity to the Project Site and will be provided by Orange County Sheriff's Department and OCFA personnel. Adequate capacity exists within the schools to serve the projected population; in fact, as the Placentia-Yorba Linda Unified School District is experiencing declining enrollments, the additional students generated by the Proposed Project and the school fees derived from the development would be beneficial. The City is currently in the process of providing a greatly expanded library facility to serve area residents. This facility will be adequate to meet the needs of the projected population increase anticipated with the Proposed Project. However, impacts under the No Project Alternative are mixed when compared to the Proposed Project, but will be considered slightly less under the No Project Alternative, as expansion of the identified services would not be necessary.

13. Recreation

Under the No Project Alternative, existing informal trail corridors through the private property would remain in place. The Proposed Project would provide three distinct public trail systems (equestrian, pedestrian, multi-use) with linkages to existing trails for the City and Chino Hills State Park, which is considered a benefit when compared to the existing condition. The Proposed Project will provide nine neighborhood parks within the site boundaries. Under the No Project Alternative, increased recreational opportunities would not be provided, but additional residents requiring recreational amenities would not be generated. Therefore, impacts to Recreation would be mixed and are considered no greater than the Proposed Project.

14. Transportation and Traffic

There are no impacts related to traffic and transportation under the No Project Alternative, as the site is substantially undeveloped. The introduction of 340 residential units with development of the Proposed Project will generate approximately 3,167 daily trips based on the Traffic Impact Analysis prepared for the Project. Mitigation has been included in the EIR to reduce impacts related to traffic. However, the No Project Alternative would not generate any additional traffic that would adversely affect circulation in the Project Area. The No Project Alternative would eliminate the project-related impacts and is therefore superior with respect to potential Transportation and Traffic impacts when compared to the Proposed Project.

15. Utilities

The No Project Alternative would result in the water line and electrical transmission facilities being left in place within existing easements through the site in addition to the three working oil wells. The Proposed Project would result in gas, electric, telephone, water, and sewer service being extended from existing lines in adjacent residential areas to the new residential areas. Under the proposed project, two underground water reservoirs would be constructed, creating a gravity-fed system for firefighting and also providing water for residential uses. The Yorba Linda Water District estimates a 2% annual increase in water demand with the Proposed Project. No significant impact would result from the Proposed Project, as all service providers have indicated their ability to serve the Project Site. However, although no increased demand for water would occur under the No Project Alternative, the two water reservoirs would not be constructed. As a result, the existing deficiency in the water demand for firefighting would continue. Therefore, impacts in the area of water facilities and service would be greater under the No Project Alternative as compared to the Proposed Project. The No Project Alternative would not result in any potential impacts to sewer facilities and service, solid waste disposal, electricity, natural gas, telephone, and/or cable television.

6.5.2 Attainment of Project Objectives

With the exception of preserving the vast majority of the Project Site as open space, the No Project Alternative is not capable of attaining most of the project objectives, which include development of a single-family residential community in accordance with development envisioned in the County and City General Plans, providing facilities for upgrading existing water quality impacts due to runoff, enhancing vegetation and natural open space areas to promote recovery from recent wildfire damage, providing enhanced wildfire protection to enhance safety to existing and future residents and homes and creating new recreational opportunities including equestrian, hiking and biking trails with links to existing trails.

6.6 Project Alternative 2 – Option 2A Access Alternative

6.6.1 Description of Alternative

Two options for roadway access to the Proposed Project have been designed and analyzed in this DEIR.

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 and would include a bridge over Blue Mud Canyon. Emergency access under Option 1 would be provided via Esperanza Hills Parkway as well as an emergency only access roadway off Via del Agua approximately 130 feet northeast of Via de la Roca. The separate ingress/egress road for emergency purposes only extends south along the western edge of the project through the Cielo Vista property along an existing 50-foot wide roadway and utility easement. Option 2 would provide a primary connection going west from the site across the Cielo Vista property to Aspen Way, which then connects to San Antonio Road with emergency access provided via a bridge across Blue Mud Canyon to Stonehaven Drive.

Option 1 proposes 340 residential dwelling units, while Option 2 proposes 334 dwelling units. The Option 2A Access Alternative is substantially the same as Option 2 with the exception that access to the site will be provided via a main access roadway connected to San Antonio Road approximately 1,850 feet south of Aspen Way. This connection would cross open space owned by the City of Yorba Linda and the adjacent Cielo Vista property, through the potential access corridor identified in the Cielo Vista Area Plan. Option 2A proposes 334 dwelling units in the same configuration as Option 2, and would provide emergency access to Stonehaven Drive. Exhibit 6-1 – Conceptual Site Plan, Option 2A - San Antonio Road depicts the location of access for Option 2A. Exhibit 6-2– Conceptual Entry Road – Option 2A shows the conceptual entry road detail including landscaping and trail connections.

1. Aesthetics

This Alternative would not substantially alter views compared to the Proposed Project. The re-alignment of the roadway approximately 1,850 feet from where the Option 2 roadway is presented would not change views for existing or future residents of the surrounding area other than placing a road where no roadway currently exists. No viewsheds related to hills, open space or ridgelines would change from that identified with the Proposed Project and, therefore, impacts to Aesthetics related to this Alternative would remain the same as the Proposed Project.

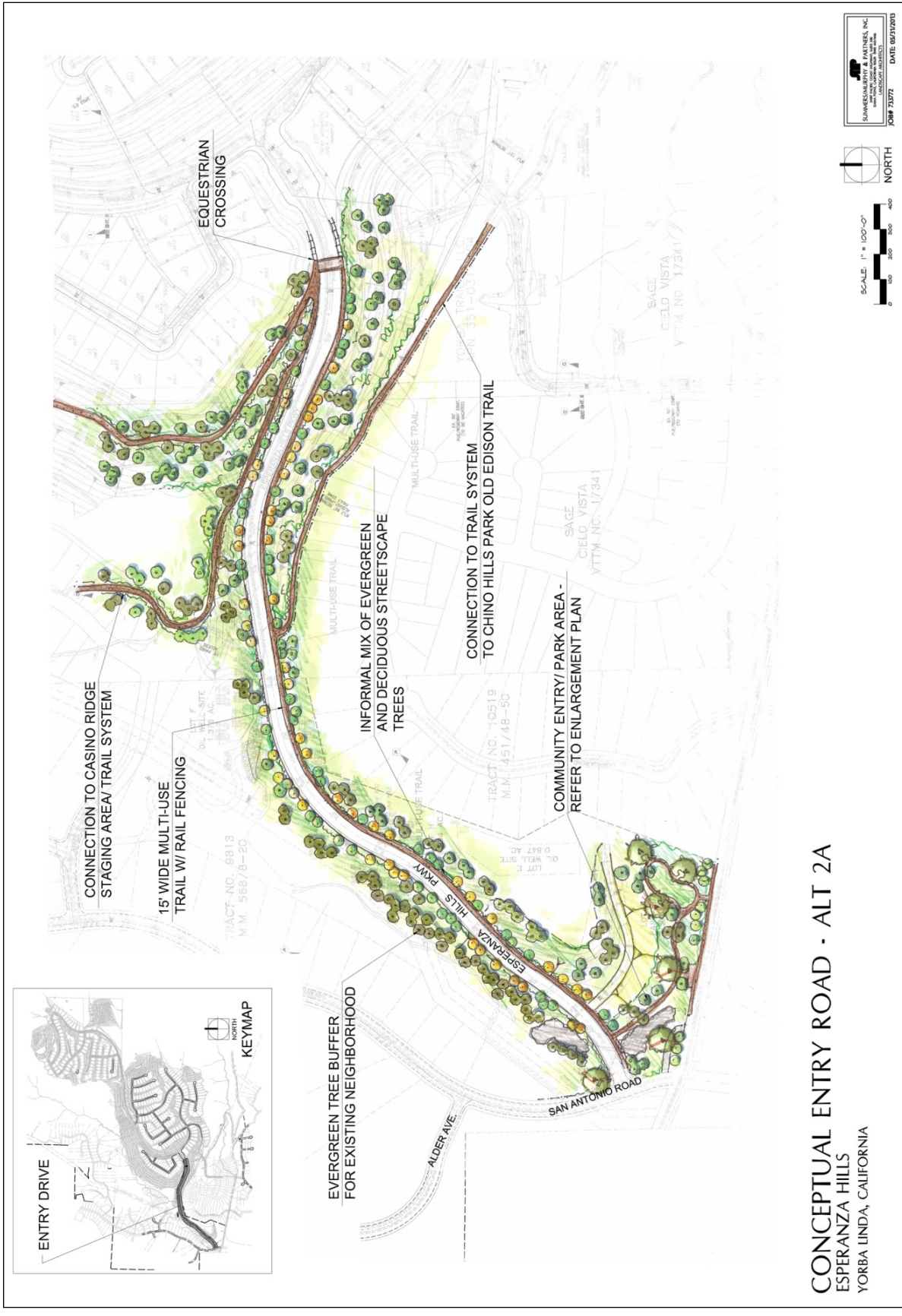


Exhibit 6-2 – Conceptual Entry Road – Option 2A

2. Air Quality

The Air Quality analysis indicates that proximity of sensitive receptors to the roadway alignment for this Alternative is 250 feet while proximity to sensitive receptors is 50 feet under both Option 1 and Option 2. Site disturbance due to grading and construction activity would remain the same under all Access Options. Localized significance thresholds are not exceeded under any option and operational impacts would remain the same since all Options anticipate development of 340 residential units. The following table depicts estimated construction activity emissions. As shown, similar to Options 1 and 2, the NO_x daily emissions threshold will be exceeded; however, with the incorporation of the mitigation measures prescribed for the Proposed Project, the potentially significant impact resulting from this Alternative would be reduced to less than significant.

Table 6-6-1 Construction Activity Emissions, Option 2A

Maximal Construction Emissions	Maximum Daily Emissions (pounds per day)					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2014						
Unmitigated	15.0	123.5	65.3	0.1	20.8	12.4
Mitigated	11.7	55.0	77.5	0.1	9.7	6.3
2015						
Unmitigated	14.2	113.7	62.4	0.1	16.3	8.2
Mitigated	11.5	53.7	76.8	0.1	8.4	2.7
2016						
Unmitigated	3.9	24.0	25.9	0.1	3.5	1.4
Mitigated	3.9	24.0	25.9	0.1	3.5	1.4
2017						
Unmitigated	3.6	21.9	25.0	0.1	3.3	1.2
Mitigated	3.6	21.9	25.0	0.1	3.3	1.2
2018						
Unmitigated	3.3	20.0	24.2	0.1	3.2	1.1
Mitigated	3.3	20.0	24.2	0.1	3.2	1.1
2019						
Unmitigated	3.1	18.3	23.5	0.1	3.1	0.9
Mitigated	3.1	18.3	23.5	0.1	3.1	0.9
2020						
Unmitigated	44.7	16.7	22.9	0.1	2.9	1.1
Mitigated	44.7	16.7	22.9	0.1	2.9	1.1
2021						
Unmitigated	44.6	1.6	2.8	0.0	0.5	0.1
Mitigated	44.6	1.6	2.8	0.0	0.5	0.1
SCAQMD Thresholds	75	100	550	150	150	55

Source: CalEEMod.2011.1.1 output in appendix, includes on-road materials delivery as well as construction crew commuting

Earthwork borrow quantities for Option 2A are 57,000 cubic yards, with a haul distance estimate of 2,400 feet. All grading will be balanced on-site.

With regard to traffic, carbon monoxide (CO) emissions were analyzed under Option 2A conditions. The following tables provide one-hour and eight-hour results. As shown, microscale CO levels are not exceeded.

Table 6-6-2 One-Hour CO Concentrations, Option 2A

Intersections	1-Hour CO Concentrations, including 2.7 ppm background concentration (parts per million)					
	Existing No Project	Existing + Option 2A	2020 No Project	2020 + Option 2A	Future No Project	Future + Option 2A
AM Peak Hours						
Yorba Linda Boulevard						
Las Palomas	3.5	3.2	3.2	3.5	3.0	3
San Antonio	3.6	3.3	3.3	3.6	3.1	3.1
Yorba Ranch	3.6	3.3	3.3	3.6	3.1	3.1
La Palma	4.1	3.7	3.7	4.1	3.4	3.5
PM Peak Hours						
Yorba Linda Boulevard						
Las Palomas	3.6	3.6	3.5	3.3	3.0	3.1
San Antonio	3.7	3.7	3.5	3.3	3.1	3.1
Yorba Ranch	3.6	3.6	3.6	3.3	3.1	3.1
La Palma	4.4	4.4	4.3	3.8	3.7	3.7

Table 6-6-3 Eight-Hour CO Concentrations, Option 2A

Intersections	8-Hour CO Concentrations, including 2.1 ppm background concentration (parts per million)					
	Existing No Project	Existing + Option 2A	2020 No Project	2020 + Option 2A	Future No Project	Future + Option 2A
Yorba Linda Boulevard						
Las Palomas	2.6	2.6	2.4	2.4	2.3	2.3
San Antonio	2.7	2.7	2.4	2.5	2.3	2.3
Yorba Ranch	2.6	2.6	2.4	2.5	2.3	2.3
La Palma	3.0	3.0	2.7	2.7	2.6	2.6

Therefore, Option 2A is marginally superior with respect to proximity to sensitive receptors extending from 50 feet to 250 feet, but identical with respect to all other air quality impacts.

3. Biological Resources

The Biological Technical Report included analysis of all three Access Options. Options 1 and 2 were analyzed in detail in the Section 5.3, Biological Resources (beginning on page 5-91). The following analysis identifies project impacts related to Option 2A, and compares the impacts with Options 1 and 2 as applicable.

a. Summary of Impacts to Vegetation Associations/Cover Types

The following table identifies total disturbed acreages for vegetation on the Project Site for each Alternative. Study area boundaries include off-site areas where disturbance may occur. Detailed identifications of each type of vegetation are provided starting on page 5-98 in Section 5.3, Biological Resources and found in Table 5-3-2, Summary of Vegetation/Land Use Types for Study Area (page 5-98). Option 2A results in marginally greater impacts to vegetation.

Table 6-6-4 Summary of Impacts to Vegetation Associations/Cover Types

Alternative	Total in Study	Total Impacts	Total Percent
Option 1	504.20	336.50	67
Option 2	504.20	340.193	67
Option 2A	504.20	343.133	68

b. Summary of Impacts to Special Status Habitats

As shown in the table below, Option 2A will have different impacts to California Walnut Woodland (the same as Option 2, fewer impacts than Option 1), Southern willow scrub (creates an impact where both Option 1 and Option 2 avoid impacts) and Blue Elderberry Woodland (greater than Option 1, and less than Option 2).

Table 6-6-5 Summary of Impacts to Special-Status Habitats

Type	Option 1	Option 2	Option 2A
California Walnut Woodland (6.37 acres)	0.48	0.22	0.22
Southern Willow Scrub (31.28 acres)	Avoided	Avoided	0.36
Blue Elderberry Woodland (31.28 acres)	16.64	18.33	17.07

c. Summary of Impacts to Special Status Wildlife Resources

As shown in the table below, impacts to Special-Status Wildlife will be substantially the same with all access options.

Table 6-6-6 Summary of Impacts to Special-Status Wildlife Resources

Species	Option 1	Option 2	Option 2A
Cooper's hawk	No nests observed	Minimal Impacts	Minimal Impacts
Golden eagle	No suitable habitat	No suitable habitat	No suitable habitat
Grasshopper sparrow	1 observed (minimal impact)	1 observed (minimal impact)	1 observed (minimal impact)
Least Bell's vireo	Off-site vegetation impacts	Off-site vegetation impacts	Off-site vegetation impacts
Northern harrier	Does not breed on-site	Does not breed on-site	Does not breed on-site
Peregrine falcon	Does not breed on-site	Does not breed on-site	Does not breed on-site
Sharp-shinned hawk	Does not breed on-site	Does not breed on-site	Does not breed on-site
Southern California rufous-crowned sparrow	Observed foraging (minimal impact)	Observed (minimal impact)	Observed (minimal impact)
Yellow-breasted chat	Frequent occurrence, minimal impacts	Frequent occurrence, minimal impacts	Frequent occurrence, minimal impact
Yellow warbler	Minimal Impacts	Minimal Impacts	Minimal Impacts

d. Summary of Impacts to Special Status Plant Resources

The Biological Report indicated that impacts to the five special-status plant resources were the same under all three access options.

Impacts to nesting birds show that all three access options have the potential to support nesting birds protected by the Migratory Bird Treaty Act. Mitigation has

been proposed to reduce impacts to less than significant under all Alternative scenarios.

California gnatcatcher critical habitat impacts would be less than significant under all access options because the site is not occupied by this species nor has it been in the past several years based on surveys conducted by various biologists.

Impacts to ACOE and CDFW jurisdictional waters would occur with each Alternative. However, proposed mitigation will reduce impacts to less than significant. The following tables depict the impacts for each identified drainage.

Table 6-6-7 Impacts to Corps Jurisdiction, Alternative 2A

Drainage	Total Corps Jurisdictional Impacts			Linear Length of Impacts (feet)
	Non-Wetland Waters (acres)	Wetland (acres)	Total (acres)	
A	0.10	0	0.10	2,984
B	0	0	0	0
C	0	0	0	0
D	0.49	0.09	0.58	7,374
E	0.46	0	0.46	7,530
F	0.01	0.02	0.03	143
G	0	0	0	0
Total	1.06	0.11	1.17	18,031

Table 6-6-8 Impacts to CDFW Jurisdiction - Alternative 2A

Drainage	Total CDFW Jurisdictional Impacts			Linear Length of Impacts (feet)
	Unvegetated Streambed (acres)	Riparian Streambed (acres)	Total (acres)	
A	0.10	0	0.10	2,984
B	0	0	0	0
C	0	0	0	0
D	0.29	1.70	1.99	7,374
E	0.41	0.13	0.54	7,530
F	0.004	0.07	0.074	143
G	0	0	0	0
Total	0.804	1.90	2.704	18,031

The following table summarizes impacts under each option.

Access Option	ACOE (linear feet)	CDFW (linear feet)
Option 1	16,461	16,461
Option 2	17,835	17,835
Option 2A	18,031	18,031

Option 2A impacts are greater than the Proposed Project with respect to jurisdictional impacts. While there is slight deviation between the access options, with implementation of mitigation measures, impacts to biological resources are less than significant under each access option.

4. Cultural Resources

The Cultural Resources Assessment prepared for the Proposed Project indicates that no cultural resources were discovered within the Project boundaries and the site has not been listed as a potential location for such resources. However, mitigation measures have been provided to prevent impacts should site preparation reveal artifacts, fossils or human remains. The same mitigation measures would apply to Option 2A. Therefore, impacts in the area of Cultural Resources will be the same as compared to the Proposed Project.

5. Geology and Soils

Site characteristics from a geotechnical standpoint are very similar under each Access Option. The design for Option 2 and Option 2A differ from Option 1 relative to the location of the main access routes and use substantially fewer retaining walls to achieve design grades. The road alignment for Option 2A will extend northward from San Antonio Road through City of Yorba Linda open space up the east side of Canyon A then eastward into Canyon B. The alignment will cross the Whittier Fault Zone within Canyon B but not cross the existing natural gas pipelines. Option 1 includes the conversion of the existing access road within Blue Mud Canyon for use as Esperanza Hills Parkway, the main route of access under that Option. Cut/fill slopes, cut/fill depths, and construction of retaining walls under Option 2A are consistent with those proposed for Option 2. Exhibit 6-3 provides a Conceptual Grading Plan for Option 2A. The grading quantity estimate for Option 1 (Stonehaven) is 15,529,249 cubic yards, and the grading quantity estimate for Option 2A (Stonehaven) is 15,569,983 cubic yards.

Mitigation measures have been included to reduce all potentially significant geological impacts to a less than significant level. However, cumulative impacts have been identified resulting from potential erosion due to grading if the adjoining proposed Cielo Vista project is developed concurrently. Therefore, with the exception of fewer retaining walls under Option 2 or Option 2A, geologic/soils conditions and potential impacts will remain substantially the same under Option 2A as compared to Option 1 and Option 2.



Exhibit 6-3 – Conceptual Site Plan/Grading, Option 2A

6. Greenhouse Gas Emissions

There are no established thresholds for greenhouse gas emissions at this time. The SCAQMD Governing Board adopted an Interim Quantitative GHG Significance Threshold for residential projects of 3,000 metric tons per year CO₂(e).

While no thresholds have been adopted by the state at the time of this writing, greenhouse gas emissions exceed the proposed significance threshold under all Access Options. As shown in the table below, construction emissions for all Options are under threshold levels on an amortized basis due to the duration of construction activities.

Table 6-6-9 Construction Emissions

Year	Construction Emissions		
	Option 1 (metric tons CO ₂ (e))	Option 2 (metric tons CO ₂ (e))	Option 2A (metric tons CO ₂ (e))
Year 2014	1,557.3	1,525.5	1,512.7
Year 2015	1,501.9	1,470.9	1,487.6
Year 2016	613.0	613.0	613.0
Year 2017	607.5	607.5	607.5
Year 2018	606.9	606.9	606.9
Year 2019	604.2	604.2	604.2
Year 2020	490.1	490.1	497.8
Year 2021	24.4	24.4	28.1
Overall Total	6,005.2	5,942.4	5,957.9
Amortized	200.2	198.1	198.6

*CalEEMod Output provided in appendix [to Air Quality and Greenhouse Gas Emissions Impact Analysis dated July 12, 2013]

The potential operational emissions include a cumulative total from area sources, energy utilization, mobile sources, solid waste generation, water consumption, and annualized construction. The following table shows the projected operations emissions under all options. Total operational GHG emissions are above the proposed significance threshold of 3,000 metric tons per year.

Table 6-6-10 Proposed Residential Operational Emissions

Consumption Source	MT CO ₂ (e) tons/year
Area sources	256.2
Energy utilization	1,572.1
Mobile sources	4,535.7
Solid waste generation	201.6
Water consumption	166.2
Annualized construction	198.6
Total	6,930.4

As with short-term and long-term construction air quality emissions, all Access Options will have the same impact related to greenhouse gas emissions.

Since development of the Project Site under this Alternative would exceed the interim threshold, the impact would be significant and unavoidable. Therefore, the impact to

Greenhouse Gas Emissions for this Alternative would be similar to the Proposed Project and this Alternative.

7. Hazards and Hazardous Materials

The Proposed Project will not result in any impacts due to hazardous materials and is not located within a hazardous materials site. On-site oil wells have the potential for accidental release of gas/methane from continued operation. However, mitigation measures have been included to address such potential and are applicable under any of the access options.

