

2.0 PROJECT DESCRIPTION

INTRODUCTION

The Cielo Vista Project proposes to develop a maximum of 112 single-family dwellings on approximately 84 acres located in unincorporated Orange County. The proposed dwellings and associated infrastructure would occupy 47.7 acres of the project site, while 36.3 acres of the site would be preserved as permanent open space. The permanent open space would consist of the site's natural habitat as well as the Project's fuel modification zones, but exclusive of manufactured slopes, water quality basins and roadways.

1. PROJECT LOCATION AND SURROUNDING USES

Regional access to the project site is provided via State Route (SR) 91 (91 Freeway) located approximately 1.7 miles southwest of the site. The nearest arterial roadway to the project site is Yorba Linda Boulevard, which is located approximately 0.25 miles to the south of the site. From Yorba Linda Boulevard, the site would be accessed at two points. First, access would be provided directly from Aspen Way. Aspen Way extends approximately 1,200 feet west of the project site connecting to San Antonio Road, which intersects with Yorba Linda Boulevard. The southerly access point for the Project would be from Via del Agua, a residential street, located to the south of the project site which connects with Yorba Linda Boulevard. The regional context and local setting of the project site are illustrated on **Figure 2-1, Regional Location and Project Vicinity Map**.

The Casino Ridge single-family residential community abuts the project site on the north, and established single-family residential neighborhoods abut the project site on the south and west. The surrounding neighborhoods include a mix of one- and two-story homes built on lots of varying sizes. An undeveloped parcel commonly referred to as the Esperanza Hills property, abuts the project site on the east. The approximate 469-acre Esperanza Hills property is currently in the early planning stages for a proposed project that would include the development of 340 single-family units. The Esperanza Hills Project would also include approximately 13.9 acres of active and passive parks and seven (7) miles of trails to permit non-vehicular access to Chino Hills State Park and surrounding open space areas. The project site and the adjacent undeveloped parcel to the east are within an area commonly referred to as the Murdock Properties. **Figure 2-2, Aerial Photograph**, provides an aerial view of the site and surrounding uses.

2. EXISTING CONDITIONS

The majority of the 84-acre project site is vacant, with the exception of several operational and abandoned oil wells and various dirt access roads and trails that traverse the site. The project site has been subject to a mineral lease for oil production as part of the Esperanza Oil Field. Oil production facilities within the project site include five operational wells, one abandoned well, one idle well and tank batteries, unimproved oil field service roads, and unimproved drill pad sites scattered throughout the site. Contamination at the site of the oilfield production is minor and consistent with other such sites in a typical oilfield setting as described in detail in Section 4.7, *Hazards and Hazardous Materials*. A Southern California Gas Company easement of approximately 100 feet in width crosses the northwesterly edge of the project site. Also, a Metropolitan Water District (MWD) easement is located at the southern boundary within the project site.

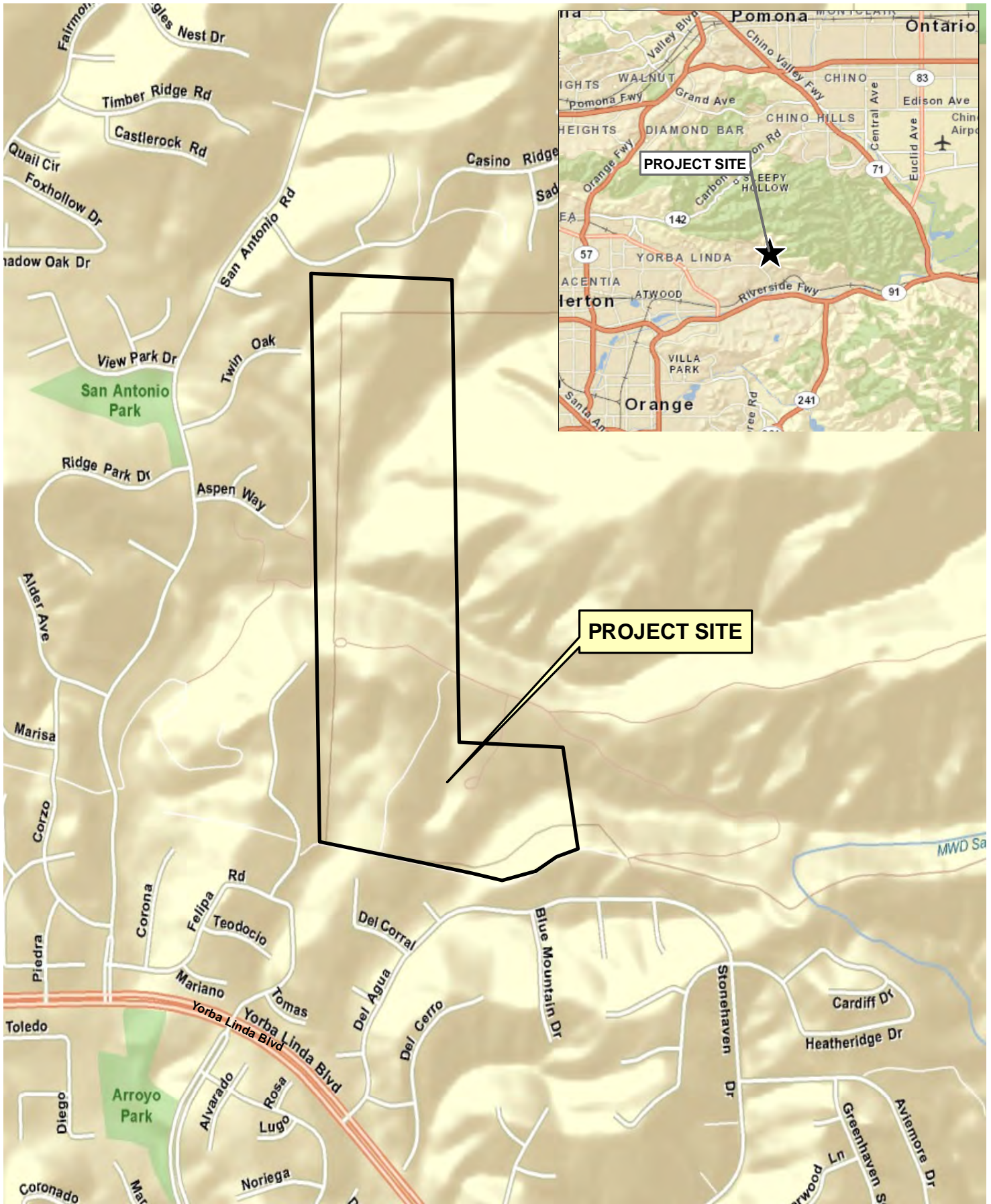
The topography of the project site is characterized by moderate to steeply sloping hillsides. Elevations range from approximately 565 feet above mean sea level (AMSL) in the southern portions of the site to approximately 885 feet AMSL at the highest point in the northern portion of the site. The hillsides support natural habitat, including, scrub and chaparral vegetation, as well as a variety of wildlife species. However, the project site also includes numerous disturbed areas with little to no vegetation within the area supporting on-site oil operations and associated facilities. Existing plant and wildlife species within the project site are described in detail in Section 4.3, *Biological Resources*, in this EIR. Section 4.3 also illustrates the location of several drainages that traverse the project site.