The Project Site is within a Very High Fire Hazard Severity Zone (VHFHSZ). A fuel modification zone (FMZ) has been incorporated into the Project design and will require approval by the OCFA. Exhibit 6-4 depicts the Conceptual Fuel Modification Plan for Option 2A. Emergency ingress/egress for Option 2A is depicted in Exhibit 6-5 – Emergency Ingress/Egress Plan, Option 2A. In addition, a Fire Protection and Emergency Evacuation Plan (FPEP) has been prepared that includes recommendations for FMZs, fire breaks, emergency vehicle staging areas, and the provision of adequate water and water pressure for fire-fighting purposes. Compliance with mitigation measures identified in this DEIR will result in less than significant impacts due to Hazards and Hazardous Materials.

This Alternative would be implemented based on the same requirements as Option 1 and Option 2 with respect to potential hazards and hazardous materials. Therefore, potential impacts would be identical under this Alternative as compared to the Proposed Project.

8. Hydrology and Water Quality

This Alternative would not result in additional impacts in the area of hydrology/water quality. An Addendum to the Conceptual Water Quality Management Plan (CWQMP) for Option 2A dated August 16, 2013 was prepared by KWC Engineers. The Addendum is included in Appendix M herein. The Conceptual Site Plan for Option 2A is shown on Exhibit 6-1 (page 6-13).

Option 2A would include the same four WQMP basins as Option 2. The potential storm water pollutants, hydrologic conditions of concern, post-development drainage characteristics, watershed description, hydromodification control BMPs, and structural and non-structural source control BMPs remain the same. The discharge point into the canyon south of existing Aspen Way is also the same. Exhibit 6-6 depicts the CWQMP BMPs for Option 2A. The primary differences with Option 2A relate to the length and alignment of the entry road, the length and alignment of the storm drain culvert under Aspen Way/Esperanza Hills, slopes and landscaping along the entry road, and the tributary area to the catch basins within the entry road. For Option 2A, the bio-filters are located on the downstream end of Esperanza Hills Parkway just before to San Antonio Road. Exhibit 6-7 depicts the drainage path from Basin 4 under Option 2A conditions.

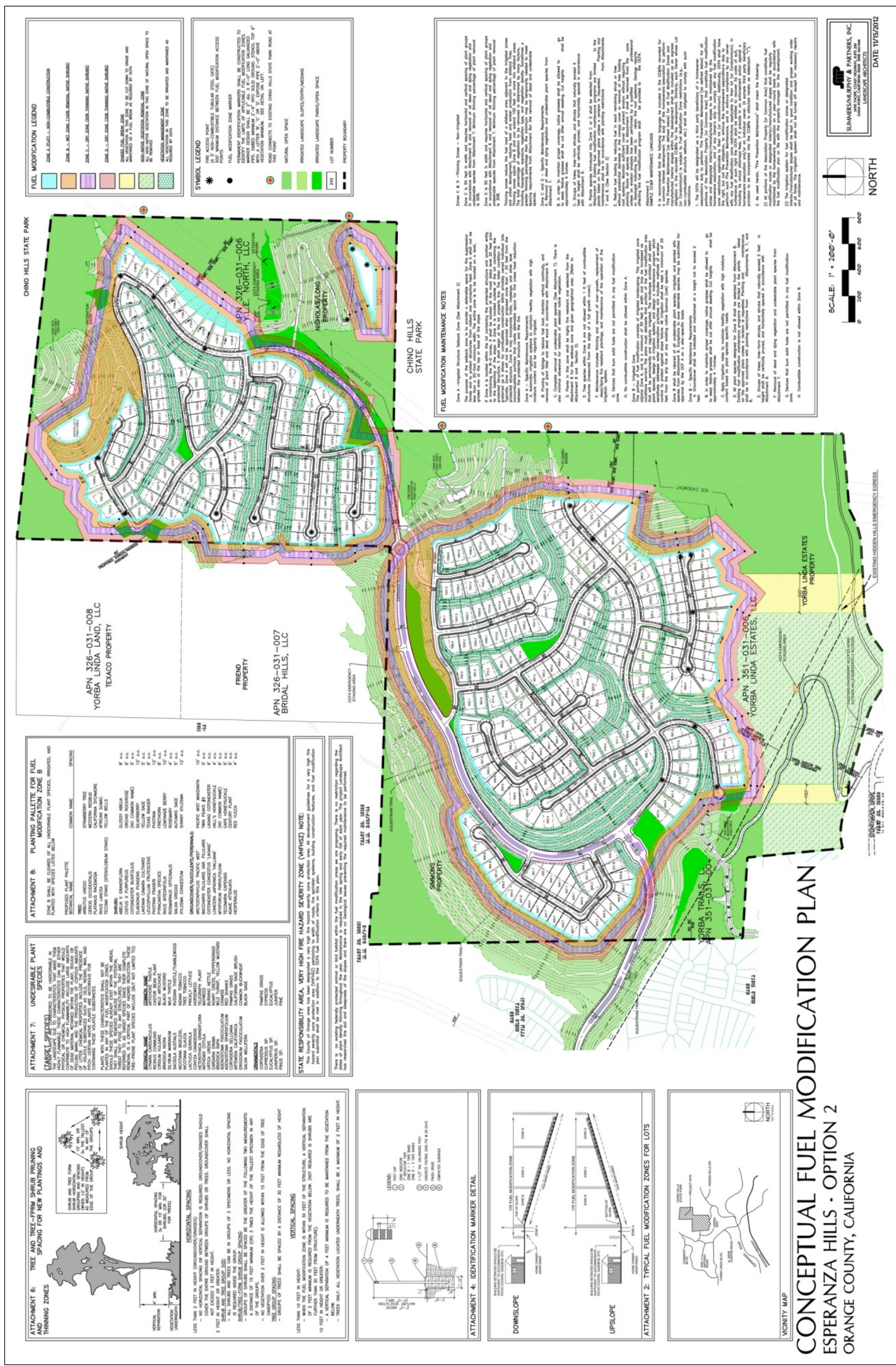
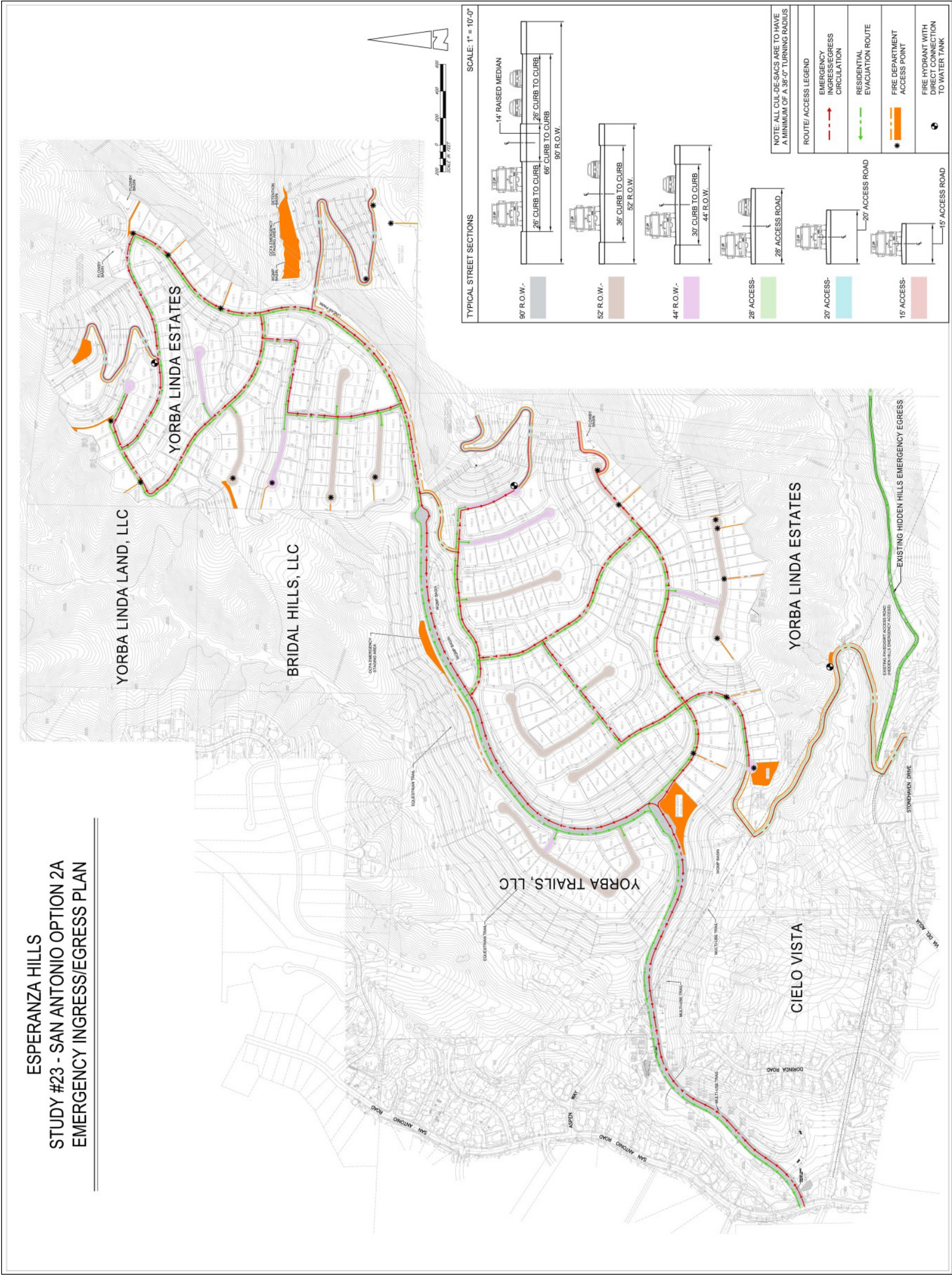
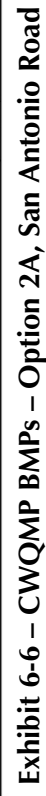


Exhibit 6-4 – Conceptual Fuel Modification Plan, Option 2A





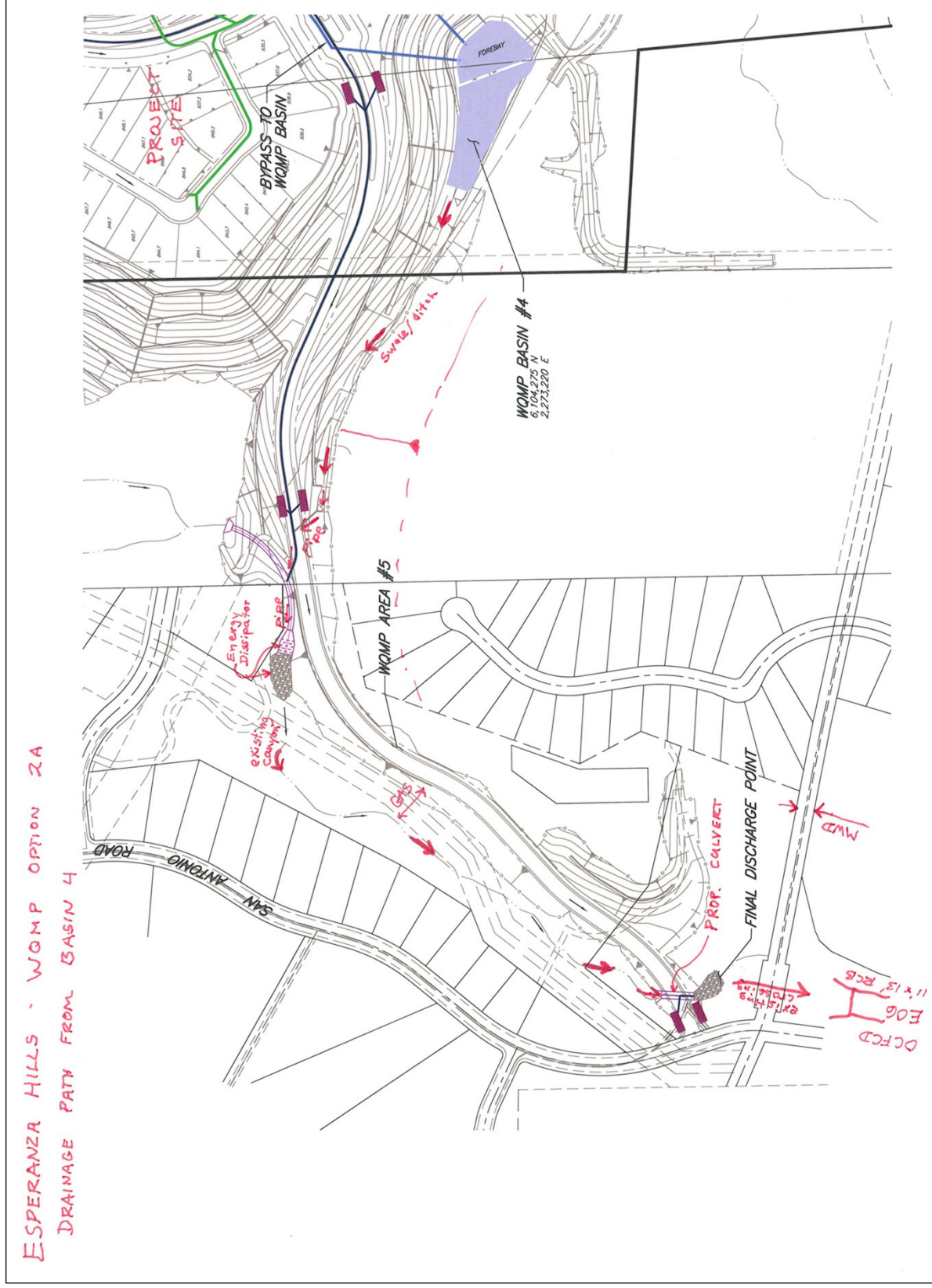


Exhibit 6-7 – Drainage Path from Basin 4 – WQMP, Option 2A

The Option 2A Alternative would require grading in a different location than Option 1 or Option 2, but Conditions of Approval and Project Design Features would be applicable to any Option selected to reduce impacts for short-term and long-term conditions.

Proposed drainage improvements would reduce water runoff and improve water quality from runoff for construction and post-construction. Exhibit 6-8 depicts the proposed storm drain facilities plan for Option 2A. Option 1 proposes to outlet the public storm drain mainline on-site prior to the Project's westerly boundary. Storm water discharge will flow through the existing natural canyons on the adjacent Cielo Vista property prior to flowing in the City of Yorba Linda Open Space property and drainage facility E06. Option 2 proposes a storm drain mainline westerly through the Cielo Vista property via the proposed extension of Aspen Way discharging into the existing natural canyon just prior to the City of Yorba Linda Open Space property, which flows into facility E06.

As noted, proposed CWQMP retention basins are depicted on Exhibit 6-6 – CWQMP BMPs – Option 2A, San Antonio Road (page 6-29) for Option 2A conditions. The provision of such basins is substantially the same in all three access options.

Impacts under this Alternative would be substantially the same as the Proposed Project.

9. Land Use and Planning

This Alternative would require conformance with the County of Orange General Plan policies and zoning regulations. There would be no change in the proposed number of dwelling units as compared to Option 2 and this Alternative would not result in a conflict with the applicable County land use plans. There would be no change to the potential future annexation. The City would be a responsible agency under this alternative. Discretionary approval from the City would be required to provide for access across City open space. No mitigation measures would be required for the Proposed Project, and no mitigation would be required under the Option 2A Alternative. Therefore, no environmental impacts would occur with either this Alternative or the Proposed Project.

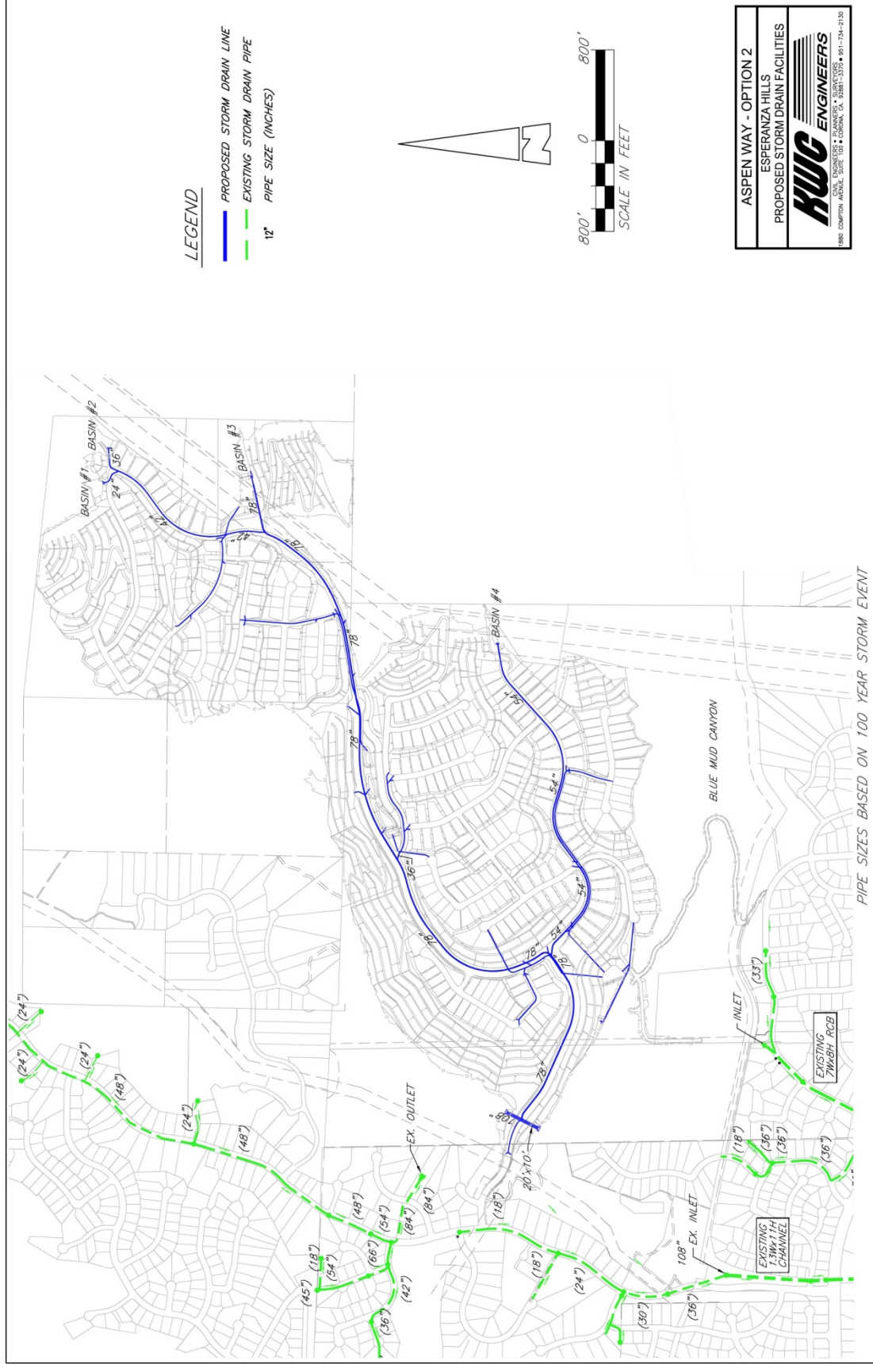


Exhibit 6-8 – Proposed Storm Drain Facilities Plan, Option 2A

10. Noise

The Noise Analysis found that construction noise would be noticeable under Options 1, 2, and 2A. Distance attenuation, variations in terrain elevation or presence of existing structures will act as noise barriers. Construction hours will be limited to County of Orange permissible hours to minimize adverse impacts under all three option scenarios.

Construction vehicle noise would occur within 50 feet of the nearest residences (sensitive receptors) under Options 1 and 2. With Option 2A, the distance to the nearest residence is 250 feet, thereby reducing short-term noise impacts from construction traffic. The calculated peak daily construction traffic noise, compared to the measured baseline and the General Plan standard is as follows:

Access Location	Peak Noise (dB CNEL)	Compared to	
		Baseline	GP Standard
Option 1 Stonehaven Drive	54 dB	+5 dB	-11 dB
Option 2 Aspen Way	54 dB	+5 dB	-11 dB
Option 2A San Antonio	47 dB	-2 dB	-18 dB

For long-term operational impacts, the Noise Analysis concluded that this Alternative would impact the same San Antonio Road residences as compared to Option 2 between the access point and Yorba Linda Boulevard. However, because the residences are more than 100 feet from the access roadway centerline, noise levels would continue to be less than the CNEL threshold of 65 db, which is the case for both Options 1 and 2. The following table depicts noise levels assuming that three large pieces of equipment operate in close proximity.

Distance to Source	Hourly Level
100 feet	81 dBA
200 feet	75 dBA
300 feet	71 dBA
400 feet	69 dBA
500 feet	67 dBA
640 feet	65 dBA
800 feet	63 dBA
1000 feet	61 dBA

This Alternative prevents new traffic from passing the residences in the northern portion of the proposed Cielo Vista project, thereby reducing noise impacts for existing and future residences. The Option 2 road would be nearer to the planned Cielo Vista residences and the existing residences on Aspen Way compared to Option 2A. The road through City open space would provide a greater separation. While this will place a new roadway between residences, the distance will be greater.

Option 2A would result in short-term construction noise-related impacts that are less than the noise created under Options 1 and 2 because of the increased distance of the access roadway to sensitive receptors. In addition, long-term traffic noise impacts would be slightly less than long-term noise impacts under Options 1 and 2, also due

to the distance from sensitive receptors. Therefore, Option 2A would have fewer impacts as compared to the Proposed Project.

11. Population and Housing

Option 2A would provide the same number of dwelling units as compared to Option 2 (334). There will be no change in the maximum number of units under this Alternative and, therefore, impacts in the area of Population and Housing will remain substantially the same between the two project options and this alternative access option.

12. Public Services

This Alternative would neither increase nor decrease the need for public services when compared to the Proposed Project, as there will be no change in the maximum number of residential units projected for development. Emergency access has been designed under Options 1, 2 and 2A to ensure that there will be no significant impact to fire and police access and protection. The projected population will remain substantially the same under this Alternative with regard to schools and libraries. Therefore, impacts in the area of Public Services will be substantially the same as the Proposed Project.

13. Recreation

The Proposed Project has been designed with nine active and passive community parks, and equestrian, bicycle and hiking trails, some of which provide linkages to existing trails in the area. The Proposed Conceptual Trails Plan for Option 2A is depicted on Exhibit 6-9. Option 2A would provide the same nine parks proposed in Options 1 (13.16 acres) and Option 2 (12.18 acres). Option 2A will provide 12.18 acres of parks. The park locations are depicted on Exhibit 6-10 – Conceptual Parks Plan, San Antonio Road Option 2A. In addition to the nine parks, two WQMP basins have been designed as bioretention facilities and provide passive and active park use in addition to their functional uses. The parks and WQMP basins are similar under each access option. The following table provides park and WQMP basin information.

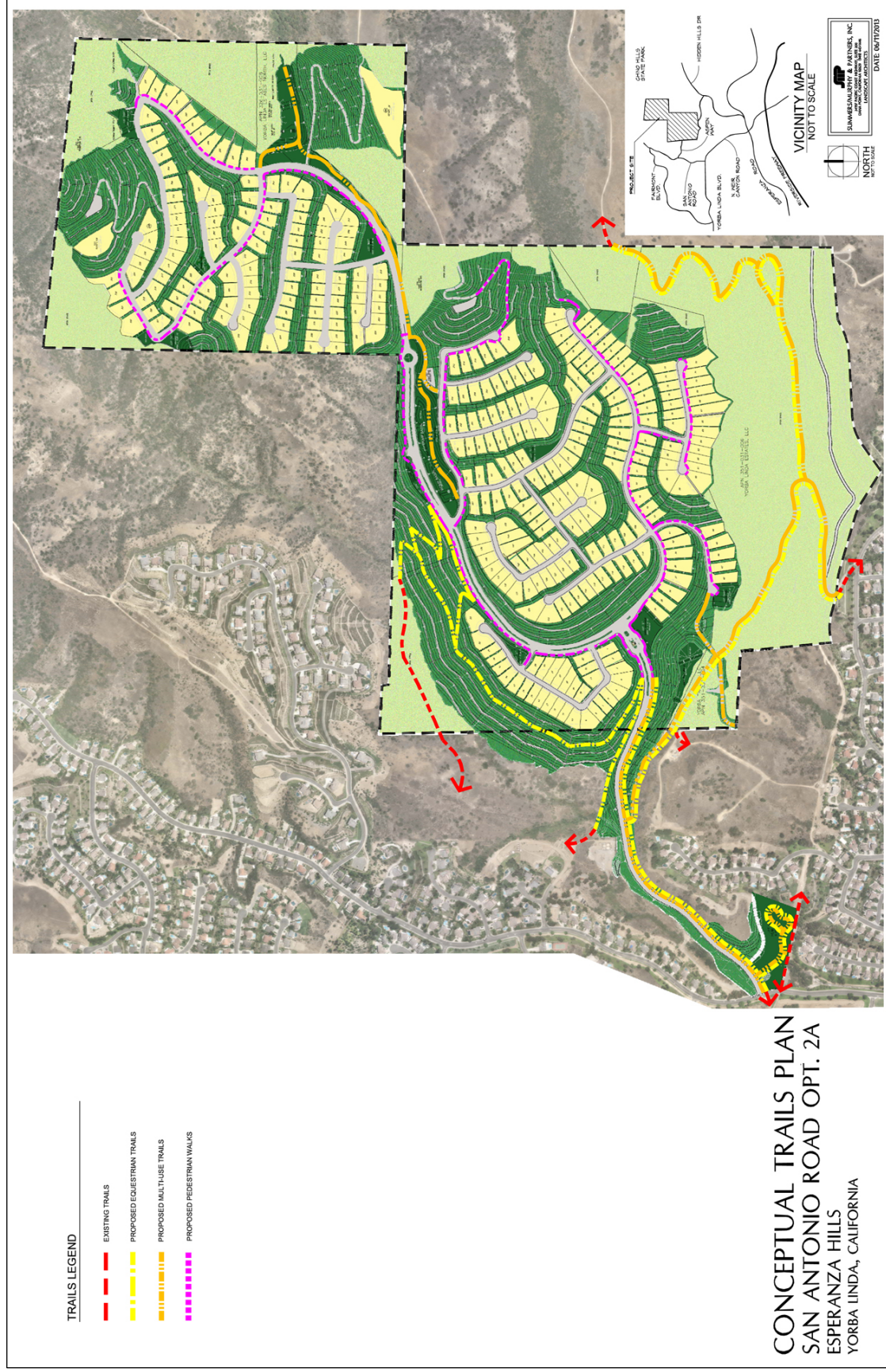


Exhibit 6-9 – Conceptual Trails Plan, Aspen Way Option 2A

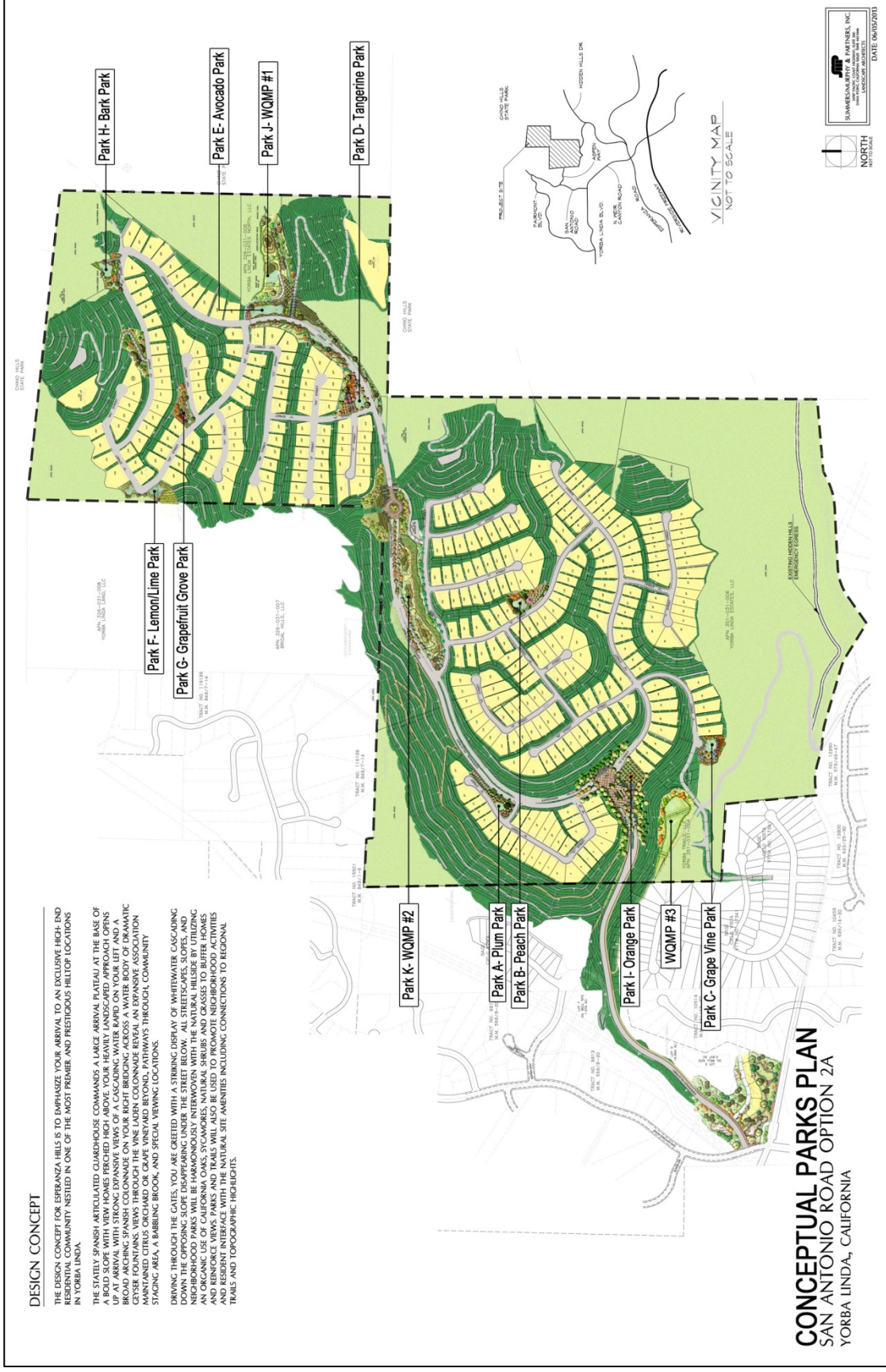


Exhibit 6-10 – Conceptual Parks Plan, San Antonio Road Option 2A

The following table provides park and WQMP basin information.

Table 6-6-11 Park and Water Quality Management Features

Item	Item	Square Feet		Acres	
	Parks				
1	Park A - Plum Park	18,400		0.42	
2	Park B - Peach Park	24,430		0.56	
3	Park C – Grape Vine Park	25,300		0.58	
4	Park D – Tangerine Park	43,670		1.00	
5	Park E – Avocado Park	128,900		2.96	
6	Park F – Lemon/Lime Park	26,720		0.61	
7	Park G – Grapefruit Grove Park	16,300		0.37	
8	Park H – Bark Park	18,950		0.44	
9	Park I – Main Entry – Orange Park	Option 1 – 90,910	Option 2 – 47,945	Option 1 – 2.08	Option 2 – 1.10
	Total active parks	Option 1 – 393,580	Option 2 – 350,615	Option 1 – 9.03	Option 2 – 8.05
	WQMP/Park Areas				
1	Park J – WQMP #1	60,300		1.38	
2	Park K – Bioretention area/park/WQMP #2	119,650		2.75	
	Total WQMP/Park Area	179,950		4.13	
	Total Park and WQMP/Park Areas	Option 1 – 573,530	Option 2 – 530,565	Option 1 – 13.16	Option 2 – 12.18

This Alternative would provide the same recreation amenities as Option 2 and therefore, impacts would be substantially the same under Option 2A as compared to the proposed project.

14. Transportation and Traffic

The Traffic Impact Analysis included Option 2A to determine impacts related to short- and long-term traffic generated by the Proposed Project. The Option 1, Option 2, and Option 2A access alignments are depicted on the Conceptual Site Plans for each option, included as Exhibit 6-11, Exhibit 6-12, and Exhibit 6-13. Options 1 and 2 impacts are described below for comparison to Option 2A.

Under Option 1, the Analysis determined that potential impacts could occur at the intersection of Yorba Linda Boulevard at Via del Agua. The proposal of the adjacent Cielo Vista project to install a three-way traffic signal at this intersection would reduce the impact to insignificant. The queue length at this intersection will also be impacted. However, mitigation has been included to require payment of fair-share fees (9% of cost) to extend the left-turn pocket along Yorba Linda Boulevard from the existing 100 feet to 286 feet. In addition, two key intersections were forecast to operate at an unacceptable level of service during AM and/or PM peak hours:

- Yorba Linda Boulevard at Savi Ranch Parkway
- Weir Canyon Road at SR-91 EB Ramps

Mitigation has been included to require payment of fair share fees to widen and re-stripe the westbound approach at Yorba Linda Boulevard and Savi Ranch Parkway to provide an additional (third) westbound left-turn lane. Option 1 is expected to add less than 0.010 to the ICU value at Weir Canyon/SR- 91 EB Ramps and is thus not considered significant.

DRIVING THROUGH THE GATES, YOU ARE GREETED WITH A STRIKING DISPLAY OF WHITEWATER CASCAADING DOWN THE OPPOSING SLOPE DISAPPEARING UNDER THE STREET BELOW. ALL STREETSCAPIES, SLOPES, AND NEIGHBORHOOD PARKS WILL BE HARMONIOUSLY INTERWOVEN WITH THE NATURAL HILLSIDE BY UTILIZING AN ORGANIC USE OF CALIFORNIA OAKS, STYACOMES, NATURAL SHRUBS AND GRASSES TO BUFFER HOMES AND REINFORCE VIEWS. PARKS AND TRAILS WILL ALSO BE USED TO PROMOTE NEIGHBORHOOD ACTIVITIES AND RESIDENT INTERFACE WITH THE NATURAL. SITE AMENITIES INCLUDING CONNECTIONS TO REGIONAL TRAILS AND TOPOGRAPHIC HIGHLIGHTS.



Exhibit 6-11 – Access Alignments Option 1

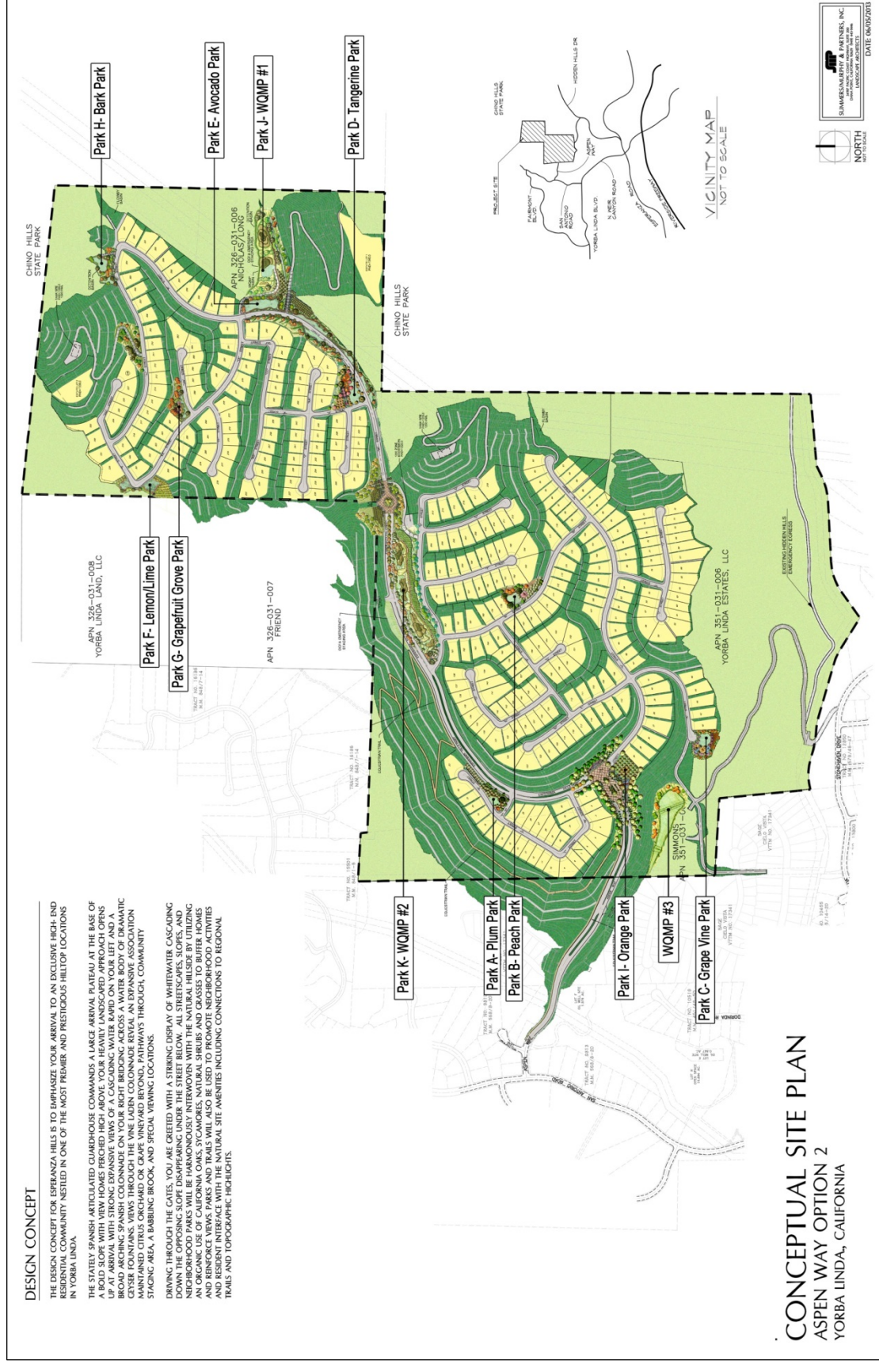


Exhibit 6-12 – Access Alignment, Option 2

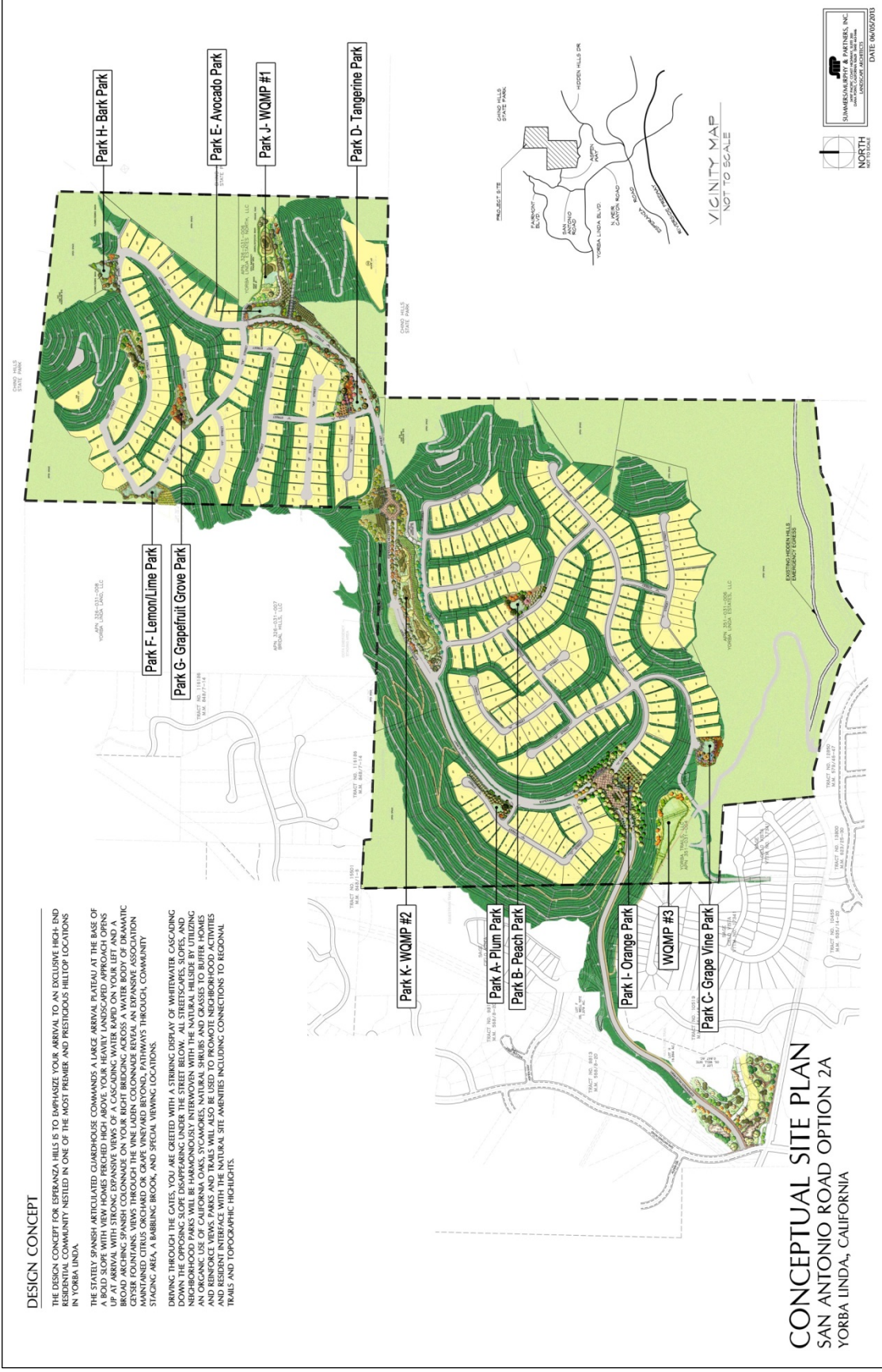


Exhibit 6-13 – Access Alignment, Option 2A

Emergency access under Option 1 is proposed via Esperanza Hills Parkway and an emergency only access roadway provided off Stonehaven Drive approximately 130 feet northeast of Via de la Roca as depicted on Exhibit 6-14.

Under Option 2, the Proposed Project will significantly impact the level of service at the intersection of Yorba Linda Boulevard at Via del Agua. This intersection currently operates at an adverse service level. As with Option 1, installation of a three phase traffic signal will reduce impacts to insignificant.

As with Option 1, Option 2 will impact the following intersections during AM and/or PM peak hours:

- Yorba Linda Boulevard at Savi Ranch Parkway
- Weir Canyon Road at SR-91 EB Ramps

Mitigation identified for Option 1 will reduce significant impacts under the Option 2 Project to insignificant. Cumulative impacts under both Options will be reduced to an insignificant level with implementation of the proposed mitigation measures.

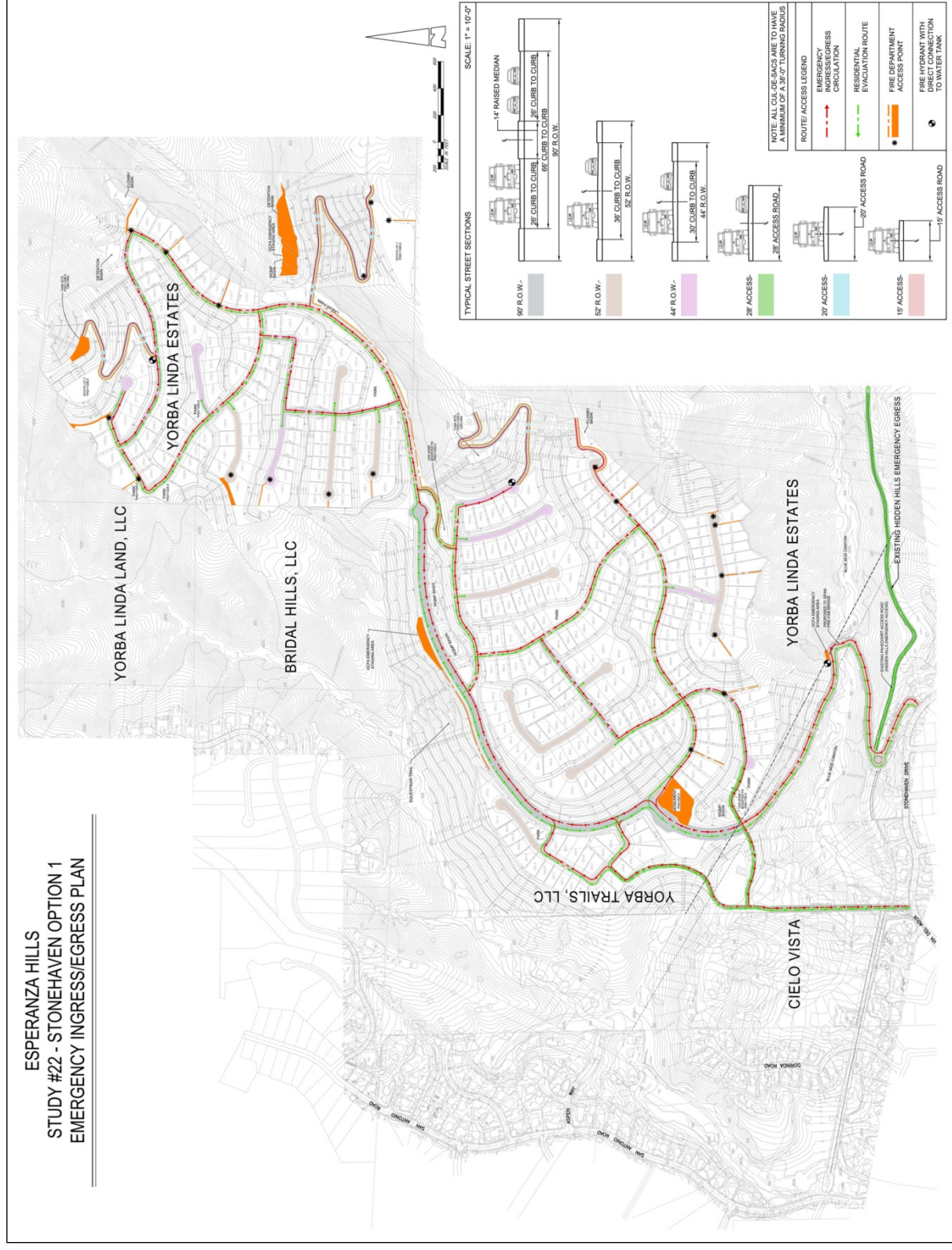
Emergency access under Option 2 is proposed via both the extension of Aspen Way as well as the existing emergency access roadway located off Stonehaven Drive, as depicted on Exhibit 6-15.