A branch of the Whittier Fault Zone traverses the project site in an east-west direction. The fault zone is located within the open space area of the Project. In addition, a potential ancient landslide exists along the primarily north-west facing slope located within the northerly portion of the project site. As discussed below, this geologic feature lies within the Project's open space area and would not be affected by proposed development.

Figure 2-3(a-c), Site Photographs, provides photographic illustrations of existing conditions within the project site. Figure 2-2 indicates the locations of the photographs. Photograph 1 provides a northerly view of the project site from Via Del Agua. Photograph 2 provides an easterly view of the project site from Dorinda Road. Dorinda Road is immediately west of the project site and is developed with single-family residential uses. Photograph 3 provides a northwesterly view of the site and single-family residential uses along Dorinda Road. Photograph 4 provides a southerly view of the site and single-family residential uses to the south of the site. Photograph 5 provides an easterly view of an existing on-site oil well. Photograph 6 provides a westerly view of an existing on-site oil well. Photograph 7 provides a northwesterly view from the central portion of the site towards the easterly terminus of Aspen Way. Photograph 8 provides an easterly view of the project site from the easterly terminus of Aspen Way. Photograph 9 provides an easterly view towards the project site from the end of the cul-de-sac of Dorinda Road (Planning Area 1). Photograph 10 provides a northerly view towards the project site from the Via Del Agua/Via De La Rosa intersection. Photograph 11 provides a southerly view of the project site from Casino Ridge Road.

3. EXISTING LAND USE AND ZONING DESIGNATIONS

The Orange County General Plan designates approximately 41 acres of the project site as Suburban Residential "1B", which permits development of residential land uses at a density of 0.5-18 dwelling units per acre, and approximately 43 acres of the project site as Open Space (5). The entire project site is zoned A1(O) – General Agricultural with Oil Production Overlay, per the Orange County Zoning Map. The project site is also within the City of Yorba Linda Sphere of Influence (SOI). The City of Yorba Linda General Plan indicates that the SOI is representative of the long-term, probable future physical boundaries and service area of the City. The Project Applicant intends to seek annexation to the City through an annexation agreement to be negotiated with the City prior to issuance of building permits.

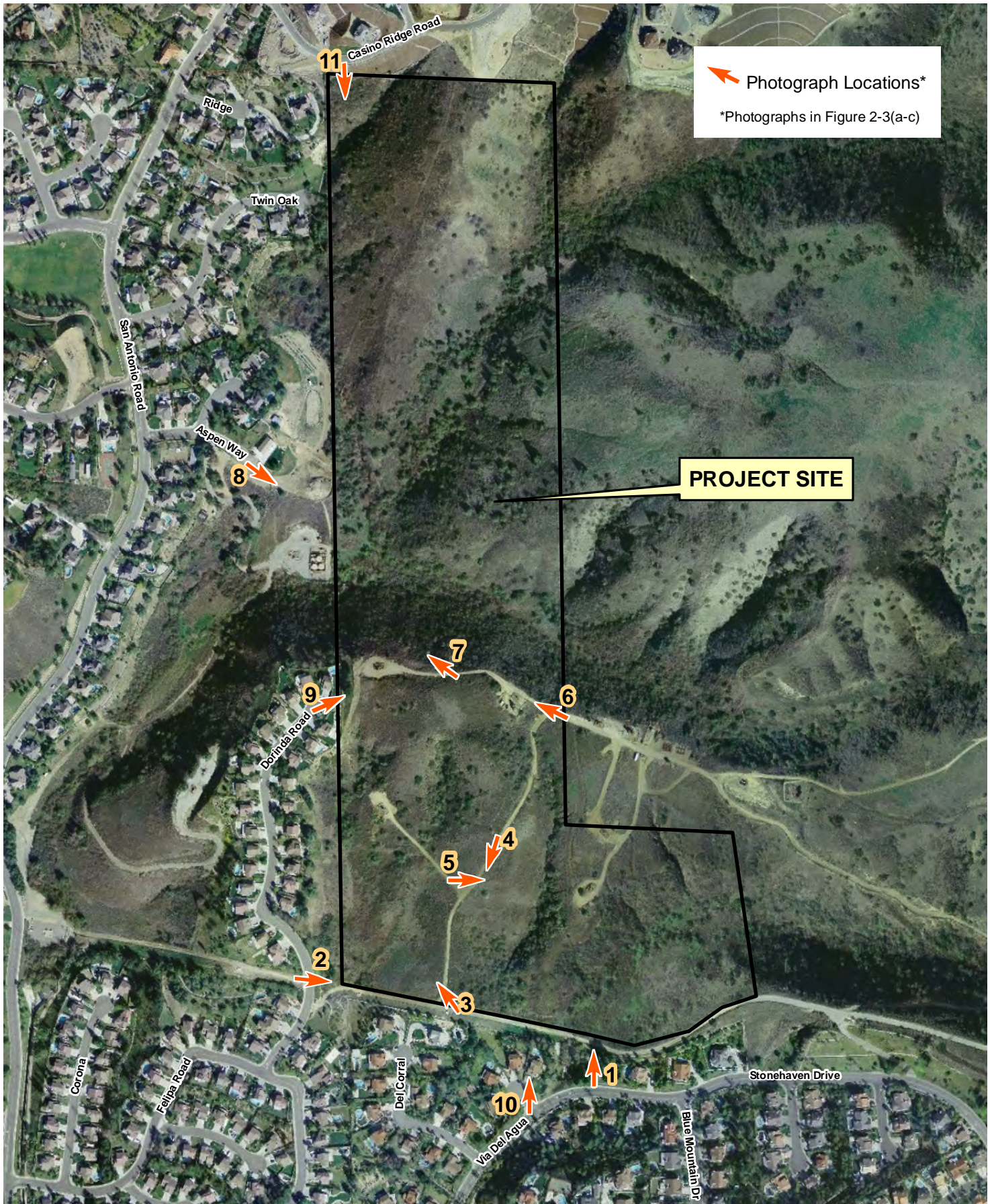


Regional Location and Project Vicinity Map

FIGURE

2-1

Cielo Vista Project
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2012.



← Photograph Locations*
 *Photographs in Figure 2-3(a-c)



Aerial Photograph

Cielo Vista Project

Source: ESRI Street Map, 2009; PCR Services Corporation, 2012.

FIGURE

2-2



Photograph 1: Northerly view of project site from Via Del Agua at primary entrance to Planning Area 1.



Photograph 2: Easterly view of project site from Dorinda Road. Dorinda Road is adjacent to Planning Area 1, just west of the project site.



Photograph 3: Northwesterly view from southern-central portion of project site (Planning Area 4) towards adjacent residential uses along Dorinda Road.



Photograph 4: Southerly view from central portion of project site (Planning Area 1).



Photograph 5: Easterly view of existing on-site oil well located within central portion of Planning Area 1.



Photograph 6: Westerly view of existing on-site oil well located within northern portion of Planning Area 1.



Photograph 7: Northwesterly view towards Aspen Way. Aspen Way would provide access to Planning Area 2.



Photograph 8: Easterly view of project site from terminus of Aspen Way at entrance point to Planning Area 2.



Photograph 9: Easterly view towards project site from end of cul-de-sac of Dorinda road (Planning Area 1).



Photograph 10: Northerly view towards project site (Planning Area 1) from Via Del Agua/Via De Lakosa intersection.



Photograph 11: Southerly view of project site from Casino Ridge Road.