Option 2A was analyzed with Option 2 in the Traffic Impact Analysis because the two options are similar with the exception that access to the site will be provided via a main access roadway connected to San Antonio Road approximately 1,850 feet south of Aspen Way (Option 2 access location). The Project no longer adds traffic to San Antonio Road at Aspen Way (Option 2) so analysis was based on the remaining 14 key intersections where level of service results will remain unchanged. The Option 2A access location south of Aspen Way is expected to operate at an acceptable level of service C during the AM and PM peak hours under existing, Year 2020 cumulative plus Project conditions and year 2035 cumulative plus Project conditions.

As with Options 1 and 2, Option 2A will worsen the service level at the intersection of Yorba Linda Boulevard at Via del Agua which is currently deficient and operating at level of service F in the AM peak hours and Level of Service D in the PM peak hours. Similarly, Option 2 and Option 2A will impact the intersection of Yorba Linda Boulevard at Savi Ranch Parkway under year 2035 conditions. Mitigation Measures identified for Options 1 and 2, when applied to Option 2A, will reduce impacts to below a level of significance.

Emergency access for Option 2A will be provided off Stonehaven Drive and will connect to the southernmost internal street system within the project site via an existing emergency access roadway which currently serves the surrounding hillside area. Exhibit 6-16 depicts the location of the emergency ingress/egress provided under Option 2A.

Impacts under Options 1, 2, and 2A are substantially the same and mitigation has been provided that applies to all Options. However, Option 2A proposes primary access through City-owned open space and would require City approval for such access.



[illegible]

November 2013

15. Utilities and Service Systems

The location of the primary access under each access option would not impact the ability to provide utility and services to the Proposed Project. Water will be provided by the Yorba Linda Water District (YLWD) via off and on-site water system improvements as depicted on Exhibit 6-17 – Proposed Water Facilities. Implementation of this Alternative would require the same domestic water storage and distribution facilities as required for Option 1 and Option 2.

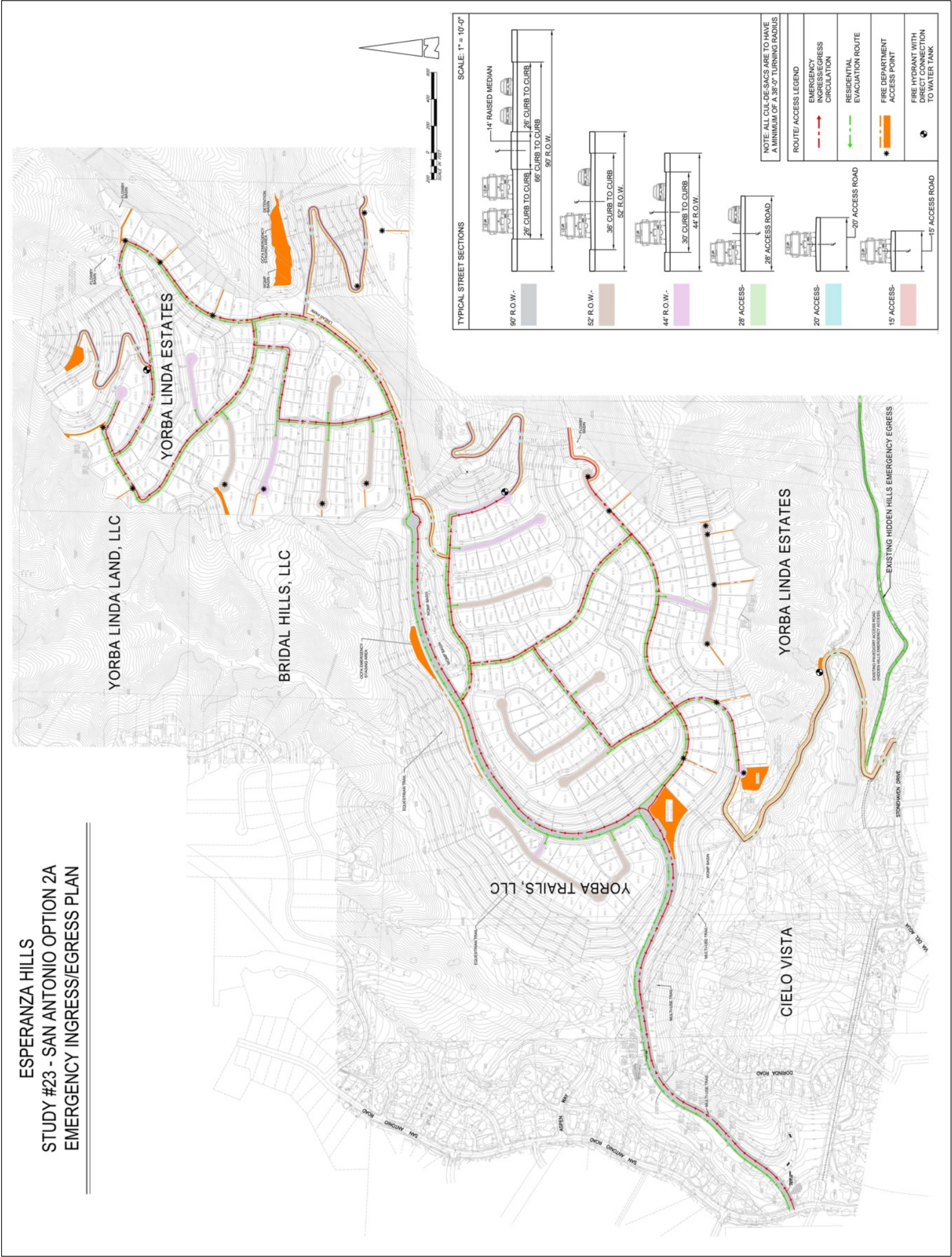
The Yorba Linda Water District will connect with on-site sewer systems to provide local sewer service as depicted in Exhibit 6-18 – Proposed Sewer Facilities. The exhibit shows the proposed sewer facilities plan, which will convey wastewater to existing YLWD and OCSD trunk sewer system connections. The existing sewer lines in Stonehaven Drive and Yorba Linda Boulevard will be sufficient to accept the proposed flows from the project as well as flows from the proposed Cielo Vista project and the Friend property.

Yorba Linda Disposal will service the project site with respect to solid waste. Service for the utility systems will be provided as follows:

- Electricity - Southern California Edison
- Natural gas - Southern California Gas
- Telephone - AT&T
- Cable - Time Warner Cable

Mitigation Measures requiring the Project Applicant to coordinate with all utility and service providers has been included in this DEIR. There will be no new impacts under Option 2A as the same utilities and service systems will occur regardless of the access option selected. Therefore, there is no change to impacts under the Option 2A Alternative.

The existing Southern California Gas line will remain in place and will be avoided with regard to construction activities.



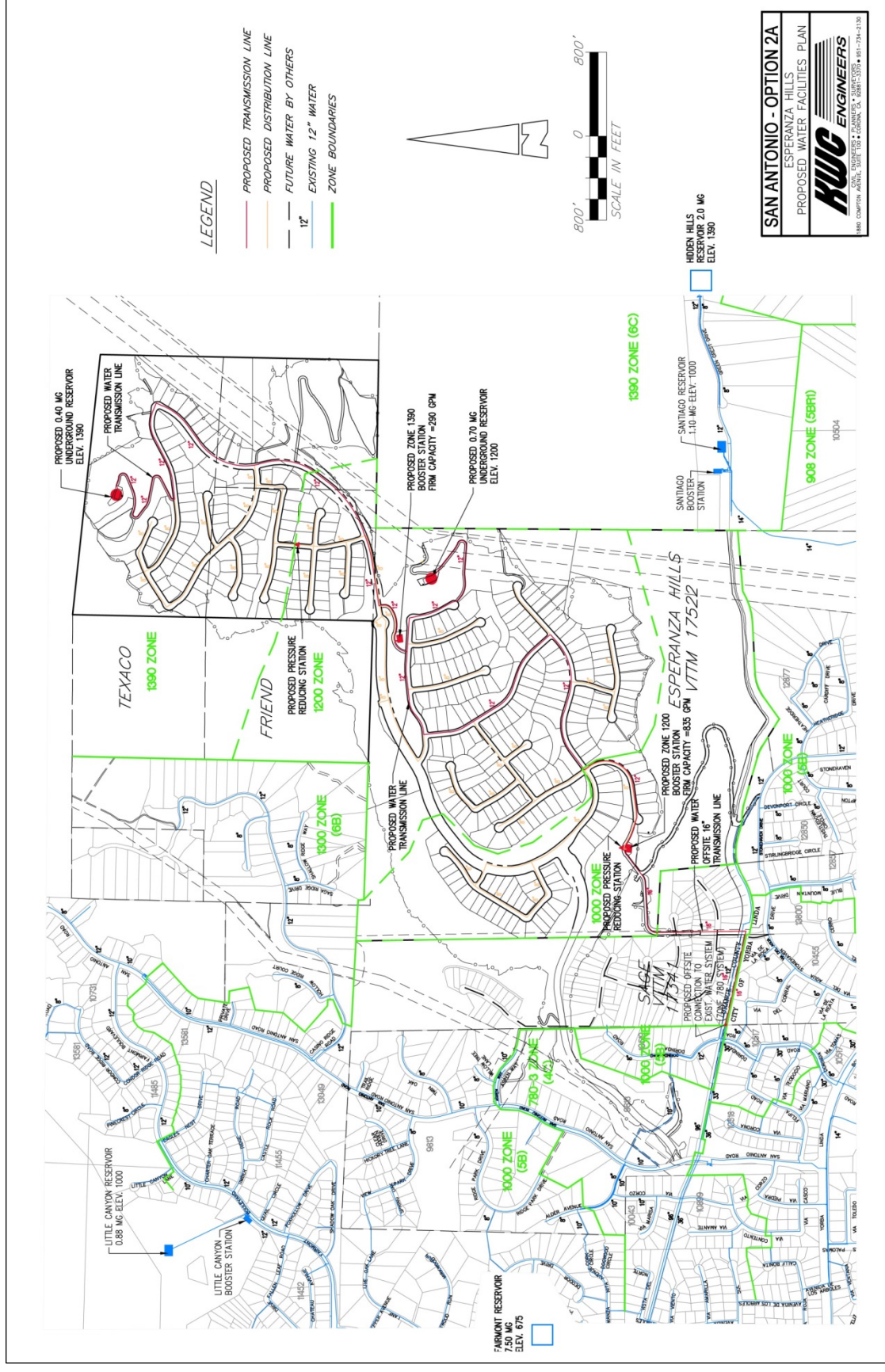


Exhibit 6-17 – Proposed Water Facilities, Option 2A

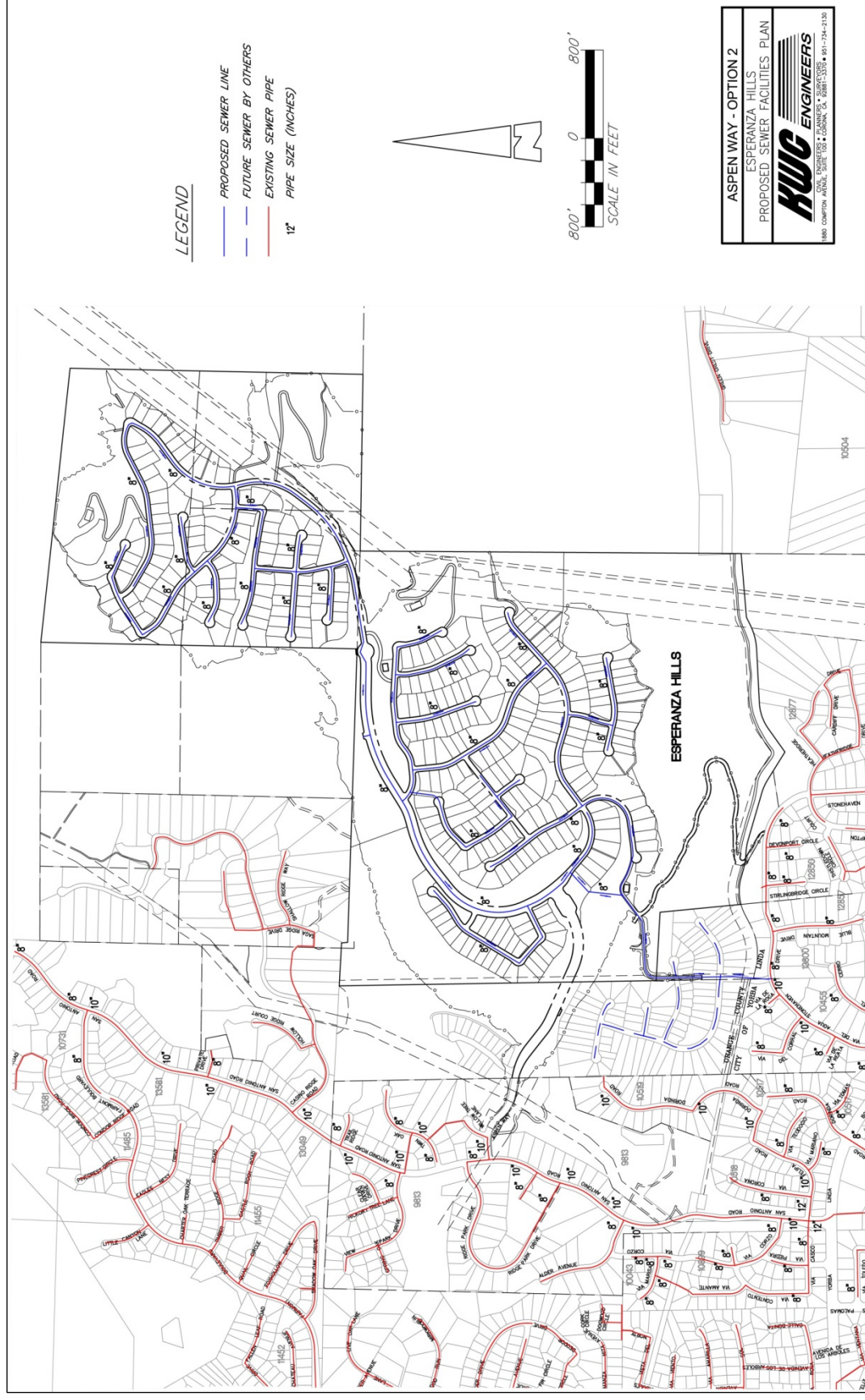


Exhibit 6-18 – Proposed Sewer Facilities

6.6.2 Attainment of Project Objectives

The Option 2A Alternative achieves the following project objectives:

- creates a low-density single-family development of appropriate density and scale, clustered and buffered from adjacent development and open space
- respects the existing topography and natural backdrop of the site
- provides recreational opportunities
- preserves open space, natural landforms, vegetation, and the northern and eastern ridgelines
- provides fire breaks, firefighting staging areas, emergency ingress/egress plans
- provides construction standards that meet or exceed OCFA requirements
- enhances the visual quality of the area around oil well operations
- integrates hydromodification principles with biological resources to create bio-retention and bio-detention areas, passive parks and aesthetically pleasing landscape features

With regard to impacts under Option 2A, the selection of the Option 2A access alignment results in greater impacts to biological resources than Option 1; however, proposed mitigation will reduce impacts. This Alternative will result in fewer noise impacts to sensitive receptors under both short-term construction and long-term operational conditions due to a greater set-back from sensitive receptors (i.e., existing residential development). The Option 2A Alternative would result in less noise than the Proposed Project under either Option 1 or Option 2. The same number of homes would be developed and, therefore, construction activity, provision of water, sewer and utility services, traffic and the requirement for public services such as schools, fire and police protection and libraries would remain substantially the same as with the Proposed Project. Impacts to air quality, aesthetics, geology and soils, recreation, and the potential for wildfires would also remain identical under Option 1, Option 2, and Option 2A. The Option 2A access crosses City open space and would require City permitting.

While this Alternative would attain the project goals and objectives, it would create a greater impact to biological resources in the area of protection of habitat due to the off-site grading required to accomplish the access location.

6.7 Project Alternative 3 – Option 2B Access Alternative

6.7.1 Description of Alternative

Two options for roadway access to the Proposed Project have been designed and analyzed in this DEIR and are referenced as Options 1 and 2. Additional access options are presented as project alternatives because they would reduce project impacts associated with Options 1 and 2. Option 2B is provided herein as a second Alternative and is substantially the same as Option 2A detailed in Section 6.6 above. The two main differences between Option 2A and Option 2B relate to the provision of a secondary access road and a modification to the grading plan, which will reduce off-site grading and reduce retaining wall heights. All access options are briefly described below, and Option 2B is analyzed with regard to each environmental topic where it differs from the analysis for Option 2A. Exhibit 6-19 – Conceptual Site Plan, Option 2B depicts the two access roads proposed with this Option.

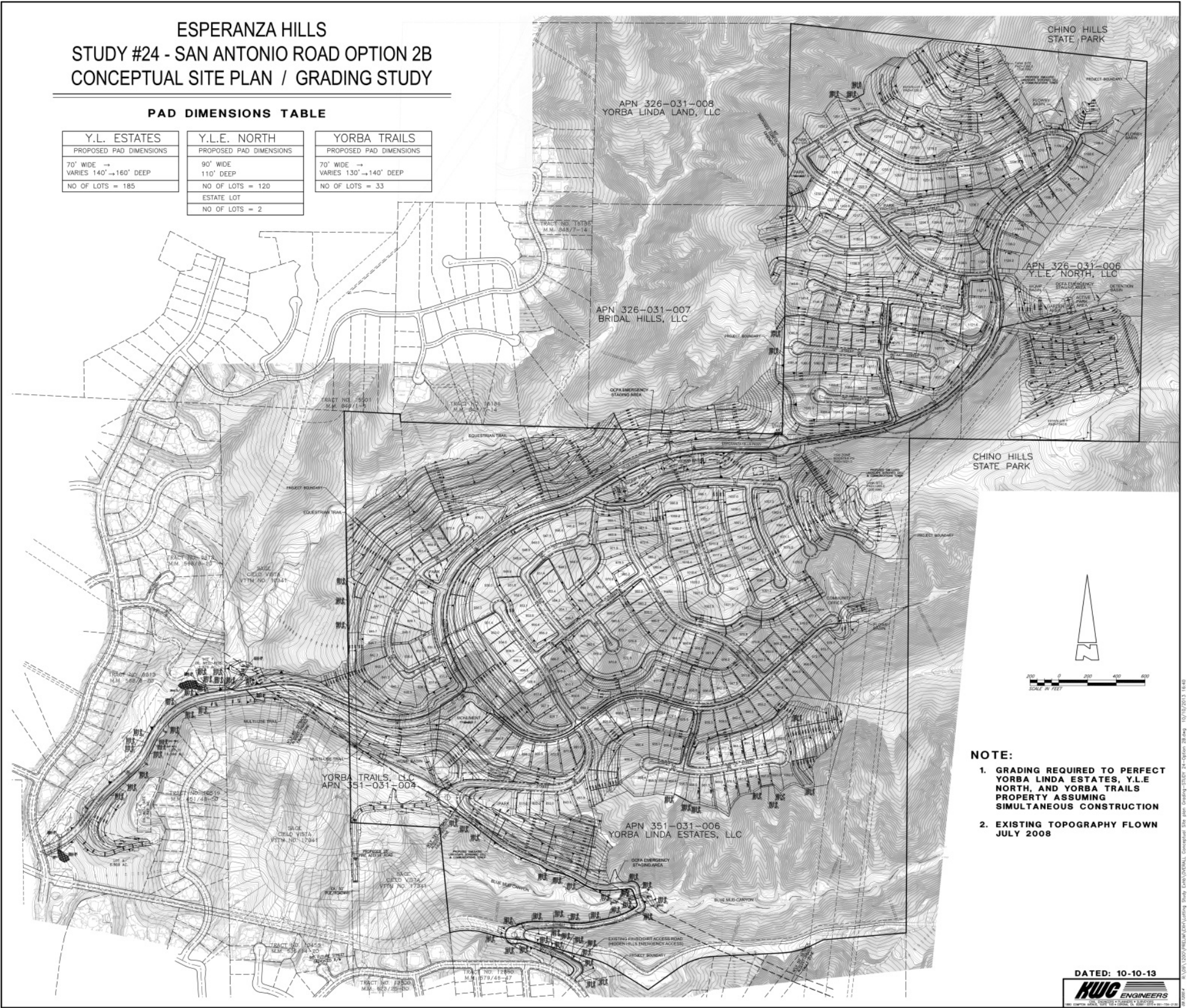
Option 1 would provide a primary connection going south to Stonehaven Drive following an existing dirt road that has been used for oil well and utility access purposes and would include a bridge over Blue Mud Canyon. Emergency access under Option 1 would be provided via Esperanza Hills Parkway as well as an emergency only access roadway off Via del Agua approximately 130 feet northeast of Via de la Roca. The emergency access will pass through the adjacent Cielo Vista property via a 50-foot roadway and utility easement, and may impact the lot design of the proposed Cielo Vista project.

Option 2 would provide a primary connection going west from the site across the Cielo Vista property to Aspen Way, which then connects to San Antonio Road and will require an access and grading easement over the adjacent Cielo Vista property or other legal entitlement. Emergency access will be provided via a bridge across Blue Mud Canyon to Stonehaven Drive.

Alternative Option 2A would provide access via a main access roadway connected to San Antonio Road approximately 1,850 feet south of Aspen Way. This connection would cross open space owned by the City of Yorba Linda and the adjacent Cielo Vista property through the potential access corridor identified in the Cielo Vista Area Plan. Emergency access would be provided to Stonehaven Drive. As noted, the Option 2A access alternative is substantially the same as Option 2.

Alternative Option 2B would provide access via both San Antonio Road approximately 1,850 feet south of Aspen Way and Stonehaven Drive as proposed in Option 2A. Under Option 2B, the San Antonio Road access will be the primary access and a secondary project access will be provided via Stonehaven Drive. Under this alternative, both access roadways will serve resident and guest traffic, in addition to emergency access. Exhibit 6-20 – Conceptual Entry Road, Option 2B shows the conceptual entry road detail including landscaping and trail connections.