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4. PROJECT OBJECTIVES

The following project objectives have been established for the Project and will aid decision makers in their review of the Project, associated environmental impacts, and alternatives.

1. Implement a land plan at a density compatible with adjacent single family residential neighborhoods and provide a balance of residential and open space land uses adequately served by public facilities, infrastructure, and utilities.
2. Provide for 36 acres of contiguous open space which can be offered for dedication to a public agency or to be maintained as private open space.
3. Ensure that the provision of contiguous open space accommodates jurisdictional planning for local parks to the extent appropriate for the topography, as well as trail connections.
4. Provide a single family residential project with a sufficient number of units allowing for necessary infrastructure and open space in separate but related planning areas so that the property cannot be further subdivided.
5. Create two planning areas that are responsive to the site's topography and that are consistent with adjacent single family neighborhoods.
6. Create an aesthetically pleasing and distinctive residential neighborhood identity through design concepts to be developed by an experienced merchant builder(s).
7. Implement a circulation system providing pedestrian connectivity within each Project neighborhood and the existing residential neighborhoods surrounding the project site.
8. Concentrate development of new residential uses within defined areas and provide buffering of open space areas from new development.
9. Implement a land plan that optimizes view potential for the community's residents.
10. Implement a development plan for a cohesive neighborhood environment through the following design goals.
 - a. Encouragement of walking by providing landscaped sidewalks creating an inviting street scene for pedestrians.
 - b. Create a project perimeter open space setting for the residents through dedicated or private open space.
11. Develop a project consistent with County and other agency planning and regulatory standards.

5. DESCRIPTION OF THE PROPOSED PROJECT

a. Land Uses

The Project proposes to develop a maximum of 112 single-family dwellings and associated infrastructure within two Planning Areas. Planning Area 1 would include 95 residences within 41.3 gross acres. Planning Area 2 would include 17 residences within 6.4 gross acres. Thus, the single-family dwellings and associated infrastructure would be developed on 47.7 acres. Residential land use within the project site would occur at a gross density of 1.3 dwelling units per acre. The minimum building site area of the residential lots would be 7,500 square feet and the average lot size would be approximately 14,800 square feet. Detached single family homes would be built on the lots to meet building envelope requirements of both the City and County as determined appropriate through the Subdivision/Plan Check process. Merchant builder(s) to be selected would identify home design and lot amenities to address the lifestyle and buying preferences of the "move up" economic segment of the marketplace. The Project would preserve 36.3 acres of the site as undeveloped open space, including fuel modification zones but exclusive of private slopes, water quality basins and roadways. Open space areas would be preserved in the northern portion of the site. Environmental stewardship of the permanent open space would be provided for through offering dedication of open space areas to a public agency or an appropriate land conservation/trust organization. As an alternative, the open space would be owned and maintained by the Project Homeowner's Association (HOA).

Implementation of the Project would require approval of a General Plan Amendment by the County of Orange Board of Supervisors for 6.4 acres comprising Planning Area 2 to change the General Plan Land Use designation for this portion of the site from Open Space (5) to Suburban Residential (1B). The Project would also require approval of a zone change by the County of Orange Board of Supervisors for Planning Area 1 from A1(O) to R-1 and R-1(O) and a zone change for Planning Area 2 from A1(O) to R-1, Single Family Residence District, permitting development of single family detached residential dwellings on minimum 7,500 square foot lots.

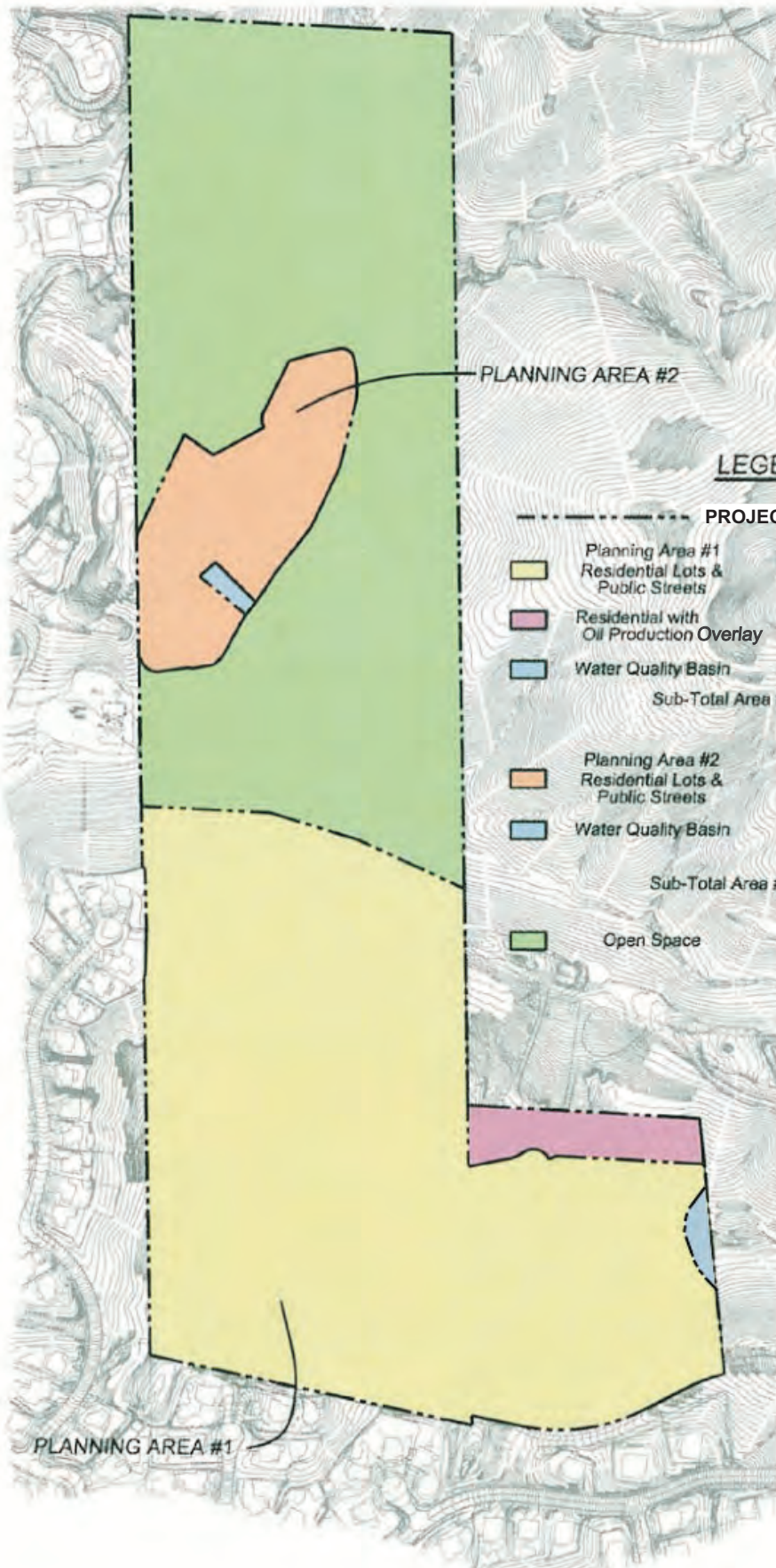
The land use plan for the project is illustrated in **Figure 2-4, Land Use Plan**. **Figure 2-5, Development Plan**, provides an illustrative view of the project's proposed land uses. **Table 2-1, Land Use Summary**, provides a summary of the Project's land uses.

b. Access and Circulation







1. Overview

Access to the project site would be provided at two points. Access to Planning Area 1 would be provided from Via Del Agua within an existing, unimproved right-of-way between the southerly boundary of Planning Area 1 and Via Del Agua. As part of the approval of an existing adjacent residential development to the south of the project site, right-of-way was dedicated to allow for construction of a future street connecting the project site with Via Del Agua.¹ Access to Planning Area 2 would be provided from Aspen Way. Aspen Way, a local roadway, extends easterly from San Antonio Road with the paved improvements terminating approximately 400 feet from the westerly boundary of the project site. The existing dedicated right-of-way for Aspen Way would be improved as part of the project to provide access to Planning Area 2. The Project

¹ Please refer to illustrations of Street A in Figure 2-6, Master Circulation Plan, and Figure 2-12, Primary Entry at Via Del Agua, in Section 2.0, Project Description, in this EIR for location of access road to Planning Area 1.