As indicated above, there are two main differences between Option 2A and Option 2B.



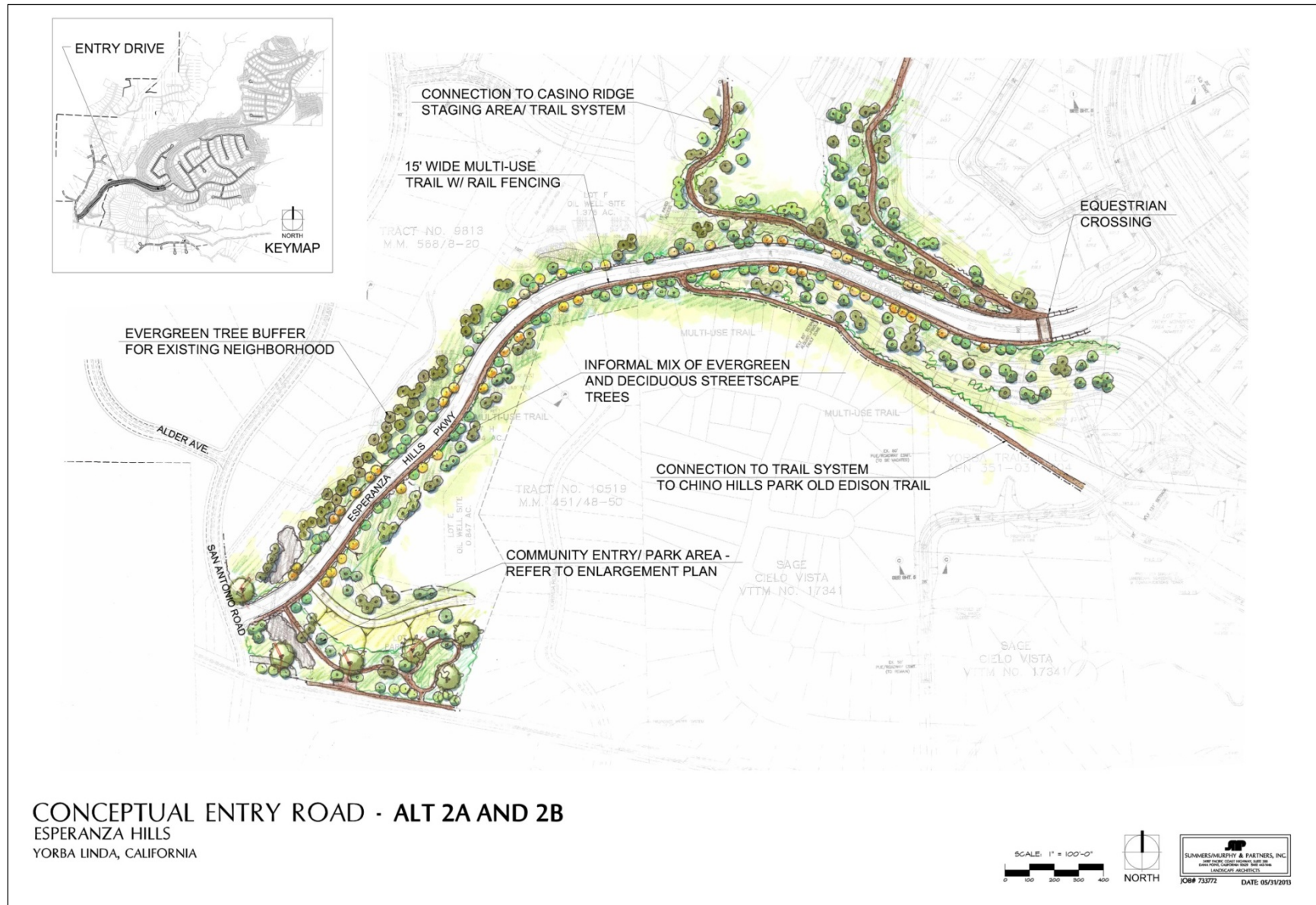


Exhibit 6-20 – Conceptual Entry Road, Option 2B

1. The emergency access to Stonehaven Drive provided under Option 2A would be converted to a secondary access point, allowing for resident and guest access to the project via Stonehaven Drive. The access road from Stonehaven Drive would be expanded from 28' to 40' in width to accommodate both daily ingress/egress and emergency ingress/egress. This secondary access would distribute project traffic to San Antonio Road and to Stonehaven Drive, thereby reducing the amount of traffic from either access point.
2. Off-site grading along the western edge of the project site, nearest the upper portion of the Cielo Vista project site, would be pulled back onto the Esperanza Hills site as depicted on Exhibit 6-21 – Alternative Lotting/Access Study. The change in the grading would reduce the height of retaining walls from a maximum of 31 feet to a maximum of 8 feet and would result in less change to the existing landform, creating an improved visual effect with shorter retaining walls in that location.

1. Aesthetics

This Alternative would not substantially alter views compared to the Proposed Project. The re-alignment of the roadway approximately 1,850 feet from where the Option 2 roadway is presented was analyzed as Option 2A. Aesthetics impacts related to San Antonio Road, Stonehaven Drive, and Aspen Way were analyzed in Options 1, 2 and 2A. Under Option 2B, there would be an improvement to aesthetics at the western edge of the project site where off-site grading would be avoided as compared with the grading limits under Option 2, and lower retaining walls would replace the higher retaining walls required in Option 1. There would be no new or greater impacts related to aesthetics under Option 2B. No viewsheds related to hills, open space or ridgelines would change from that identified with the Proposed Project. Therefore, with less grading and lower retaining walls on a portion of the site, impacts related to this Alternative would be less than the Proposed Project or the other Options presented.

2. Air Quality

The Air Quality analysis indicated that site disturbance due to grading and construction activity would remain the same under all access options. Localized significance thresholds are not exceeded under any option and operational impacts would remain the same since all Options anticipate development of 340 residential units.

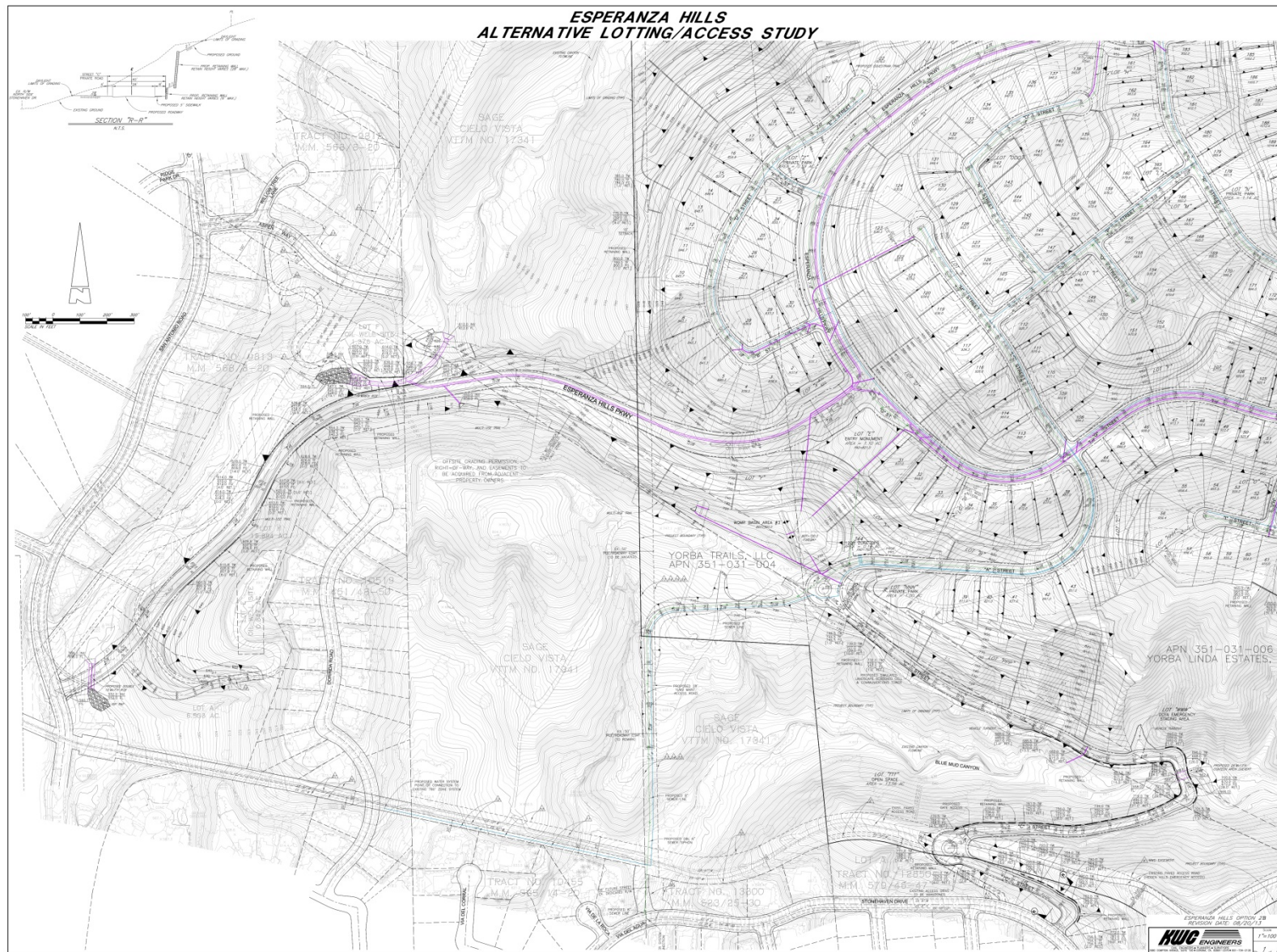


Exhibit 6-21 – Alternative Lotting/Access Study

With regard to traffic, carbon monoxide (CO) emissions were analyzed and showed that microscale CO levels will not be exceeded. This Alternative further disperses potential CO hotspots by providing two access options.

Option 2B is anticipated to result in the same emissions as analyzed for all options with the same roadways and residential development. Therefore, for short-term construction and long-term operations, all access options will have the same impact related to air quality.

2. Biological Resources

The Biological Technical Report included analysis of three access options. Therefore, access via the roadways proposed under Option 2B would result in substantially the same impacts to biological resources since these roadways were analyzed as either primary access or emergency access with Option 1, Option 2 and Option 2A.

3. Cultural Resources

The Cultural Resources Assessment prepared for the Proposed Project indicates that no cultural resources were discovered within the Project boundaries and the site has not been listed as a potential location for such resources. Therefore, impacts in the area of Cultural Resources under Option 2B will be the same as compared to the Proposed Project.

4. Geology and Soils

Site characteristics from a geotechnical standpoint are very similar under each Access Option. The road alignment for Option 2B 1,850 feet south of Aspen Way, will extend northward from San Antonio Road through City of Yorba Linda open space up the east side of Canyon A then eastward into Canyon B as proposed for Option 2A. The road alignment for the Stonehaven Drive access would be substantially the same as proposed for Option 1 going south to Stonehaven via an existing dirt road. Cut/fill slopes, cut/fill depths, and construction of retaining walls under Option 2B are consistent with those proposed for Option 1 and Option 2A except for the western edge of the Project Site, where off-site grading is avoided and development has been “pulled back” from the Project boundary. This will require less grading than for Option 2 and lower retaining walls than for Option 1. Exhibit 6-22 – Off-Site Grading Differences depicts the grading limit differences between Option 2 and Option 2B. Therefore, there will be less impact under Option 2B as compared to Option 1, Option 2 and Option 2A.

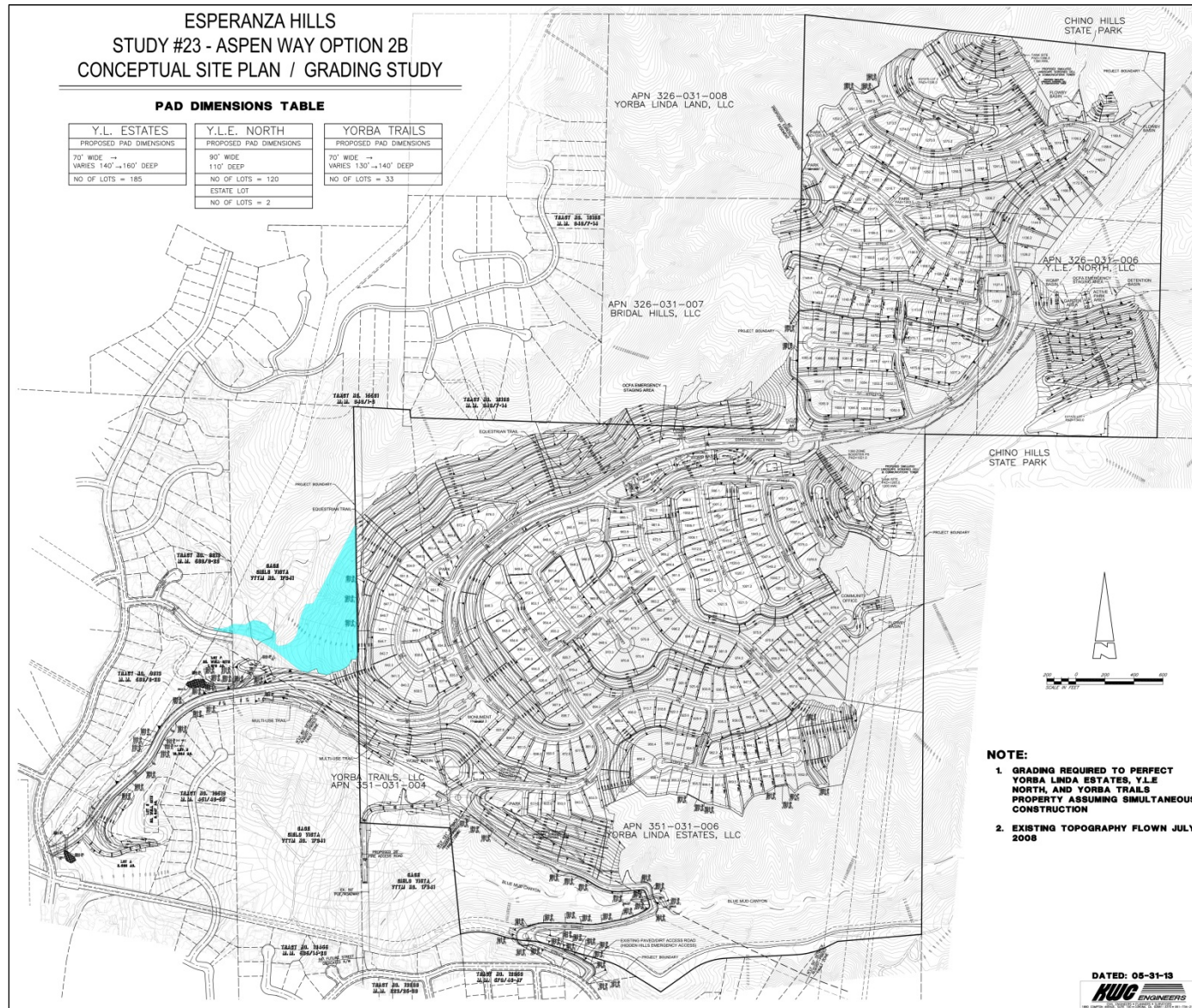


Exhibit 6-22 – Off-Site Grading Differences

5. Greenhouse Gas Emissions

While no thresholds have been adopted by the state at the time of this writing, greenhouse gas emissions exceed the proposed significance threshold under all Access Options. There will be minimally less grading under Option 2B. However, this Option is anticipated to result in the same emissions as analyzed for all options with the same roadways and residential development. Therefore, impacts will remain similar under all Options.

3. Hazards and Hazardous Materials

The Proposed Project will not result in any impacts due to hazardous materials and is not located within a hazardous materials site. On-site oil wells have the potential for accidental release of gas/methane from continued operation. However, mitigation measures have been included to address such potential and are applicable under any of the Access Options.

The Project Site is within a Very High Fire Hazard Severity Zone. A fuel modification zone has been incorporated into the Project design and will require approval by the Orange County Fire Authority. Fuel modification will remain substantially the same as depicted for Option 1 and Option 2A. Compliance with Mitigation Measures identified in this DEIR will result in less than significant impacts due to Hazards and Hazardous Materials.

This Alternative is superior in the area of community evacuation in the event of a fire. The two access points provide an opportunity for traffic to be diverted in two directions towards either Yorba Linda Boulevard (east-west) or San Antonio Road (north-south).

This Alternative would be implemented based on the same requirements as Option 1, Option 2 or Option 2A with respect to potential hazards and hazardous materials. However, this Alternative is superior to Options 1, 2 and 2A in terms of access and evacuation in the case of a fire.

6. Hydrology and Water Quality

This Alternative would not result in additional impacts in the area of hydrology/water quality. Potential impacts would be the same as analyzed under Option 1, Option 2 and Option 2A conditions. Therefore, impacts under this Option would be substantially the same as the Proposed Project.

7. Land Use and Planning

This Alternative would require conformance with the County of Orange General Plan policies and zoning regulations. There would be no change in the proposed number of dwelling units as compared to the Proposed Project and this Alternative would not result in a conflict with the applicable County land use plans. There would be no change to the potential future annexation. As with Option 2A, the City would be a

responsible agency under this alternative. Specifically, discretionary approval from the City would be required to provide for access across City open space. No mitigation measures would be required for the Proposed Project, and no mitigation would be required under the Option 2B Alternative. Therefore, no environmental impacts would occur with either this Alternative or the Proposed Project.

8. Noise

To analyze the noise impacts of providing two access roads under this Option, Giroux Associates prepared an Addendum to the Noise Analysis (Addendum) originally prepared for the Proposed Project. The Addendum, dated October 23, 2013, provided results of additional meter readings to determine baseline noise levels along Stonehaven Drive and San Antonio Road. The Addendum is included in Appendix N to this EIR.

As discussed in Section 5.10, Noise (beginning on page 5-459) the Noise Analysis found that construction noise would be noticeable under Options 1, 2, and 2A. The same conclusion can be made for Option 2B as both Stonehaven Road and San Antonio access were analyzed for all Options either as primary or emergency access. Because both roads currently have relatively low ambient noise levels, the introduction of long term traffic related noise would perceptibly increase the noise levels. However, the County's 65 dB CNEL threshold would not be exceeded under operational conditions.

Additional long term noise measurements were conducted for 72 hours from October 18, 2013 to October 21, 2013 using two noise monitors. Measurement locations are shown in Exhibit 6-23 – Noise Meter Location, Meter 3 (off Stonehaven Drive along current Water District Access Road) and Exhibit 6-24 – Noise Meter Location, Meter 4 (San Antonio Road at Proposed Project Access Road) The results of the hourly meter readings are presented in Table 6-7-2 Noise Measurements – Existing Hourly Leq's (dB), Option 1 Stonehaven Drive Alternative and Table 6-7-3, Noise Measurements – Existing Hourly Leq's (dB), Option 2A San Antonio Road Alternative. It should be noted that in the original Noise Analysis, the noise was modeled at these locations. The actual metered measurements in the Addendum conformed to the modeling results as described below.

Meter 3 was located along the Project access road off Stonehaven Drive along the current water district road. The meter was placed at the existing gate, approximately 200 feet from the Stonehaven Drive centerline. Measured CNEL levels at the gate were in the mid to upper 40s. This equates to 51-55 dB CNEL at 50 feet from the centerline. Modeled existing noise levels are 53-55 dB CNEL at 50 feet from the centerline. The analysis showed that measured and modeled traffic noise levels are in agreement.



Exhibit 6-23 – Noise Meter Location, Meter 3 (off Stonehaven Drive along current Water District Access Road)



Exhibit 6-24– Noise Meter Location, Meter 4 (San Antonio Road at Proposed Project Access Road)

Meter 4 was located along San Antonio Road approximately 50 feet from the roadway centerline at the approximate location of the Project access road. Measured CNELs were 57-59 dB CNEL. Modeled noise levels are approximately 57 dB CNEL at 50 feet from the centerline. Again, measured and modeled traffic noise levels are in agreement. Noise levels along San Antonio Road are slightly higher than those along Stonehaven Drive. Results for both meters are shown in Table 6-7-1.

Table 6-7-1 Noise Measurements, Stonehaven Drive and San Antonio Road

Measurement Parameter 24-Hour CNEL	Day 1	Day 2	Day 3
Stonehaven Drive	49	48	45
San Antonio Road	59	58	57

Table 6-7-2 Noise Measurements – Existing Hourly Leq's (dB), Option 1 Stonehaven Drive Alternative

Time Interval	Leqs Day 1	Leqs Day 2	Leqs Day 3
14:00-15:00	39	38	39
15:00-16:00	37	36	41
16:00-17:00	38	42	39
17:00-18:00	53	52	38
18:00-19:00	43	45	51
19:00-20:00	39	42	39
20:00-21:00	41	41	41
21:00-22:00	44	42	40
22:00-23:00	44	42	39
23:00-24:00	40	41	37
0:00-1:00	37	41	38
1:00-2:00	39	40	36
2:00-3:00	43	41	36
3:00-4:00	41	38	35
4:00-5:00	41	41	33
5:00-6:00	41	41	34
6:00-7:00	42	41	37
7:00-8:00	45	44	43
8:00-9:00	49	45	45
9:00-10:00	45	41	47
10:00-11:00	44	42	41
11:00-12:00	40	38	46
12:00-13:00	39	41	40
13:00-14:00	37	37	37

Resultant CNEL (dB)

Measurement Parameter	Day 1	Day 2	Day 3
24-Hour CNEL	49	48	45

Table 6-7-3 Noise Measurements – Existing Hourly Leq's (dB), Option 2A San Antonio Road Alternative

Time Interval	Legs Day 1	Legs Day 2	Legs Day 3
14:00-15:00	58	62	58
15:00-16:00	58	57	58
16:00-17:00	58	57	57
17:00-18:00	59	58	56
18:00-19:00	55	55	54
19:00-20:00	54	54	53
20:00-21:00	54	54	51
21:00-22:00	52	53	49
22:00-23:00	53	50	48
23:00-24:00	52	49	43
0:00-1:00	50	50	43
1:00-2:00	50	49	39
2:00-3:00	48	47	40
3:00-4:00	46	44	40
4:00-5:00	43	43	42
5:00-6:00	46	42	54
6:00-7:00	52	50	50
7:00-8:00	56	50	56
8:00-9:00	59	54	57
9:00-10:00	60	54	57
10:00-11:00	58	54	56
11:00-12:00	59	56	57
12:00-13:00	58	60	59
13:00-14:00	59	56	57

Resultant CNEL (dB)

Measurement Parameter	Day 1	Day 2	Day 3
24-Hour CNEL	59	58	57

Because existing noise levels along Stonehaven Drive are lower than existing San Antonio Road noise levels, the Option 2B alternative would cause a slightly greater impact for adjacent residences. That is to say that the noise increase would be perceptible, because the existing noise levels are low. However, as shown in the Noise Analysis, neither the Stonehaven Drive nor San Antonio Road access is expected to create a “with project” noise level that exceeds the recommended 65 dB CNEL noise compatibility threshold for residential use.