LEGEND

----- PROJECT BOUNDARY -----		
	Planning Area #1 Residential Lots & Public Streets	38.2 Ac.
	Residential with Oil Production Overlay	1.8 Ac.
	Water Quality Basin	1.3 Ac.
	Sub-Total Area #1	41.3 Ac.
	Planning Area #2 Residential Lots & Public Streets	6.2 Ac.
	Water Quality Basin	0.2 Ac.
	Sub-Total Area #2	6.4 Ac.
	Open Space	36.3 Ac.
	Total	84.0 Ac.



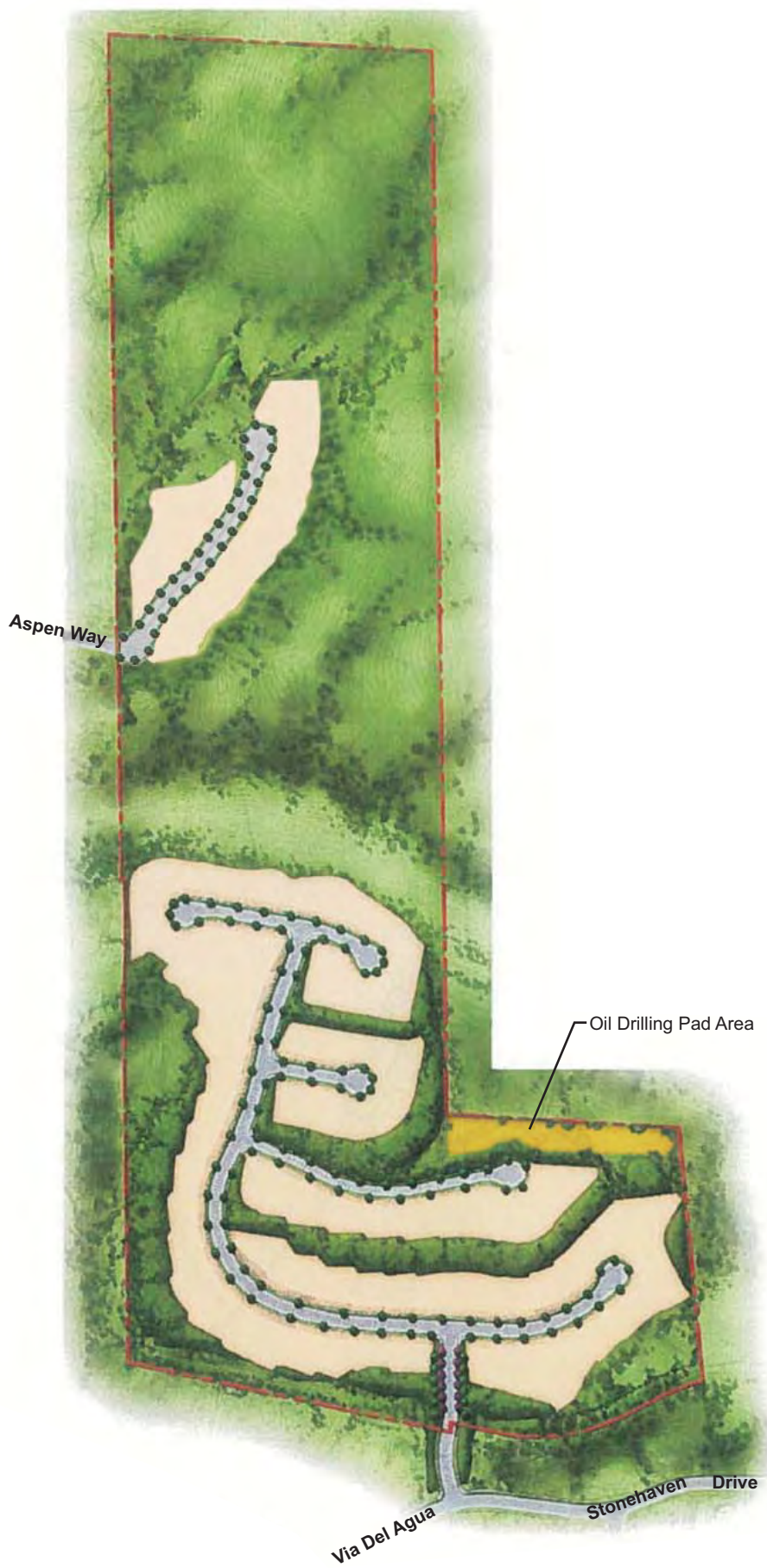
N
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Land Use Plan

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2013.

FIGURE
2-4



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Development Plan

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2013.

FIGURE

2-5

Table 2-1

Land Use Summary

Land Use/Open Space	Acres (Approximate)	Dwelling Units
Residential		
Planning Area 1		
Net Residential Area (Excluding Oil Production Overlay)	32.9	95
Streets	5.3	
Residential w/ Oil Production Overlay	1.8	
Water Quality Basins	1.3	
<i>Subtotal PA-1</i>	41.3	
Planning Area 2		
Net Residential Area	5.2	17
Streets	1.0	
Water Quality Basins	0.2	
<i>Subtotal PA-2</i>	6.4	
Total Residential	47.7	112
Open Space	36.3	
Total	84	112

Source: Cielo Vista Area Plan, 2011.

proposes a network of local residential streets to provide access to and vehicular circulation throughout the site.

The City of Yorba Linda General Plan includes several planned trails within the project area. The Project design would accommodate the future construction of these planned trails. The trails are discussed and evaluated in detail in Section 4.13, *Recreation*, of this EIR.

2. Local Streets

New local streets planned as part of the project are illustrated in **Figure 2-6**, *Master Circulation Plan*, and in **Figure 2-7**, *Sections of Local Streets A, B and C*, and **Figure 2-8**, *Sections of Local Streets D, E and F*, which illustrate the specific dimensions for each type of street. All local streets proposed by the Project would meet the minimum street design and size standards of the City of Yorba Linda and the County of Orange, as discussed in Section 4.14, *Traffic/Transportation*.

(a) Streets "A" and "B"

Street "A" would serve as the access roadway to Planning Area 1 and extend approximately 150 feet north from a connection at Via del Agua to the southerly boundary of the site. Within the project site, Street "A" would extend north to intersect with Street "B." Street "B" forms the backbone local street for Planning Area 1 extending east to west and north to south. Streets "A" and "B" are planned with a total right of way of 56 feet and include a 40-foot wide travel area and a 4-foot sidewalk separated from the street by a 4-foot wide

landscaped parkway between the curb and sidewalk on both sides of the street. Street "B" would provide for parking on both sides of the street. The design for Streets "A" and "B" is illustrated in Figure 2-7.

(b) Streets "C, D, E, and F"

Two types of local residential streets would connect with Street "B" to serve residential lots within Planning Area 1. Street "C" is planned with a 44-foot wide right of way which includes 30 feet of travel area and a 4-foot wide sidewalk separated from the street by a 4-foot wide landscaped parkway between the curb and sidewalk on both sides of the street. On-street parking would be provided on one side of Street "C." The design for Street "C" is illustrated on Figure 2-7.

Streets "D" and "E" are planned with a total right of way of 52 feet which includes 36 feet of travel area and a 4-foot wide sidewalk separated from the street by a 4-foot wide landscaped parkway between the curb and sidewalk on both sides of the street. On street parking would be provided on both sides of Streets "D" and "E." The design for Streets "D" and "E" is illustrated in Figure 2-8.

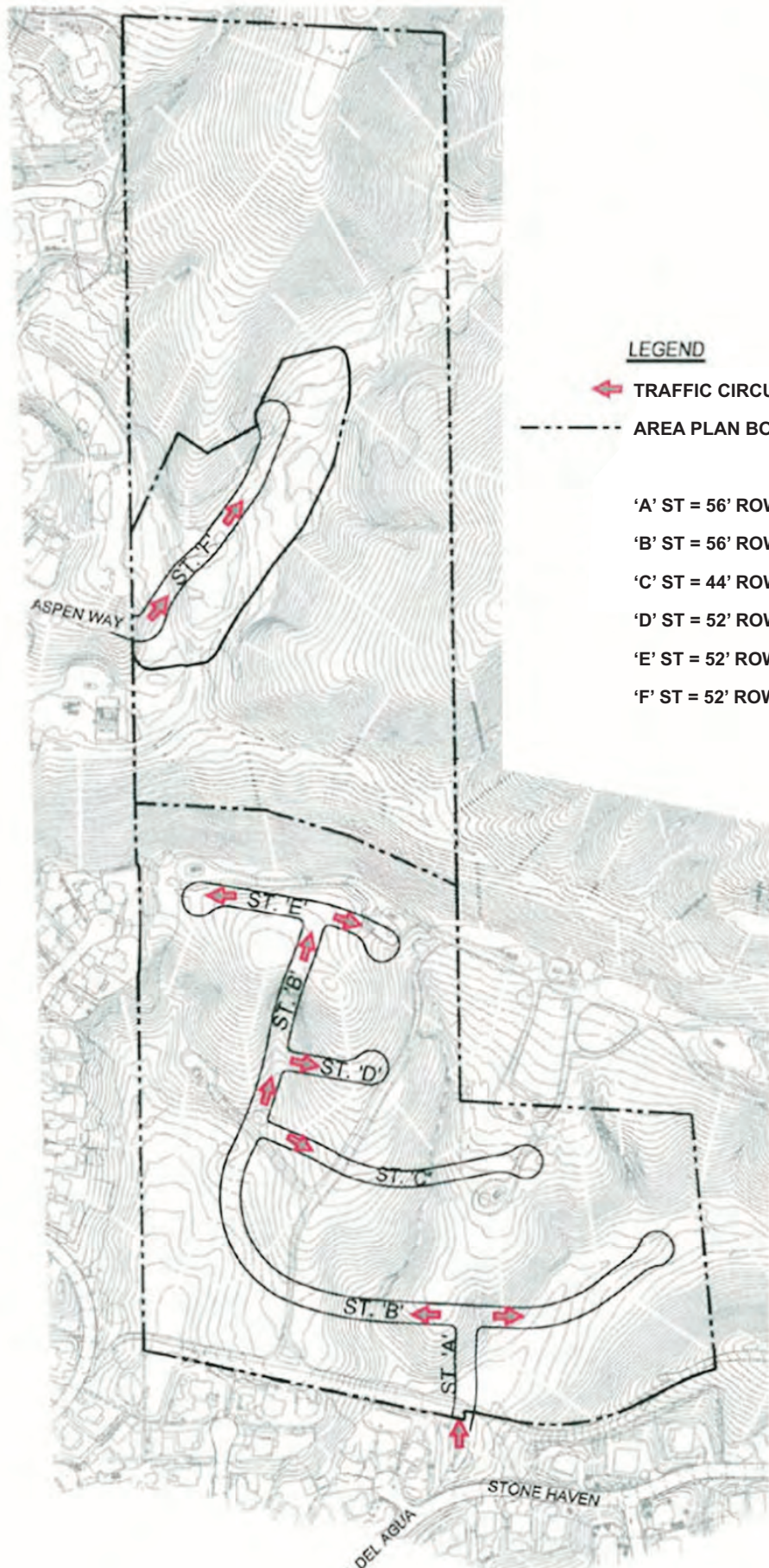
Aspen Way would serve as the access roadway to Planning Area 2. It would connect to Street "F", which is planned with a total right of way of 52 feet which includes 36 feet of travel area and a 4-foot wide sidewalk separated from the street by a 4-foot wide landscaped parkway between the curb and sidewalk on both sides of the street. On street parking would be provided on both sides of Street "F." The design for Street "F" is illustrated in Figure 2-8.

c. Grading

The Project grading plan proposes that grading quantities would balance such that no import or export of soil would be required, except for contaminated soil from the on-site oil operations, which may be exported from the project site. Please refer to Section 4.7, *Hazards and Hazardous Materials*, for a discussion of contaminated soils to be removed from the site. The grading plan for the Project would fully comply with County grading standards. Grading would be necessary for development of Planning Areas 1 and 2, as well as for some fuel modification areas. Grading in Planning Area 1 would create four local streets, generally parallel to the natural site contours, at elevations of 615, 690, 720 and 750 feet. These streets would serve residential lots with differences in elevation taken up by landscaped slopes. Grading in Planning Area 2 would create a single cul-de-sac extending from Aspen Way. The grading concept for the project is illustrated in **Figure 2-9, Conceptual Grading Plan**. It is estimated that a total of approximately 660,000 cubic yards of grading would be required for the Project. In Planning Area 1, approximately 560,000 cubic yards of cut material would occur, with all cut material being used as fill material in Planning Area 1. In Planning Area 2, approximately 100,000 cubic yards of cut material would occur, with all cut material being used as fill material in Planning Area 2. Cuts would generally vary from 0 feet to 60 feet across the project site. Fills would generally vary from one foot to 45 feet. Cut and fill areas are illustrated on **Figure 2-10, Grading Cut and Fill**.

d. Fire Protection Plan

The Orange County Fire Authority (OCFA) has approved the Project's preliminary Fire Master Plan and Fuel Modification Plan, which are summarized below and discussed in more detail in Section 4.7, *Hazards and Hazardous Materials*. The Project's Fire Master Plan would comply with or exceed the OCFA's standards for Very High Fire Hazard Severity Zone/Special Fire Protection Areas (VHFHSZ/SFPA). Fire protection