This Alternative, as with Option 2A, prevents new traffic from passing the residences in the northern portion of the proposed Cielo Vista project, thereby reducing noise impacts for existing and future residences. This would result in greater compatibility with the proposed Cielo Vista project as well as slightly reduced traffic noise generally because traffic will be spread between two entry/exit points.

Short-term construction impacts would be the same as under Option 1 and Option 2A. Long-term traffic noise generally will be slightly less with vehicle traffic being distributed across two access roads. Therefore, impacts would be slightly less under Option 2B as compared to the Proposed Project.

9. Population and Housing

Option 2B would provide the same number of dwelling units as compared to the Proposed Project. There will be no change in the maximum number of units under this Alternative and, therefore, impacts to population and housing will remain substantially the same under any access option.

10. Public Services

This Alternative would neither increase nor decrease the need for public services as there will be no change in the maximum number of residential units projected for development. Emergency access has been designed under all access options to ensure that there will be no impact to fire and police access and protection. However, Option 2B could provide a benefit to police and fire personnel with easier access and potentially reduced response time. Projected population will remain substantially the same under this Alternative with regard to use of schools and libraries. Therefore, impacts in the area of Public Services will be slightly improved in the area of police and fire access compared to the Proposed Project.

11. Recreation

The Proposed Project has been designed with nine active and passive community parks, and equestrian, bicycle and hiking trails, some of which provide linkages to existing trails in the area. In addition to the nine parks, two WQMP basins have been designed as bioretention facilities and provide passive and active park use in addition to their functional uses. The parks and WQMP basins are similar under each access option.

This Alternative would provide the same recreation amenities and, therefore, impacts would be the same under Option 2B as compared to the Proposed Project.

12. Transportation and Traffic

A Traffic Impact Analysis Addendum for the Proposed Esperanza Hills Development Option 2B (Addendum) dated October 14, 2013 was prepared by Linscott, Law & Greenspan (LLG). The Addendum is included herein as Appendix O. The Addendum analyzed Alternative Option 2B to determine impacts related to short- and long-term traffic. Because Option 2B proposes both of the same access options analyzed for Option 1 and Option 2A, Option 2B does not present a new road configuration which was not previously considered. Rather, Option 2B provides for a primary and secondary access using the same roads that provided one primary and one emergency access under Option 1 and Option 2A.

Under Alternative 2B, approximately 65% of the Project traffic is directed to San Antonio Road via the main entrance, while approximately 35% is directed to Stonehaven Drive via the secondary entrance based on the internal circulation network of the Project site plan. The Addendum notes that the distribution pattern only differs at four study intersections and two Project driveways compared to the distribution pattern for the other three Options. This indicates that the traffic volumes at the other ten study intersections are identical to the traffic volumes in the Traffic Impact Analysis (TIA) which analyzed Options 1, 2 and 2A. The project distribution pattern for Option 2B is shown on Exhibit 6-25 – Project Distribution Pattern, Option 2B. The four intersections where the distribution pattern differs are:

- Project access at San Antonio Road approximately 1,850 feet south of Aspen Way
- San Antonio Road at Yorba Linda Boulevard
- Via del Agua at Yorba Linda Boulevard
- Stonehaven Drive at Yorba Linda Boulevard

The anticipated AM and PM peak hour project only traffic volumes associated with Option 2B are shown in Exhibit 6-26 and Exhibit 6-27, respectively. The volumes are based on the distribution pattern shown in Exhibit 6-25 and on the traffic generation forecasted in the TIA.

As shown on Exhibit 6-28 and Exhibit 6-29, Existing Plus Project AM and PM Peak Hour Traffic Volumes, respectively, the traffic volumes associated with Option 2B reflect a change at four study intersections compared to the TIA.

Exhibit 6-30 and Exhibit 6-31, Year 2020 Plus Project AM and PM Peak Hour Traffic Volumes, respectively, reflect a change at four study intersections. Exhibit 6-32 and Exhibit 6-33, Year 2035 Plus Project AM and PM Peak Hour Traffic Volumes, respectively, reflect a change at four study intersections.