LEGEND

← TRAFFIC CIRCULATION

--- AREA PLAN BOUNDARY

'A' ST = 56' ROW

'B' ST = 56' ROW

'C' ST = 44' ROW

'D' ST = 52' ROW

'E' ST = 52' ROW

'F' ST = 52' ROW



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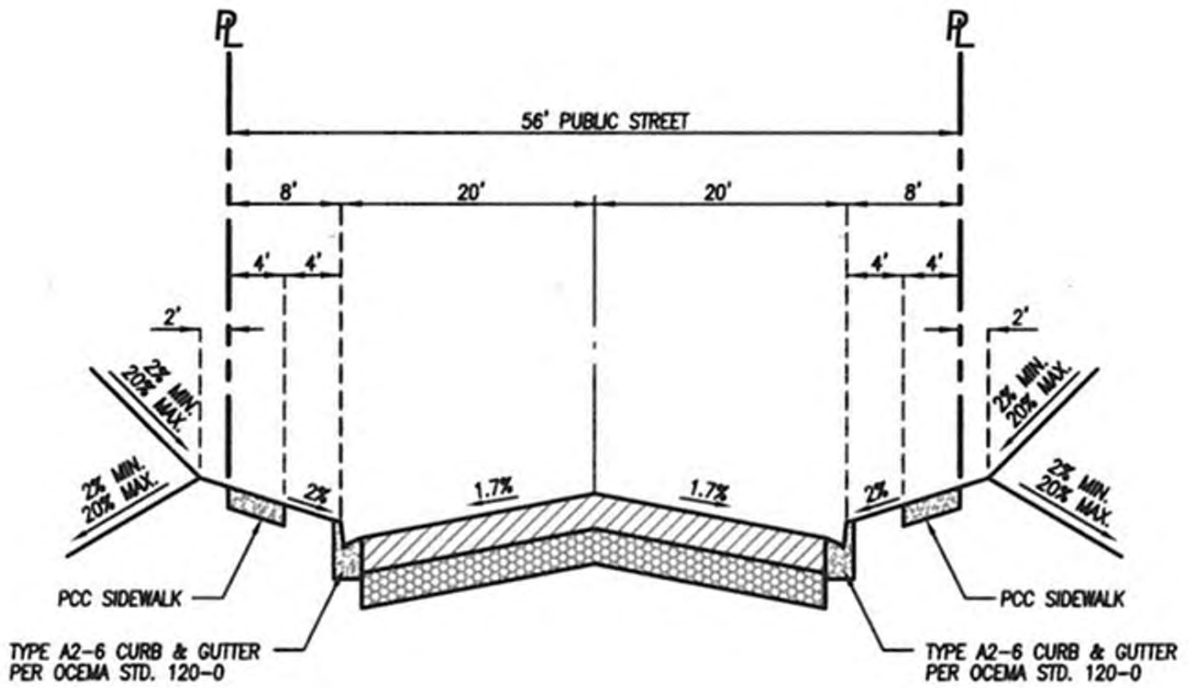
Master Circulation Plan

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2013.

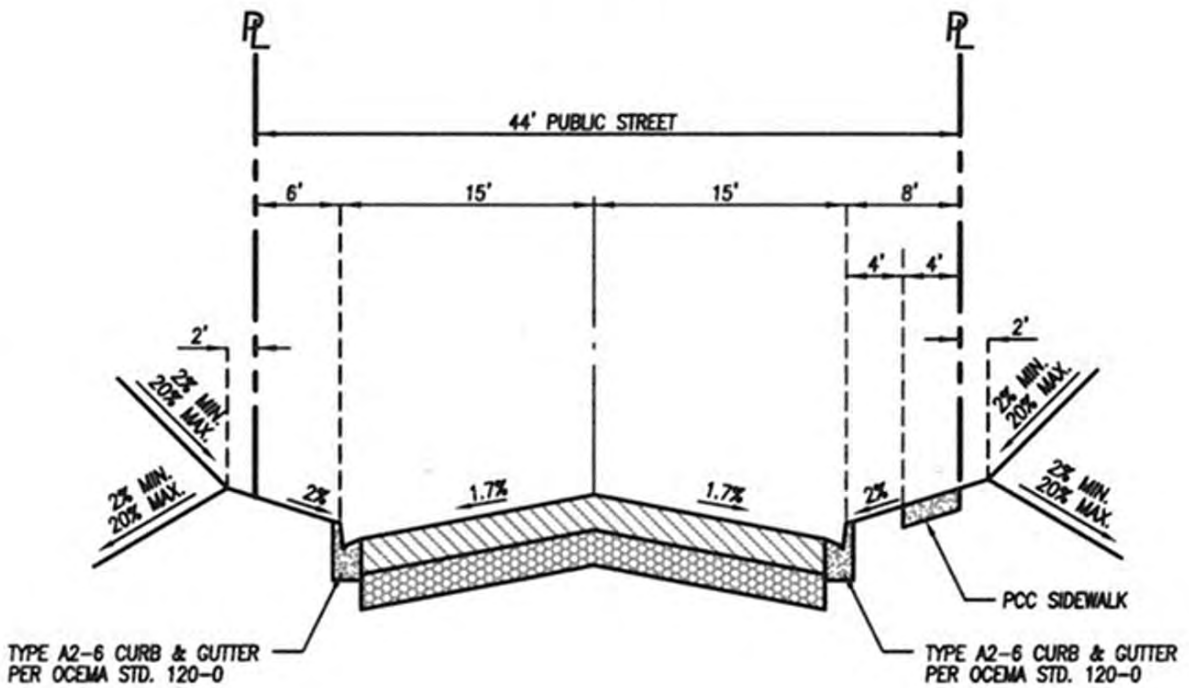
FIGURE

2-6



Streets 'A' & B - 56' Public Street

LOCAL (500-1200 ADT) PER OCEMA STD. 1107
NOT TO SCALE



Street 'C' - 44' Public Street

LOCAL-B (200-500 ADT) PER OCEMA STD. 1107
NOT TO SCALE

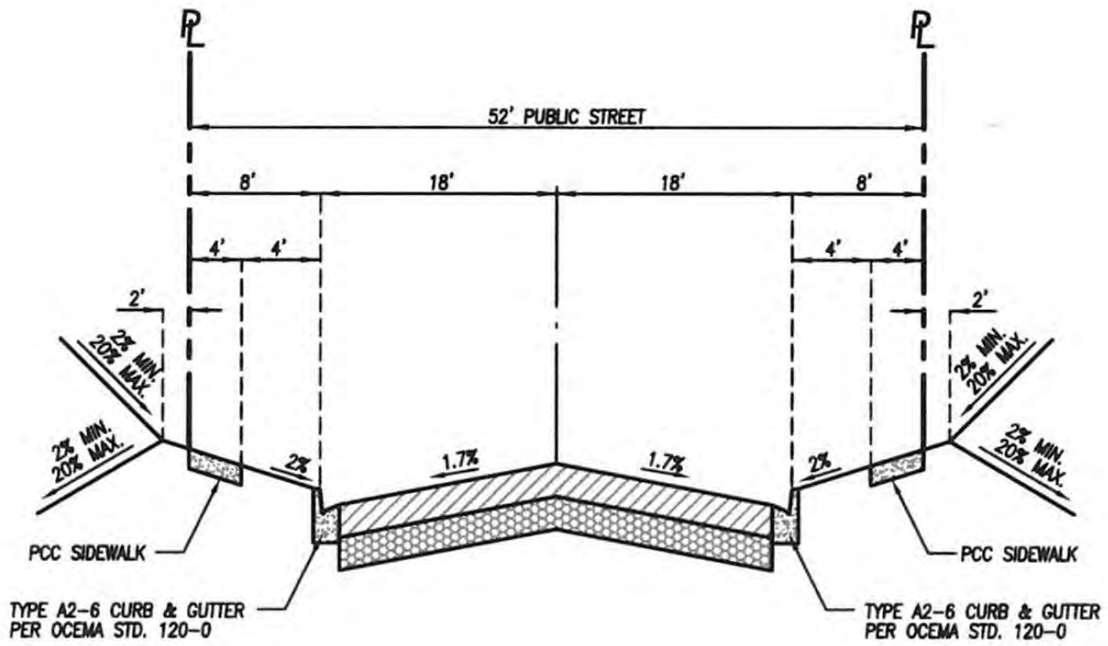
Sections of Local Streets A, B and C

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2011.

FIGURE

2-7



Streets 'D', 'E' & 'F' - 52' Public Street

LOCAL (<500 ADT) PER OCEMA STD. 1107
NOT TO SCALE

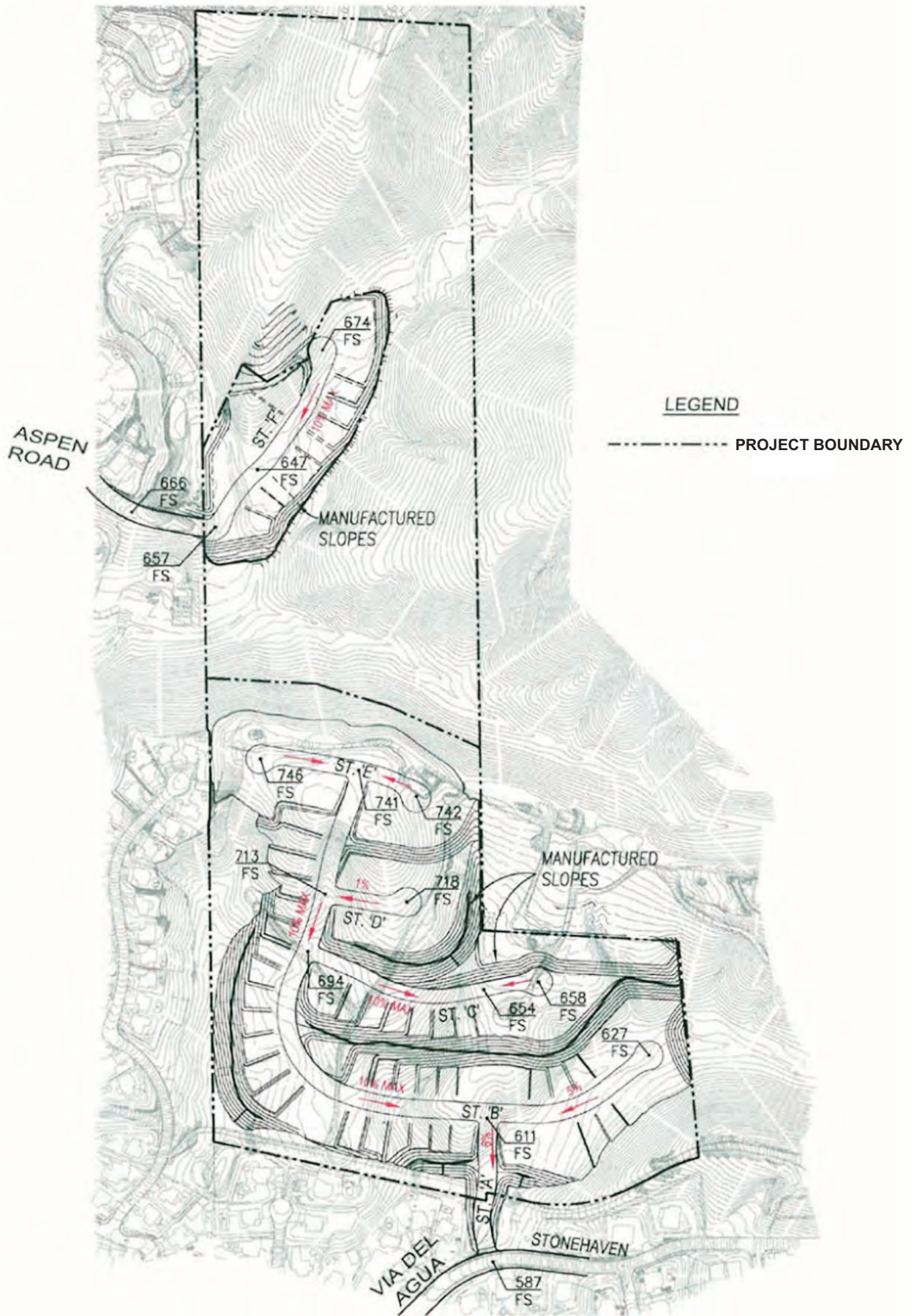
Sections of Local Streets D, E and F

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2011.

FIGURE

2-8



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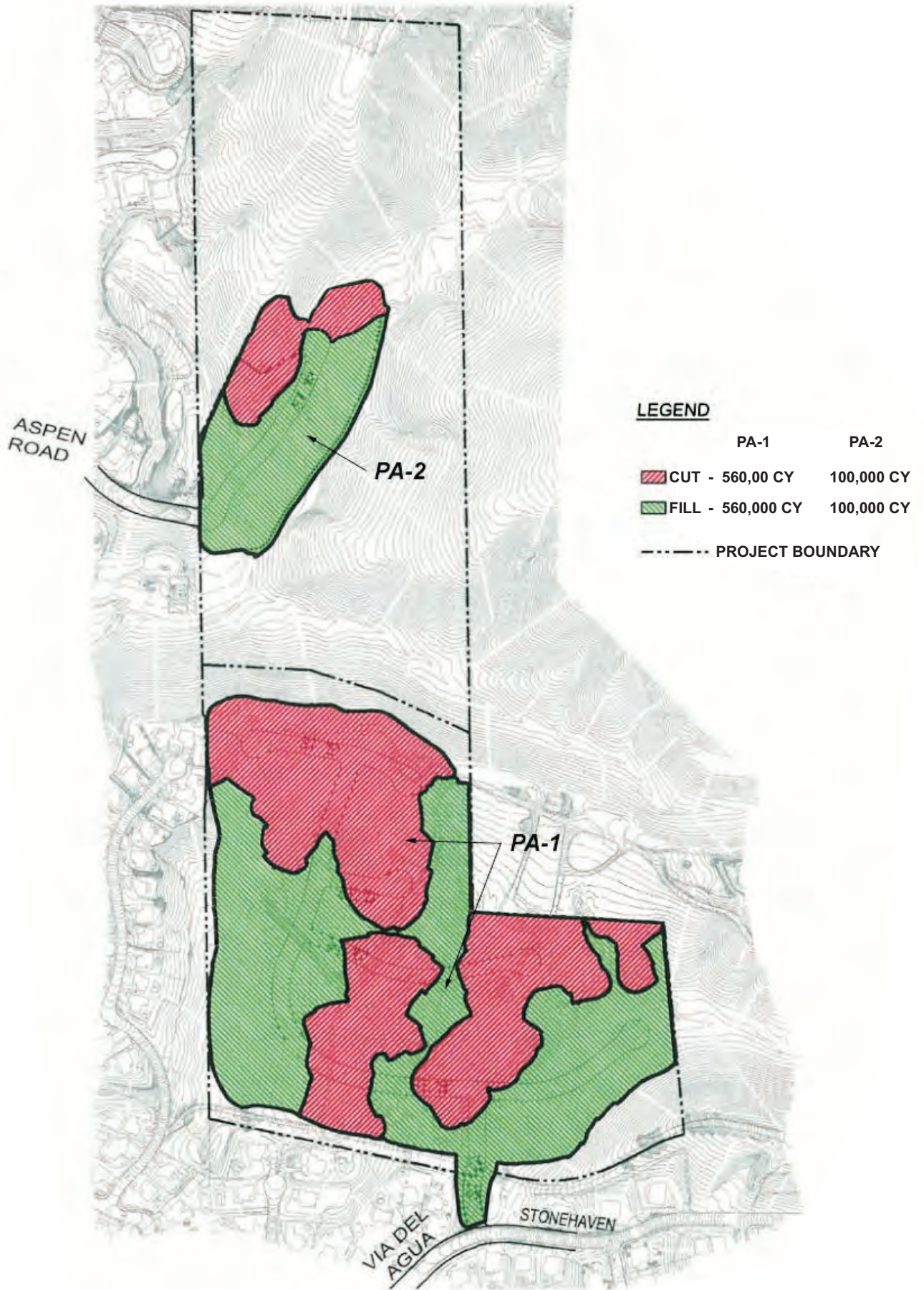
Conceptual Grading Plan