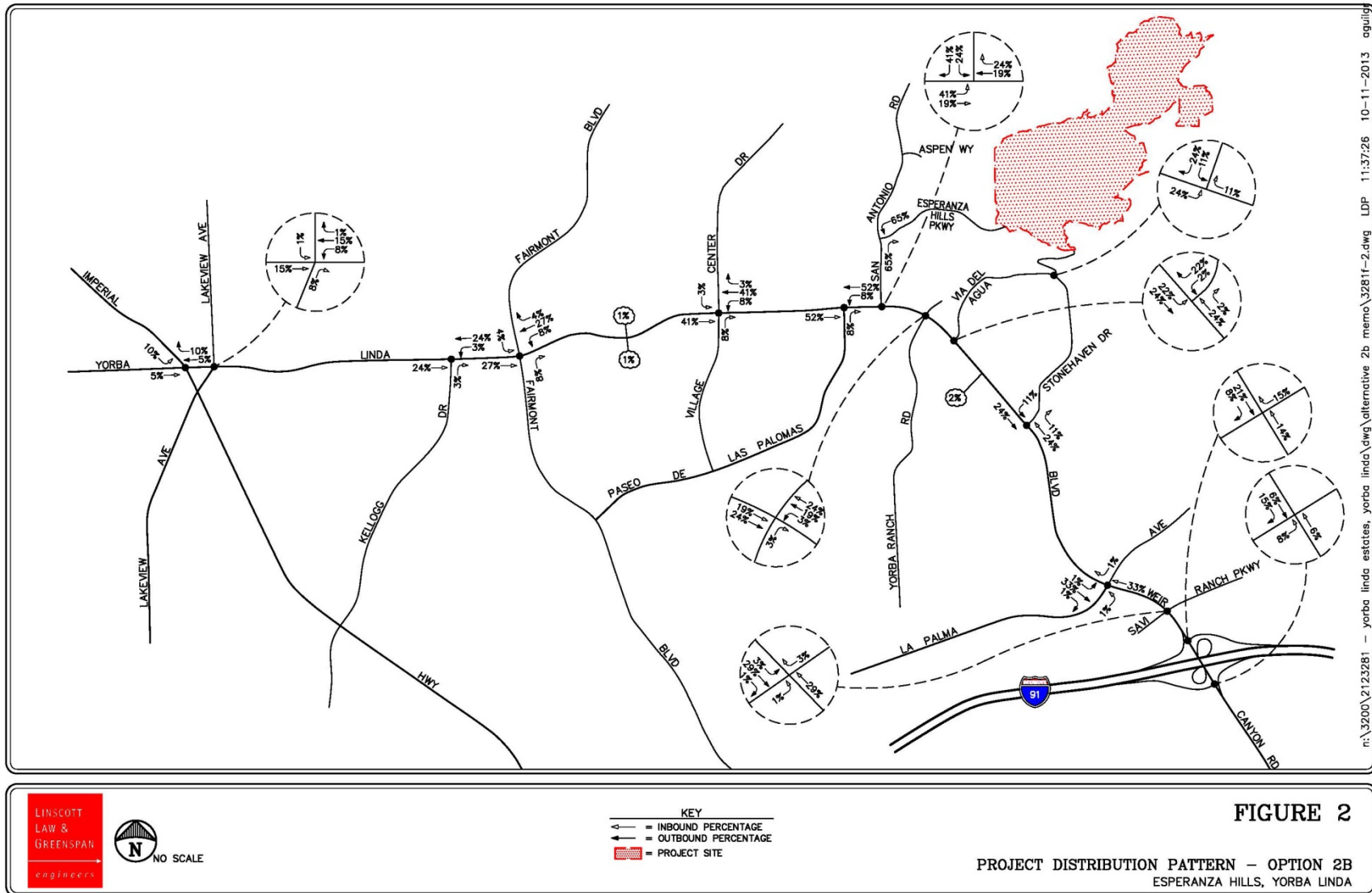


Exhibit 6-25 – Project Distribution Pattern, Option 2B



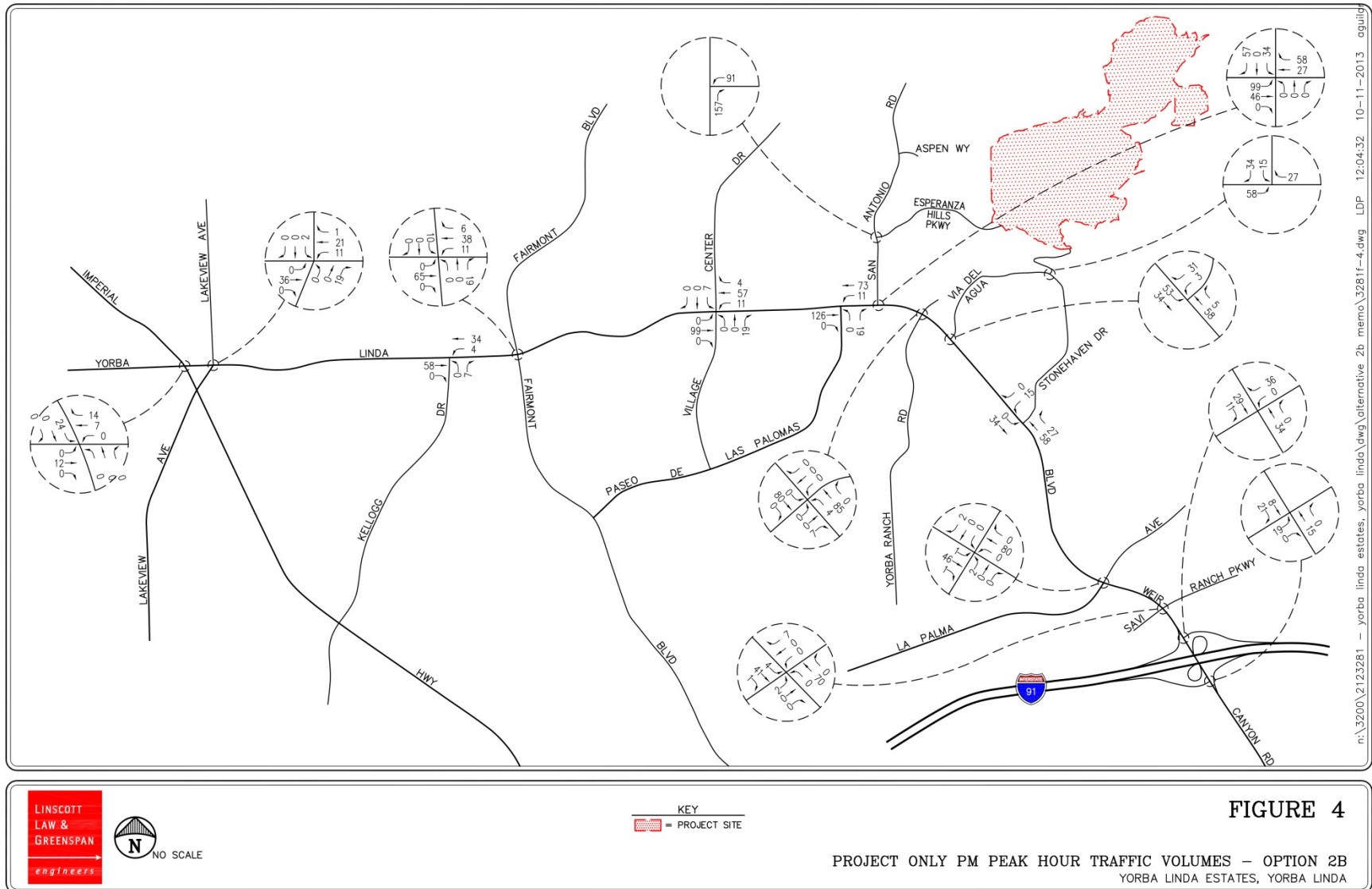


Exhibit 6-27 – Project Only PM Peak Hour Traffic Volumes, Option 2B



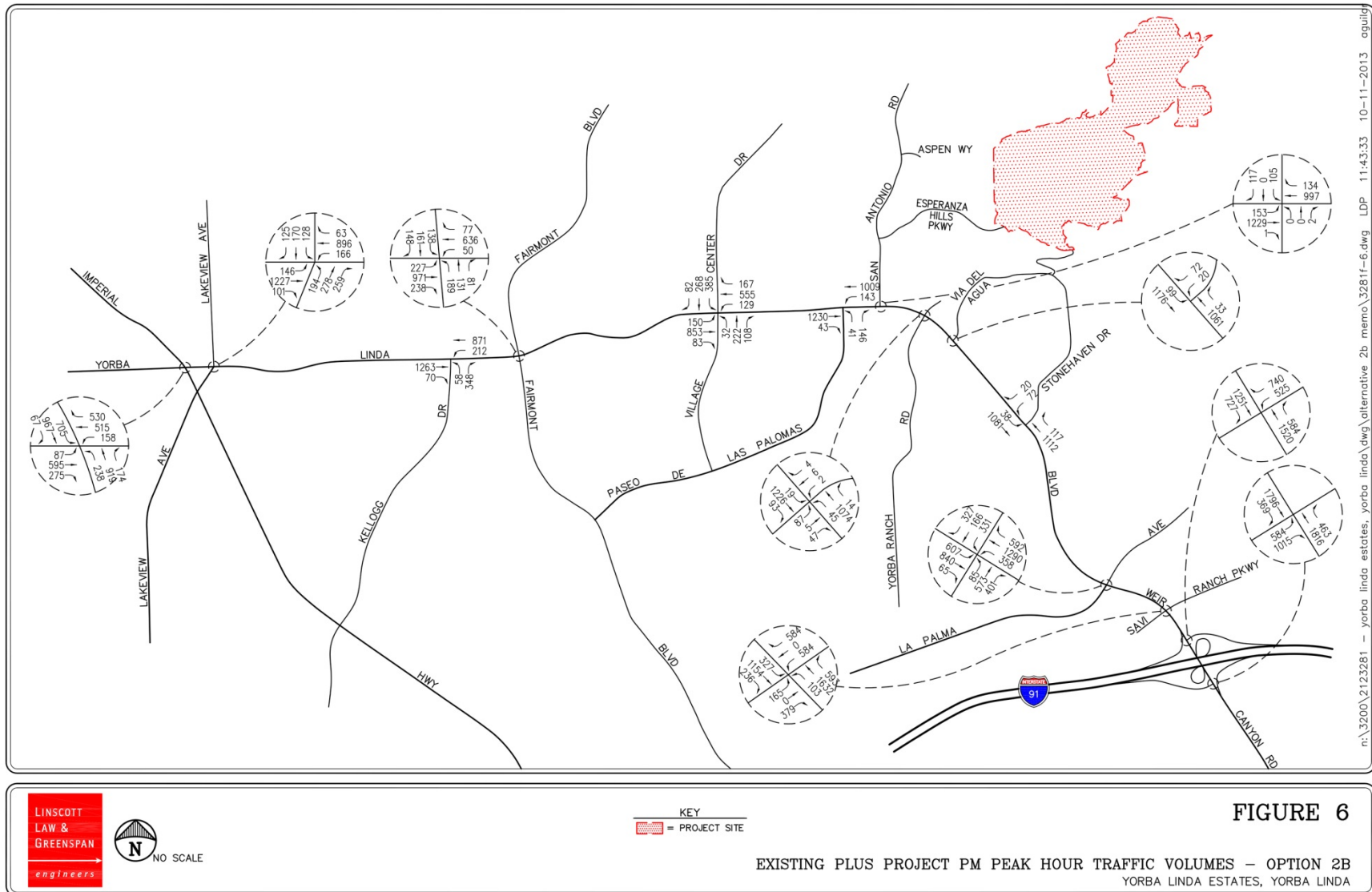


Exhibit 6-29 – Existing Plus Project PM Peak Hour Traffic Volumes, Option 2B

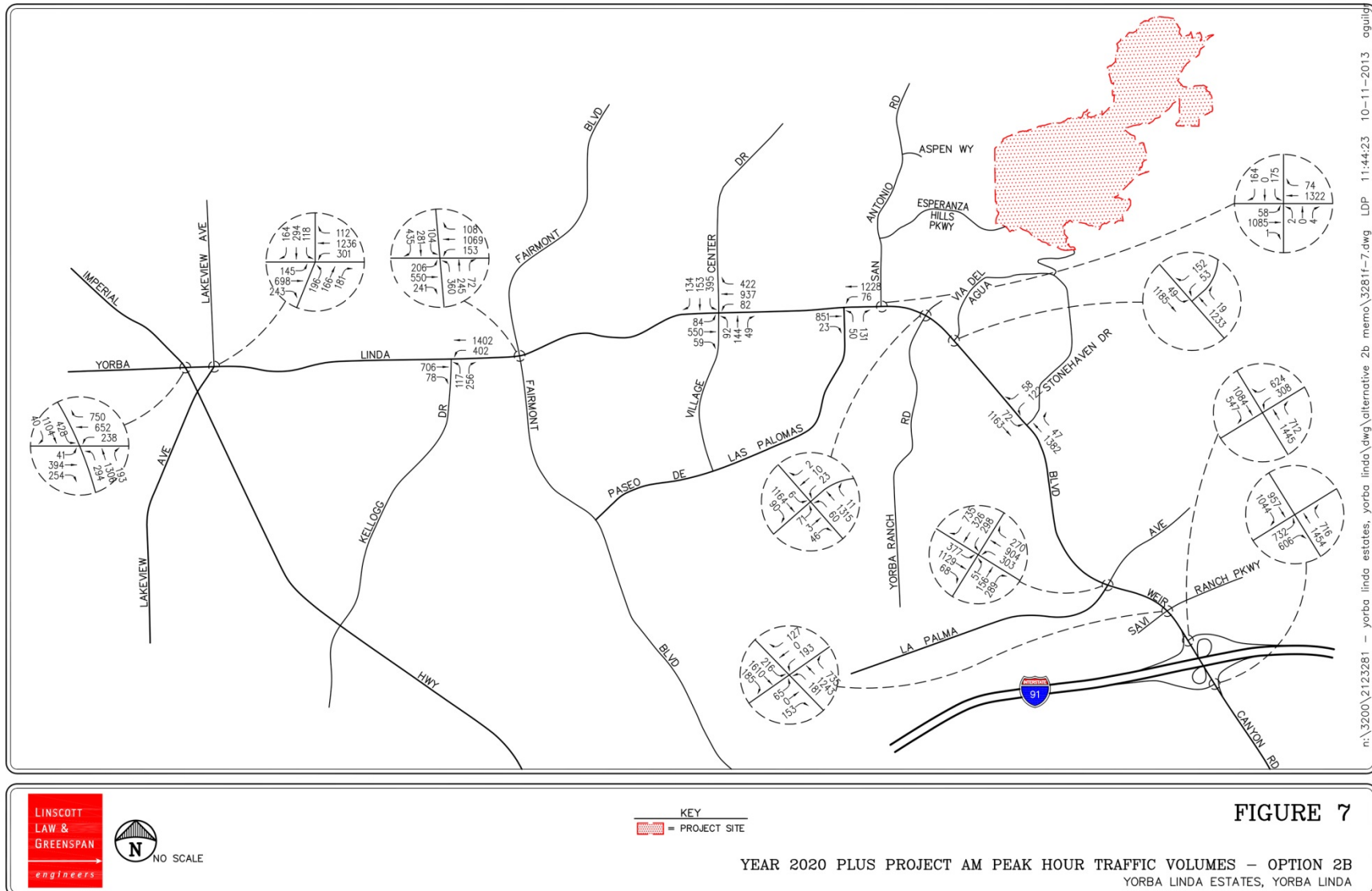


Exhibit 6-30 – Year 2020 Plus Project AM Peak Hour Traffic Volumes, Option 2B

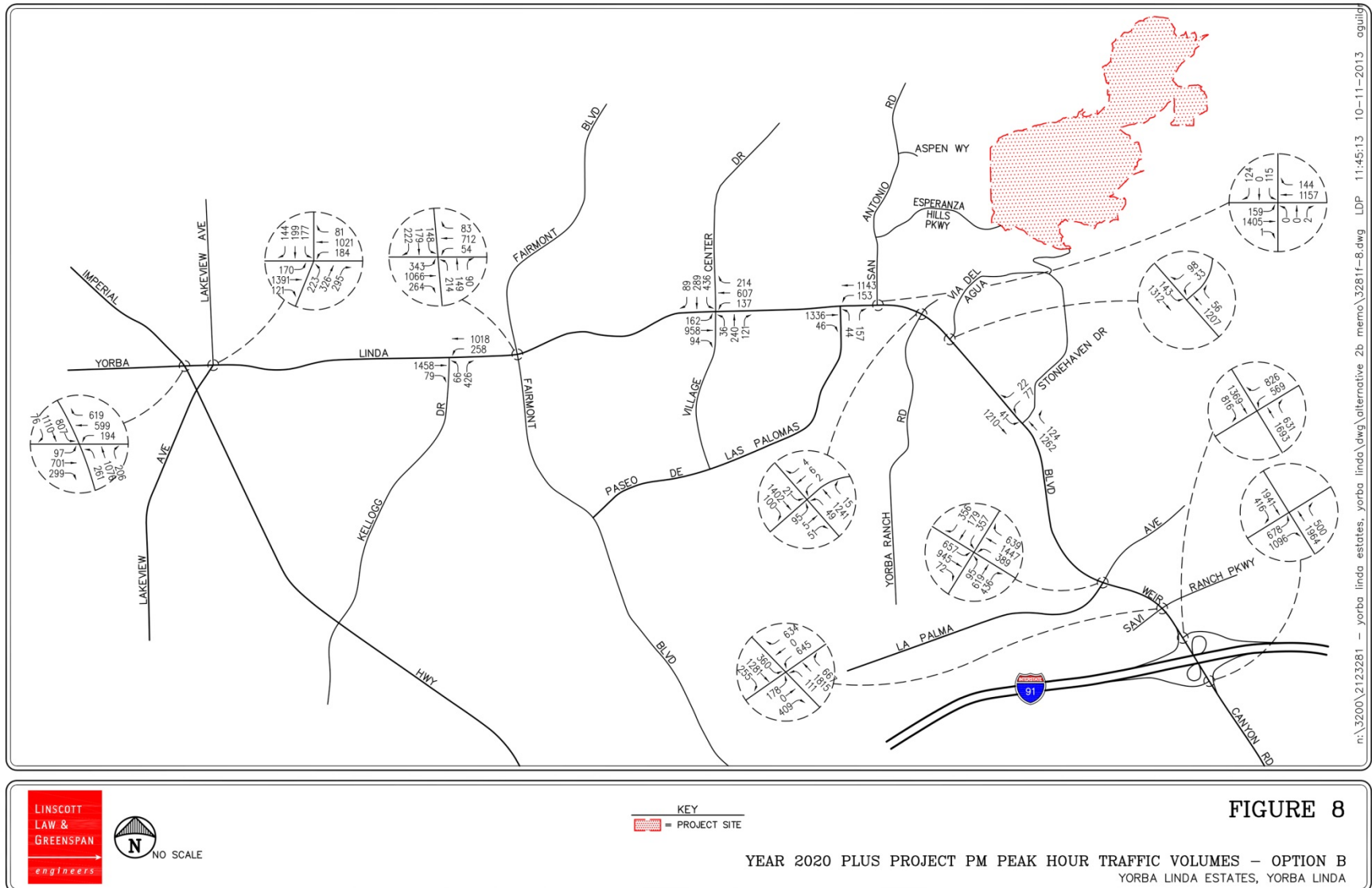


Exhibit 6-31 – Year 2020 Plus Project PM Peak Hour Traffic Volumes, Option 2B

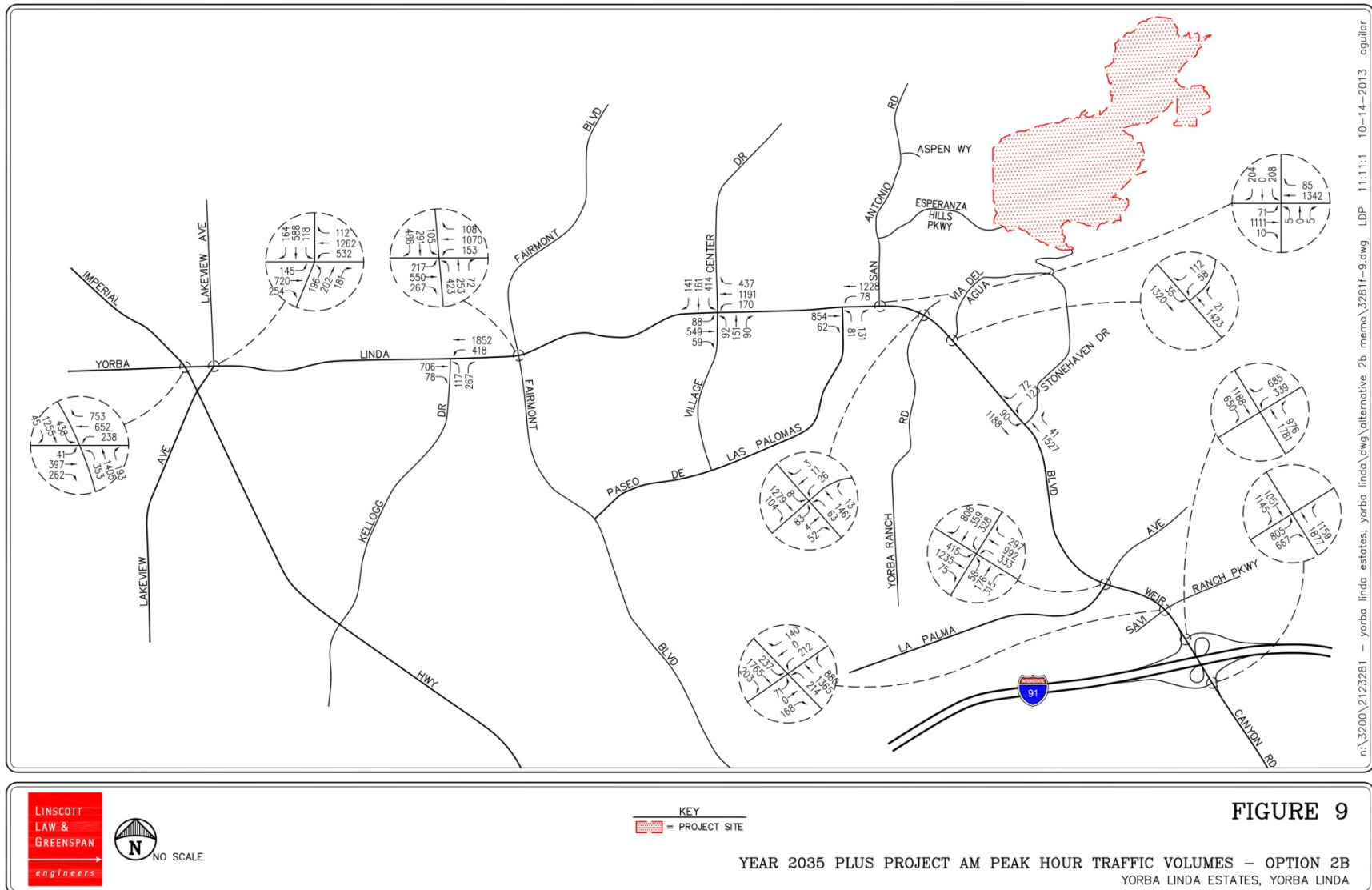


Exhibit 6-32 – Year 2035 Plus Project AM Peak Hour Traffic Volumes, Option 2B

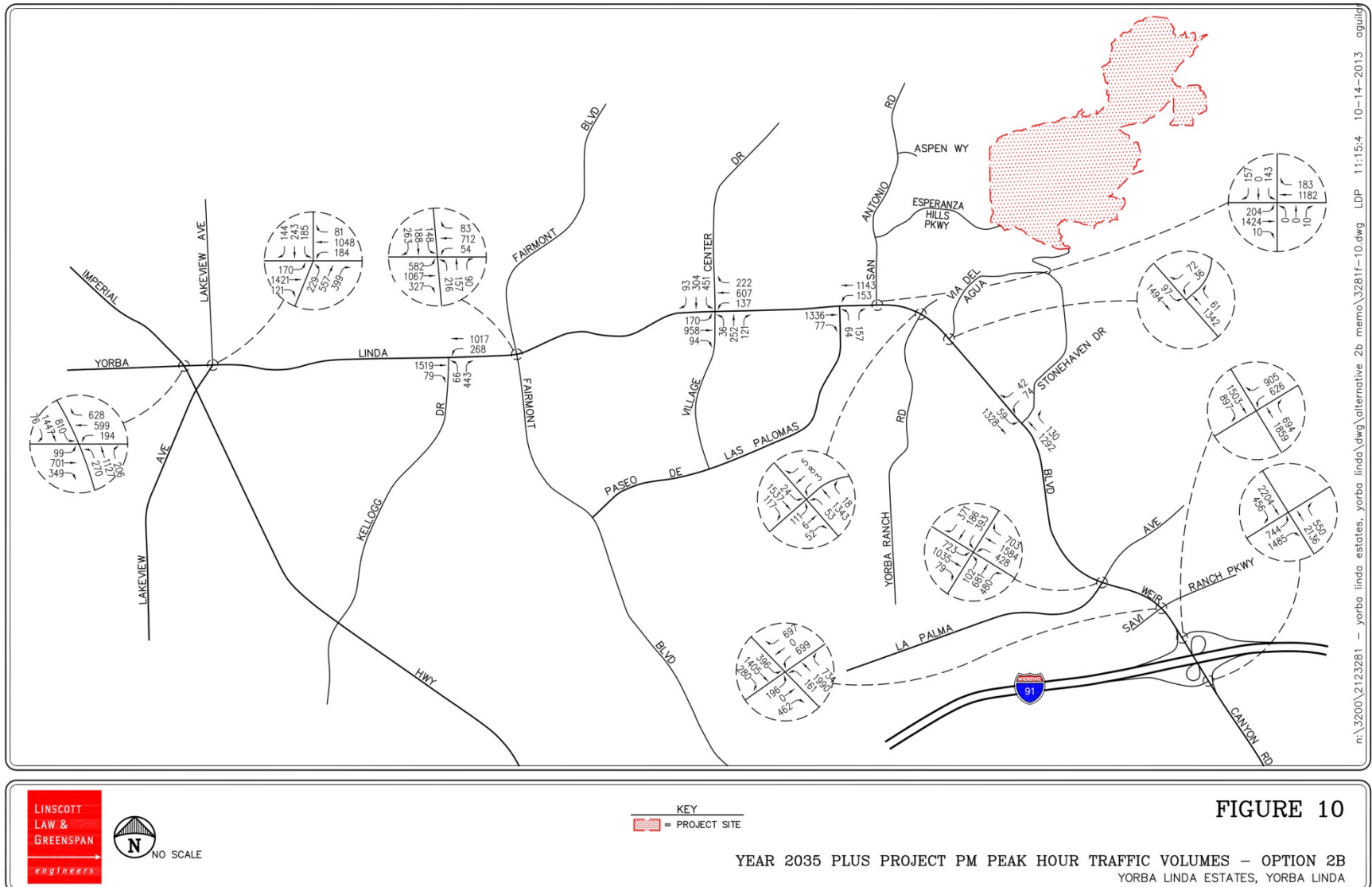


Exhibit 6-33 – Year 2035 Plus Project PM Peak Hour Traffic Volumes, Option 2B

The Addendum concludes, that based on traffic volumes shown on Exhibit 6-26 through Exhibit 6-33, the only change to the TIA consists of a redistribution of Project traffic through four study intersections and two Project driveways (Stonehaven at the Project entrance and Esperanza Hills Parkway at the Project entrance) in the vicinity of the Project site that provide local access to the Project. However, since Options 1, 2 and 2A represent a worst case traffic volume distribution and assignment at these six study locations, depending on the Option, compared to Option 2B, no new significant traffic impacts are associated with Option 2B. The only relevant change is related to the Project's fair-share towards the recommended traffic signal at the intersection of Yorba Linda Boulevard and Via del Agua.

Fair Share Fees

The Traffic Impact Analysis recommended installation of a traffic signal at the intersection of Yorba Linda Boulevard and Via del Agua and considered the signal a planned improvement in conjunction with development of the proposed Cielo Vista project. Since the timing and/or certainty of the completion of the Cielo Vista project cannot be confirmed, it was determined that a project-related fair-share contribution should be included for analysis. Both Option 1 and Option 2B will direct traffic to the impacted intersection. Options 2 and 2A do not direct or attract any Project traffic to or from the Project site via Stonehaven or Via del Agua and therefore do not require a project-related fair-share contribution.

Table 6-7-4 depicts the fair-share contribution required under Option 2B for installation of a traffic signal at Yorba Linda Boulevard and Via del Agua. The Table reflects conditions and fair share fee portions both with and without the development of the proposed Cielo Vista project.

Table 6-7-4 Fair Share Fee Contribution

Key Intersections	Impacted Time Period	Existing Traffic	Project Only Traffic	Year 2020 Cumulative + Project	Project Percent Increase
With Cielo Vista as part of Cumulative Base	AM	2,225	136	2,691	29.2%
	PM	2,277	184	2,849	32.2%
Without Cielo Vista as part of Cumulative Base	AM	2,225	136	2,613	35.1%
	PM	2,277	184	2,744	39.4%

Impacts under Options 1, 2, 2A and 2B are substantially the same as projected traffic volumes are identical under all Options. Therefore, mitigation has been provided that applies to all Options. However, Option 2B is superior to the Proposed Project in that it distributes the traffic volume to two access points rather than one which will reduce the volume of vehicles traversing the existing residential neighborhoods. In addition, the provision of an additional egress point for evacuation during conditions which require such evacuation is a benefit.

13. Utilities and Service Systems

The location of the primary access under each access option would not impact the ability to provide utility and services to the Proposed Project. Water will be provided by the Yorba Linda Water district via off and on-site water system improvements. Yorba Linda Water District will also connect with on-site sewer systems to provide local sewer service. The existing Southern California Gas line will remain in place and will be avoided with regard to construction activities.

Mitigation Measures requiring the Project Applicant to coordinate with all utility and service providers has been included in this DEIR. There will be no new impacts under Option 2B as the same utilities and service systems will occur regardless of the access option selected. Therefore, there is no change to impacts under the Option 2B Alternative.

6.7.2 Attainment of Project Objectives

The Option 2B access alignment does not result in greater impacts under any environmental topic as both the Stonehaven Drive and San Antonio scenarios were fully analyzed under Option 1 and Option 2A. Both roads were included in the analysis for either primary or emergency access and required the same grading and road improvements in order to provide such access. Using both roads for primary access will be substantially the same with regard to impacts. This Alternative will result in fewer hazards impacts because the provision of two entry/exit roads rather than one will allow for better distribution of traffic. There will be fewer impacts to the traffic distribution generally with additional ingress/egress options rather than all project traffic entering and exiting at one access point. This Alternative also provides improvements in the areas of aesthetics and geology through redesign of the western edge to pull development back and shortening the height of retaining walls in that area. Reduced grading to achieve the development pull back will result slightly improved conditions with respect to air quality.

Under Option 2B, the same number of homes would be developed and, therefore, construction activity, provision of water, sewer and utility services and the requirement for public services such as schools, fire and police protection and libraries would remain substantially the same as with the Proposed Project. Impacts to recreation, and the potential for wildfires would also remain identical under Option 1, Option 2, Option 2A and Option 2B.

This Alternative achieves the following project objectives:

- creates a low density single-family development of appropriate density and scale, clustered and buffered from adjacent development and open space
- respects the existing topography and natural backdrop of the site
- provides recreational opportunities
- preserves open space, natural landforms, vegetation, and the northern and eastern ridgelines

- provides fire breaks, firefighting staging areas, emergency ingress/egress plans
- provides construction standards that meet or exceed OCFA requirements
- enhances the visual quality of the area around oil well operations
- integrates hydromodification principles with biological resources to create bio-retention and bio-detention areas, passive parks, and aesthetically pleasing landscape features

Therefore, this Alternative would attain most of the Project goals and objectives, would reduce impacts on the environment compared to the Proposed Project as described above and would not result in greater impacts to any environmental topic compared to Options 1, 2 and 2A.

6.8 Project Alternative 4 - Lower/Reduced Density

6.8.1 Description of Alternative

This Alternative assumes development of Planning Area 1 only, with Planning Area 2 remaining in its current condition. As described in Section 4.3, Project Description (beginning on page 4-11), Planning Area 1 includes up to 218 lots on 310 acres with minimum building pads of 70 feet wide by 140 feet deep and minimum lot sizes of approximately 12,000 square feet. Planning Area 1 contains four parks, a water reservoir, open space, existing natural open space, riparian areas, and a trail corridor linking to surrounding properties. While not part of this Alternative, Planning Area 2 includes 122 units, including two estate lots, on 159 acres on the northeastern portion of the site. Minimum pads are 90 feet wide by 110 feet deep. Planning Area 2 contains five parks, an underground water reservoir, open space, existing natural open space, and a trail system. These project components would be eliminated under this Alternative. The Planning Areas are depicted on Exhibit 6-34.

The analysis in this Alternative is based on general assumptions. Technical analysis for this specific Alternative has not been performed and is not required by CEQA.

1. Aesthetics

While the Proposed Project has been designed to minimize visual impacts and to achieve consistency with surrounding residential communities, this Alternative would result in no development on the higher elevations of the project site within Planning Area 2. However, significant landform modification due to grading would still be required with this Alternative, permanently altering exist views of open space and hillsides, because Planning Area 1 proposes 218 lots where no development currently exists. Under the Proposed Project, development in Planning Areas 1 and 2 has been designed to retain the prominent northern and eastern ridgelines adjacent to Chino Hills State Park to minimize impacts to viewsheds. While less grading would be necessary, this Alternative, would still modify the existing landform, including excavating hillsides and filling canyons and may also require grading into Planning Area 2 in order to achieve slope stability and a balanced grading operation.

The introduction of light and glare into an undeveloped area will result in an impact and mitigation has been provided for the Proposed Project to reduce light and glare to a less than significant level. Development of Planning Area 1 only would require the same mitigation to reduce impacts related to light and glare.

Impacts to aesthetics under this Alternative would be somewhat less than with the Proposed Project based on retention of open space on the higher elevations of the project site. In addition, the Estate Lot depicted in Exhibit 5-22 – View 12 (page 5-55) would not be developed, and there would be no impact to views from Chino Hills State Park.

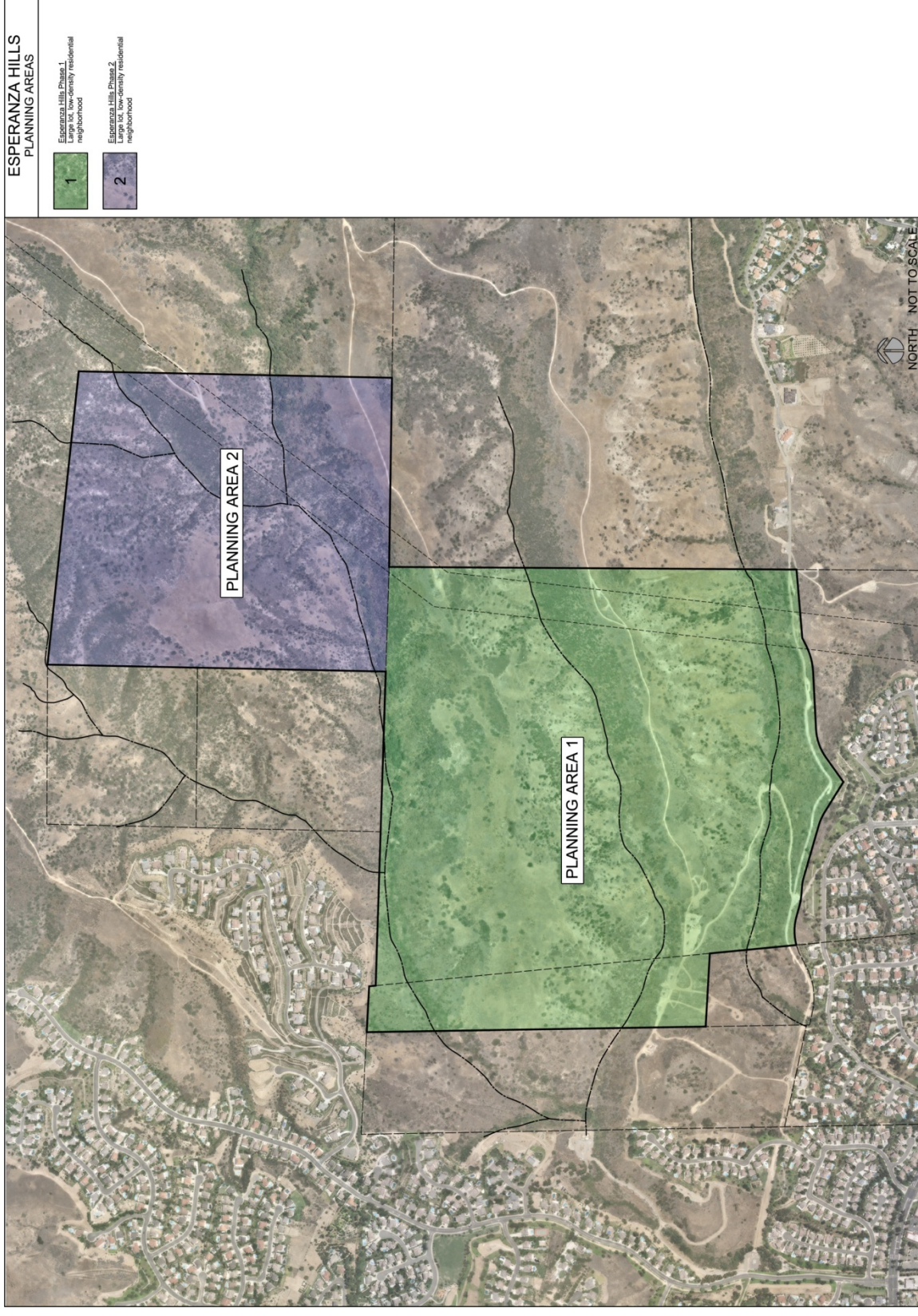


Exhibit 6-34 – Planning Areas

2. Air Quality

Under this Alternative, grading and construction would be reduced and impacts to air quality would be reduced commensurately. In addition, traffic impacts would be less with 122 fewer residences, reducing vehicle emissions under long-term operational conditions. However, impacts due to air quality would remain significant and unavoidable. Therefore, this Alternative is superior to the Proposed Project in the area of Air Quality.

3. Biological Resources

This Alternative would reduce the disturbed area by up to 159 acres, resulting in less disturbance of the project site. Exhibit 5-26 – Special Status Biological Resources Map (page 5-113), depicts the location of the vegetation resources. If no development occurred in Planning Area 2, the depicted vegetation would remain undisturbed. The Biological Report found impacts to three special status habitats: California walnut woodland, southern willow scrub and blue elderberry woodland. Mitigation has been included to reduce potential impacts to less than significant for special status plants: Braunton's milk-vetch, Catalina mariposa lily, and intermediate mariposa lily. The project, as proposed, has the potential to impact the least Bell's vireo and nesting birds under the Migratory Bird Treaty Act. Fill of drainages due to grading and hillside stabilization could potentially impact ACOE and CDFW jurisdictional waters. However, in all instances for potential impacts, mitigation has been provided in addition to project design features that will reduce the impacts to less than significant.

This Alternative would not result in a substantial reduction to areas of potential impact as the biological resources occur throughout the site based on the existing concentration of resources on site. This Alternative would lessen the amount of disturbed area, and it would result in a reduction of impacts to Braunton's milk-vetch, which is located in the higher elevations of Planning Area 2. In addition, drainages occurring in Planning Area 2 would not be disturbed with grading activities. Therefore, impacts associated with the Reduced Density Alternative would be reduced compared to impacts from the Proposed Project.

4. Cultural Resources

The Cultural Resources Assessment prepared for the Project indicates that no cultural resources were discovered within the Project boundaries and the site has not been listed as a potential location for such resources. If Planning Area 2 is not developed, there would be no possibility for impacts if such resources are located in that portion of the Project Site. However, mitigation measures have been provided to prevent impacts should site preparation reveal artifacts, fossils, or human remains. Therefore, impacts in this area will be relatively the same with this Alternative as with the Proposed Project.

5. Geology and Soils

This Alternative would substantially reduce grading as landform alteration within Planning Area 2 would either be eliminated or greatly reduced depending on slope stability and the ability to balance the grading operation on-site and the topography of the upper portion of the project site would remain in its current condition. Less grading would also decrease the amount of potential erosion and would reduce the overall amount of time that top soil was exposed during construction. Therefore, this Alternative would be superior to the Proposed Project in the area of geology and soils.

6. Greenhouse Gas Emissions

There are no established thresholds for greenhouse gas emissions at this time. The SCAQMD Governing Board adopted an Interim Quantitative GHG Significance Threshold for residential projects of 3,000 metric tons per year CO_{2e}. Since development of the Project Site under this Alternative would exceed the interim threshold, even though fewer residences would mean a reduction in operational greenhouse gas emissions, the impact would be significant and unavoidable. Therefore, the impact to Greenhouse Gas Emissions for this Alternative would be similar to the Proposed Project and this Alternative.

7. Hazards and Hazardous Materials

This Alternative would be basically the same as the Proposed Project in that provision for fuel modification zones and enhanced wildfire protection will still occur. The on-site oil wells are located in Planning Area 1 and would not be impacted. Adherence to procedures outlined in Section 5.7, Hazards and Hazardous Materials (beginning on page 5-275) would be enforced in terms of emergency evacuation, emergency ingress/egress routes, project design features that require strict building code adherence and maintenance of oil wells according to codes and standards will all occur either with the Proposed Project or this Alternative. The existing oil well operations are located in Planning Area 1. The layout of the fuel modification and location of the fire breaks may differ, but could likely accomplish the same goal as compared to the proposed project. However, with the elimination of Planning Area 2, the 1,390-foot elevation water reservoir would not be constructed. This would reduce the amount of water in a gravity-fed system available for firefighting capabilities. While fuel modification would remain similar, the Reduced Density Alternative would result in greater impacts related to the provision of gravity-fed water for firefighting purposes. The reservoirs constructed under the Proposed Project would be utilized for fighting wildfires that threaten the Project Site and would also to protect adjacent development. Therefore, this Alternative would result in a potentially greater impact in the area of Hazards and Hazardous Materials as compared to the proposed project.

8. Hydrology and Water Quality

This Alternative would create less impervious surface as compared to the Proposed Project resulting in less potential runoff under both short- and long-term conditions. Run-off impacts due to hardened soil types on the site would be improved with the Proposed Project because the drainage system will assist in preventing erosion of downstream canyons and detention basins will improve run off water quality. Less grading of the site would also reduce the amount of potential erosion. There would be less alteration of the existing drainage patterns within Planning Area 2. Drainages extending into Planning Area 1 would still be impacted. However, the Proposed Project includes debris basins, detention basins, storm drain main pipelines. Also included are energy dissipators and erosion protection which will reduce discharge velocities. Detention basins have been included in the site plan to capture the storm water volumes and allow sediments and pollutants to settle. The project design features and conditions of approval included in this DEIR will reduce impact to a level of insignificance. Because these features will be required even if Planning Area 2 is not developed, impacts to Hydrology and Water Quality will be similar under this Alternative as compared to the Proposed Project.

9. Land Use and Planning

The County of Orange General Plan allows for residential development in its Open Space designation and the Yorba Linda GP envisioned residential development on the Murdock property of which the Proposed Project is a part. The Orange County General Plan Suburban Residential land use designation allows a building intensity range of 0.5 to 18 dwelling units per acre. The Yorba Linda GP envisioned a low density residential designation that averages one dwelling unit per acre.

Under the Proposed Project, land use intensity was calculated at 0.73 unit per acre. Elimination of Planning Area 2, results in a lower density of 0.46 dwelling units per acre. Development under the Reduced Density Alternative would result in less than half of the density envisioned by the Yorba Linda GP, but otherwise would remain consistent with long-range local and regional planning programs and policies. Therefore, potential impacts associated with this Alternative would be substantially the same as the Proposed Project.

10. Noise

Noise will be generated by short-term construction activities and long-term vehicle traffic. Distance attenuation reduces noise substantially; however under the Proposed Project conditions, construction noise could reach threshold (65 dB) levels at the nearest existing residences until heavy equipment moves further away from the residences. This condition would similarly exist under the Reduced Density Alternative because Planning Area 1 is closest to the existing residences and would not provide any greater separation as compared to the Proposed Project. Therefore,

short-term construction impacts would be similar relative to existing homes close to the site.

The reduction in traffic associated with this Alternative would result in less noise for both adjacent developments. Although increased vehicle traffic associated with 218 dwelling units would still increase the ambient noise levels, impacts associated with long-term vehicular noise would be slightly less than those impacts associated with the Proposed Project.

11. Population and Housing

Reducing the number of homes will impact goals for meeting the Regional Housing Needs Assessment (RHNA) allocation for both unincorporated Orange County and the City of Yorba Linda. The construction of 340 homes with the Proposed Project is considered a benefit in order to meet the projected housing need. However, due to the type of housing proposed, the homes will be in the “above-moderate” RHNA income category. Population will be reduced commensurately with this Alternative for 218 dwelling units and the opportunity for additional employment due to construction will also be reduced. Therefore, the Proposed Project is superior to this Alternative with respect to population and housing impacts.

12. Public Services

Impacts to police, fire, parks, and library services associated with the Reduced Density Alternative will be proportionately less than impacts associated with the Proposed Project due to the reduction in the projected population generated by the project and the resulting demand. However, fewer homes would result in the generation of fewer students and may negatively impact schools with regard to state funding levels and the provision of developer fees. Nevertheless, this Alternative would result in fewer impacts in the area of Public Services as compared to the Proposed Project.

13. Recreation

The Proposed Project includes nine active and passive community parks. Four parks are proposed to be developed in Planning Area 1 and five parks in Planning Area 2. This Alternative would reduce the number of parks available to residents but would still provide adequate park acreage under the Quimby Act and County standards based on population. None of the major equestrian and hiking trail connections would occur in Planning Area 2. The internal trail system would be more limited and would not include improvements into Planning Area 2 from Planning Area 1. Although the demand and the resulting impacts associated with this Alternative are less when compared to the Proposed Project, implementation of the Lower Density Alternative would result in fewer recreation amenities.

14. Transportation and Traffic

A reduction in the number of residences under this Alternative would result in a corresponding reduction in the amount of traffic generated by the project. The Proposed Project would generate 3,617 daily trips. The Reduced Density Alternative would generate 2,086 daily trips. The Proposed Project will result in adverse impacts related to roadway operational deficiencies. However, mitigation has been included herein to reduce impacts to a less than significant level. Therefore, this Alternative will result in less traffic with the reduction in daily trips due to fewer residents accessing the site.

15. Utilities and Service Systems

The Proposed Project includes construction of drainage, water, and sewer facilities that will provide service to the residences and improve water quality by directing dry and wet weather runoff. Electric, gas, phone, and cable service will be supplied by providers who currently service the adjacent developments. The Proposed Project includes the construction of two underground water reservoirs to supply water to residences and for use in firefighting. One reservoir will be located in each Planning Area. This Alternative would eliminate construction of one reservoir.

The NEAPS Study noted that it is anticipated that the new reservoirs would likely lead to decreased retention times and simpler cycling practices to enhance water quality in addition to the provision of water for gravity-fed fire flow improvement. The reservoir proposed for Planning Area 2 is at a higher elevation (1,390 feet) than the Planning Area 1 reservoir (1,200 feet). The new reservoirs and the increased water demand due to additional development would be a benefit in controlling water quality in existing reservoirs, which is a concern in some of the District's reservoirs due to high water age or conditions of mixing free chlorine with combined chlorine, causing microbial growth.

This Alternative will result in the need for less electricity, gas, phone, and cable service and will reduce the need for water. In that regard, this Alternative is marginally superior to the Proposed Project.

6.8.2 Attainment of Project Objectives

This Alternative achieves the following project objectives:

- creates a low density single-family development of appropriate density and scale, clustered and buffered from adjacent development and open space
- respects the existing topography and natural backdrop of the site
- provides recreational opportunities
- preserves open space, natural landforms, vegetation, and the northern and eastern ridgelines
- provides fire breaks, firefighting staging areas, emergency ingress/egress plans

- provides construction standards that meet or exceed OCFA requirements
- enhances the visual quality of the area around oil well operations
- integrates hydromodification principles with biological resources to create bio-retention and bio-detention areas, passive parks, and aesthetically pleasing landscape features

However, this Alternative, while providing recreation opportunities, would not provide the same number of parks and trail connections would be impacted if Planning Area 2 is not developed to provide the linkages. The elimination of one of the proposed water reservoirs would also reduce capacity for firefighting.

With regard to impacts under this Alternative, the Lower/Reduced Density Alternative has fewer environmental impacts than the Proposed Project in the areas of aesthetics, air quality, geology, noise, public services, and traffic.

Similar to recreation goals not achieved, there is an impact from an environmental standpoint. Recreational opportunities will be reduced because five active/passive parks and the multi-use trail that extends from Planning Area 1 through Planning Area 2 would not be constructed though fewer people would place reduced demand on those facilities. Also, the reduction in housing stock would be a negative impact to an area that has not met the Regional Housing Need Assessment allocations. The elimination of one of the two proposed water reservoirs would have a negative impact in provision of water for fire-fighting and the Yorba Linda Water District would not have the benefit of controlling water quality due to stagnation, which is occurring in some of the District's reservoirs.

While this Alternative does meet most of the goals and objectives of the Proposed Project, it would not provide the number of homes, parks, trails, and amenities envisioned for an area that has been considered for future residential development.

6.9 Project Alternative 5 - Yorba Linda General Plan

6.9.1 Description of Alternative

This Alternative considers development of the Project Site using the General Plan (Yorba Linda GP) and Zoning designations established by the City of Yorba Linda for the 630-acre Murdock property, of which the Project Site is a part. The Murdock Property is within the City's Sphere of Influence and is identified as an area for potential future annexation into the City. The General Plan contemplated an overall density of 1.0 dwelling units per acre over the entire 630 acres with clustered residential units to allow open space and recreation opportunities, as well as consideration of the site's topography. The anticipated access would include improvements to San Antonio Road and Via del Agua/Stonehaven Drive. Using the General Plan density of one dwelling unit per acre, this Alternative would result in the construction of up to 469 residential units.

1. Aesthetics

The City's Hillside Development/Grading/Fire Protection ordinance establishes standards for hillside development that include preservation of ridgelines to the degree possible and placement of buildings against landforms to prevent structures from being visible against the horizon. The requirements also state that the views from the adjacent Chino Hills State Park be protected.

This alternative would add 129 residences to the 340 with the Proposed Project. It is likely that the increased number of homes would result in increased hillside disturbance to accommodate additional homes while allowing for as much open space as possible. The Proposed Project protects northern and eastern ridges adjacent to Chino Hills State Park. However, due to fuel modification requirements, the structure on Estate Lot 1 cannot be screened with landscaping and will be visible from Chino Hills State Park. From a visual standpoint, the development of additional homes could be more visually apparent from off-site locations than with the Proposed Project, depending on the site layout, thus altering views. Night lighting and glare would still occur, so impacts in this regard would be similar to the Proposed Project.

The Proposed Project is generally consistent with the Yorba Linda GP standards for development related to clustered development, open space, recreational opportunities, and protection of ridgelines to the degree possible. Regarding the City's Hillside Development/Grading/Fire Protection Ordinance, although Estate Lot 1 is viewed at a distance from San Juan Hill Lookout in Chino Hills State Park, the Proposed Project is consistent with the Ordinance due to incorporation of Project Design Features to reduce the visual impact. Therefore, this Alternative is similar to the Proposed Project with respect to Aesthetics.

2. Air Quality

Air Quality impacts are analyzed based on compliance with the South Coast Air Quality Management District, California Air Resources Board and Federal Clean Air Act regulations and standards. The Proposed Project must be consistent with, and provide mitigation where impacts occur, based on thresholds identified by these agencies, in addition to compliance with CEQA thresholds of significance. The construction of more homes would result in longer construction times and could involve more grading. This would result in incremental increases in air quality emissions. Therefore, this Alternative results in greater impacts than the Proposed Project with regard to Air Quality.

3. Biological Resources

The regulatory setting for Biological Resources is the same under the Proposed Project and this Alternative. Analysis is based on the Federal Endangered Species Act, California Endangered Species Act, Army Corps of Engineers, California Department of Fish and Wildlife and Regional Water Quality Control Board jurisdiction, standards and regulations. It is reasonable to assume that there would be more disturbance to biological resources to accommodate an increase in the number of homes. Therefore, the impact of this Alternative will be slightly greater than the Proposed Project with regard to Biological Resources.

4. Cultural Resources

Since the archeological and historical records search for the Proposed Project determined that there are no known cultural resources within the project area boundaries, analysis would be substantially the same under the Proposed Project and the Yorba Linda GP. Mitigation has been included herein to provide protection for any resources discovered during project construction. Even with a larger project footprint to accommodate an increased number of homes, mitigation measures would reduce impacts to less than significant. Therefore, impacts to Cultural Resources would be the same as with the Proposed Project.

5. Geology and Soils

The Yorba Linda GP Safety Element includes policies relating to hazards associated with geologic instability, soil issues, and seismic hazards. These policies require grading and construction standards to address the potential for landslides, preparation of reports related to liquefaction, groundwater levels, soil types and the presence of seismic faults and monitoring of potential geologic hazards within the City.

The Yorba Linda GP establishes a lower retaining wall requirement, which would result in grading differences. However, impacts could occur due to additional grading to construct 129 more homes than the Proposed Project.

The Proposed Project was analyzed for gross slope stability, ground rupture due to adjacent fault zones, liquefaction, landslide potential, groundwater levels, settlement of fill and compressible and expansive soils. Mitigation measures are included herein to reduce the level of significance using standards and techniques to avoid or use construction methods that protect the site from such impacts. While the Proposed Project is generally in compliance with all standards and policies set forth in the Yorba Linda GP, this Alternative would result in lower retaining walls but additional grading and, therefore, impacts under this Alternative would be the similar to the Proposed Project.

6. Greenhouse Gas Emissions

There are no established thresholds for greenhouse gas emissions at this time. The SCAQMD Governing Board adopted an Interim Quantitative GHG Significance Threshold for residential projects of 3,000 metric tons per year CO_{2e}. Since development of the Project Site under this Alternative would exceed the interim threshold, the impact would be significant and unavoidable. Therefore, the impact to Greenhouse Gas Emissions for this Alternative would be similar to the Proposed Project.

7. Hazards and Hazardous Materials

This Alternative would require compliance with the policies and standards established in the Yorba Linda GP Safety Element. Included are maintaining standards for building construction in seismically active areas, prohibiting the location of habitable structures within an Alquist-Priolo Special Study Zone or within 50 feet of an active fault, and constructing buildings to high standards for seismic activity.

Regarding fire hazards, the Yorba Linda GP includes goals for the Project Site regarding density, preservation, and enhancement of the natural setting, provision of adequate facilities, protection of water quality and be supported by adequate public infrastructure. The City's Hillside Development/Grading/Fire Protection Ordinance requires establishment of development standards for reducing the risk of wildfires, maintaining buffers to reduce fire risks including specific fuel modification zones, maintaining an emergency response plan, ensure adequate water supply sources, and prepare disaster response plans for access and evacuations. Plans and policies are also provided for consistency with Federal Emergency Management Agency requirements for building within a 100-year floodplain.

The Proposed Project analysis has included provision for each of the above identified potential hazards with mitigation measures and project design features that will reduce impacts to a less than significant level. Therefore, the Proposed Project is in compliance with Yorba Linda GP goals and the Hillside Development Ordinance, and impacts would be substantially the same under either the Proposed Project or this Alternative.

8. Hydrology and Water Quality

Potential impacts related to hydrology and water quality are generally regulated by the U.S. Army Corps of Engineers (ACOE), the California Department of Fish and Wildlife (CDFW), the U.S. Fish and Wildlife Service (USFWS), the Regional Water Quality Control Board (RWQCB), and the County of Orange. These agencies require conformance with National Pollutant Discharge Elimination System (NPDES) permits, regional basin plans, water quality management plans and master plans of drainage. The City of Yorba Linda Master Plan of Drainage is based on the Orange County Esperanza Hills Master Plan and is also based on the Yorba Linda GP ultimate land use of open space and residential use of the Murdock property.

The Proposed Project will implement the recommendations of a WQMP for the protection of water quality. The Project would be in compliance with the standards of the Orange County Drainage Area Management Plan, the NPDES Permit for Waste Discharge and the Orange County Esperanza Channel Master Plan of Drainage and will implement best management practices to enhance and improve drainage and water quality. Drainage facilities would be planned to accommodate the additional impervious surface resulting from an increase in the number of residences.

This Alternative would require compliance with the City's Master Plan of Drainage as well as the resource agencies for impacts to intermittent drainage areas subject to ACOE and CDFW jurisdiction.

Since both the Proposed Project and the project identified under this Alternative would be required to comply with the regulatory agencies and plans listed above, impacts would be substantially the same under either the Proposed Project or this Alternative.

9. Land Use and Planning

Anticipated development for the Murdock Property under the Yorba Linda GP is an average density of 1.0 dwelling units per acre, an increase of 129 units from the Proposed Project. The City has not established pre-zoning for the Project site. If the Project is annexed to the City, the Esperanza Hills Specific Plan would serve as the City's zoning. The Specific Plan development standards and permitted land uses have been designed to be consistent with the City's development standards.

The Proposed Project is consistent with the Yorba Linda GP vision that the residential units be clustered to provide more open space and opportunities for recreation and designed to accommodate the topography of the site. In that respect, the Project is consistent with the City's Hillside Management Ordinance with regard to consideration of views from off-site, preservation of natural slopes and ridgelines, preservation of vegetation and blending features to reflect the natural terrain. However, the Project is inconsistent with the portion of the ordinance concerning the height of retaining walls and 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 than any structure built on the lot will not be viewed from Chino Hills State Park. Due to fuel modification requirements, the structure on Estate Lot 1 cannot be screened with landscaping. The driveway access, as designed, prevents construction of berms to screen the structure. However, the Proposed Project will protect the northern and eastern ridgelines adjacent to Chino Hills State Park.

The Proposed Project and this Alternative are substantially the same with regard to compliance with Yorba Linda GP policies and goals, with the exception of retaining wall heights. The one-dwelling-unit-per-acre development is also consistent with the County General Plan. Development of the Project Site with residential uses was considered in both general plans. This Alternative would provide consistency with the Yorba Linda GP with respect to anticipated numbers of dwelling units. Therefore, this Alternative is marginally superior to the Proposed Project.

10. Noise

The Proposed Project is consistent with the County of Orange standards for noise levels and construction activities will be limited to the hours of 7:00 a.m. to 8:00 p.m. The City has established noise compatibility thresholds and exempts construction noise between 7:00 a.m. and 8:00 p.m. The construction of more homes would result in longer construction time, which would expose neighbors to higher noise levels from the use of construction equipment, as well as construction traffic for a longer period of time. In addition, the increase in vehicular trips could also result in increases in ambient noise levels along local roadways adjacent to residential neighborhoods. Therefore, this Alternative could result in slightly greater impacts to Noise than the Proposed Project.

11. Population and Housing

The Proposed Project is in compliance with the Yorba Linda GP Housing Element which notes that future housing growth can be accommodated via annexation of undeveloped land within the Sphere of Influence. The Murdock Property area is identified in the City's General Plan with a potential for up to 536 new housing units. The City has not met its Regional Needs Housing Assessment allocations and the Proposed Project will have a positive effect in that respect if annexation occurs. Population increases resulting from development of the Project Site in accordance with the City's long-range plan are consistent with the projected regional growth estimate. Therefore, this Alternative is slightly better than the Proposed Project, because it would provide more homes and more jobs.

12. Public Services

There would be no major change in the providers of fire, police, schools, libraries, and park services if the Proposed Project were developed under the Yorba Linda GP. The increase in the demand for such services would be proportionally greater when compared to the Proposed Project.

13. Recreation

The Yorba Linda GP requires that 4.0 acres per 1,000 population be maintained as the City's park standard. This standard exceeds the Quimby Act standard for parkland dedication which is 3.0 acres per 1,000 population.

Total acreage required by the Proposed Project under the Yorba Linda GP is 4.4 acres. The Proposed Project will provide up to 13.16 acres of active and passive parks. Under this Alternative, parkland would be necessary for approximately 1,500 persons. Using the City's requirement of 4.0 acres per 1,000 population would result in a total of 4.6 acres of parkland under this Alternative, which is less than the amount provided with the Proposed Project. In addition, the Proposed Project will provide between 35,000 and 43,000 linear feet of trails, depending on which access option is selected. The greater number of residences with this Alternative would result in a larger population and a greater demand for recreational amenities. Therefore, the Proposed Project is superior to the Yorba Linda GP with regard to Recreation, because it provides recreational amenities in excess of what is required by the General Plan.

14. Transportation and Traffic

There will be an increase in the amount of traffic generated with this Alternative. The County General Plan Transportation Element identifies Level of Service D as the threshold for County intersections. The Yorba Linda GP has also established Level of Service D as the minimum acceptable condition during peak commute hours for intersections.

This Alternative would result in the generation of 4,488 average daily trips compared with the 3,617 daily trips under the Proposed Project. This Alternative would increase impacts to key intersections beyond those identified in the Proposed Project with the addition of 870 daily trips. Therefore, it is possible that more extensive mitigation could be required for this incremental increase to meet the City's threshold. Therefore, impacts to Transportation and Traffic will be greater with this Alternative than with the Proposed Project.

15. Utilities and Service Systems

Utilities will be provided to the site by the same providers currently serving the area, regardless of whether the County General Plan or the Yorba Linda GP is considered. However, there would be an incremental increase in demand for utilities with this Alternative, resulting in a greater impact than the Proposed Project.

6.9.2 Attainment of Project Objectives

Under this Alternative, impacts to air quality, noise, recreation, and traffic would be greater than the Proposed Project. The Proposed Project provides more recreational opportunities with parks and trails than required by the Yorba Linda General Plan and traffic would be commensurately less under the Proposed Project with 129 fewer residences. Impacts would be less under this Alternative for land use and population and housing. However, unavoidable impacts would remain substantially the same with either the Proposed Project or this alternative.

This Alternative meets the general goals and objectives because the Proposed Project has been analyzed for potential annexation to the City of Yorba Linda. The Yorba Linda GP goals and policies were included in order to determine if the Project was consistent. Thresholds established by the City were also included to analyze deficiencies with the Proposed Project in meeting those thresholds.

This Alternative would not meet the following goals and objectives:

- *Create a planned community of appropriate density and scale that respects the existing topography and natural backdrop of the Project site* – This objective would not be met in the same way as the Proposed Project if development were clustered as envisioned by the Yorba Linda General Plan. The addition of 129 homes would create the need for additional grading to expand the development footprint, potentially altering the topography and creating a more densely designed overall view of the site.
- *Provide recreational opportunities for residents in the project vicinity for access to Chino Hills State Park from the west to Old Edison Trail* – The Proposed Project will provide far more recreational opportunities with the provision of up to 13.16 acres of parks in addition to up to 43,205 linear feet of trails, depending on which access option is selected. With this Alternative, the project would be required to provide 4.5 acres of parkland.

6.10 Environmentally Superior Alternative

Of the Alternatives evaluated, the No Project Alternative would be the most successful at reducing the level of significant impacts associated with the proposed project including the unavoidable adverse impact associated with air quality and global climate change. As required by CEQA Guidelines §15126.6(e)(2), if the No Project Alternative is the environmentally superior alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

Alternative 3 - Lower/Reduced Density - would reduce significant impacts created by the Proposed Project. While this alternative would result in more significant impacts in the areas of Hazards and Hazardous Materials, Population and Housing, and Recreation, impacts in the areas of Aesthetics, Air Quality, Biological Resources, Geology, Noise, Public Services, and Transportation and Traffic would be less with this alternative than with the Proposed Project.