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2013.

FIGURE

2-9



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measures as part of the Project would include, but are not limited to, fire-resistant structures adjoining natural open space areas and fuel modification/management to help suppress wildland fires. Several areas of the project site would require fuel modification. Each fuel modification zone would be designed to specifically help suppress a fire in different ways. The zones would include requirements for minimum structure setbacks, permanent irrigation systems, fire resistant plants from an approved plant list by the County, landscape and planting maintenance (i.e., thinning and removal of dead plants). Below is a description of the fuel modification zones.

- Fuel Modification Zone A – Non-Combustible Construction: Ten- to 95-foot setback zone for non-combustible construction only. Noncombustible materials are those that will not ignite, burn, support combustion, or release flammable vapors when heated. Generally, noncombustible construction includes building materials such as concrete, brick and structural steel. On the other hand, combustible construction materials will ignite and burn when heated, such as wood-framed structures. Zone A would be maintained by the HOA.
- Fuel Modification Zone B – Wet Zone (100 percent removal undesirable shrubs): First five feet to 186 feet from Zone A. Zone B would be cleared of all undesirable plant species, irrigated and planted with species approved by the OCFA. Exceptions to save desirable species would be submitted for approval by the OCFA on a site specific basis.
- Fuel Modification Zone C– Thinning Zone (50 percent thinning native shrubs): This zone would occur from 21 feet to 100 feet out from Zone B. Zone C would be non-irrigated and required horizontal and vertical spacing of plant groups would occur in accordance with OCFA requirements. Removal of all dead and dying vegetation and undesirable species would occur in accordance with OCFA requirements. Minimum thinning percentage of plant removal would be 50 percent. Zone C would be maintained by the HOA.
- Special Maintenance Area – Wet and Dry Zone: The Special Maintenance Areas (SMAs) would have maintenance requirements to reduce the chances of ignition from wildfires. The SMAs need maintenance just as fuel modification zones do and would be maintained on a year round basis, with removal of all dead and dying plant material, replacement of dead or diseased species with plant material with the same growth characteristics from the approved landscape plans. Irrigation would be verified on a regular basis to ensure it is in a working a condition and the plants shall be irrigated as necessary to keep them healthy with their appropriate moisture content. A copy of the approved Landscape Plans would be provided to the HOA by the developer and remain on record indefinitely with the HOA. Copies of plans would be provided to the contracted maintenance company. It would be the responsibility of the HOA to forward a copy of the approved Landscape Plans to any new property management company. The HOA would inspect the special maintenance areas twice a year to ensure the special maintenance areas retain the original design of the areas.

The following are further SMA requirements:

- Other than trees, a large percentage of the SMA would consist of a ground cover that naturally grows no taller than two (2) feet in height.
- The areas would be completely irrigated and have plants that need irrigation to retain healthy fuel moisture.
- Any dead and dying specimens and branches would be removed.
- Leaf litter on top of vegetative cover would be removed.

- Landscape design plans would be retained by the HOA indefinitely and the slopes shall always remain as they were designed.
- As plants migrate or new plants seed-in, those would be removed to retain the original design.
- Future changes to slope designs would be approved by OCFA.
- The maintenance requirements of the SMAs would be factored into the HOA's funding with the fuel modification zones.
- SMAs would be designed and also maintained as to not provide direct flame or an excessive amount of radiant heat on structures.
- SMAs would have a limited use of native grasses as approved by OCFA.
- Private Homeowner Side Yard Slopes: Planting Plans for the private homeowner side yard slopes would be reviewed by the HOA and would be devoid of eucalyptus, juniper, cedar, cypress, washingtonia robusta (mexican fan palm), acacia (except for acacia desert carpet) and pine trees, California sagebrush, chamise, buckwheat and black and white sage (*Salvia spp.*). Additionally California Fescue (*Festuca californica*) would not be planted or included within any seed mix as recorded within the CC&R's.

Associated with the fuel modification plan, the Project would incorporate a landscape plan that utilizes a plant palette consisting of fire resistant plants, native and appropriate non-native drought tolerant species in accordance with OCFA guidelines. The Project's fuel modification plan would provide fire protection for the Project, as well for the existing residences to the south and west of the project site. A detailed description of the fire protection plan to be implemented for the Project and illustrations of the Project's fuel modification zones is included in Section 4.7, *Hazards and Hazardous Materials*, in this EIR.

e. Utilities and Infrastructure

Potable Water. The project site is within the service area of the Yorba Linda Water District (YLWD). Points of connection for water utilities that would serve the project exist in Aspen Way and Via Del Agua. On-site water facilities planned for the project include a system of 8-inch diameter mains within local streets connecting to existing 8-inch diameter mains located within Via Del Agua and Aspen Way. Section 4.15, *Utilities and Service Systems*, of this EIR includes a detailed discussion of the Project's proposed water facilities plan. As discussed therein, the YLWD recently completed the Northeast Area Planning Study which identified water infrastructure improvements/upgrades to occur in the project area vicinity, some of which would support the Project. The improvements, which are expected to include water tanks (or water reservoirs), new or expanded water lines, pumping facilities and upgrades to booster stations, would be designed and constructed by YLWD. Although the improvements would occur within the YLWD Northeast Planning Area, and could include improvements such as water tanks on or proximate to the Cielo Vista project site, the specific locations, designs, and extent of the improvements are not known. Once the facilities are further planned and designed, YLWD would evaluate the potential for the construction or operation of these facilities to result in significant impacts.

Sewer. Local sewer service would be provided by the YLWD. On-site wastewater flows from the Project would be collected by an on-site system of 8-inch diameter lines within the proposed street system designed to the standards of the YLWD. The lines would be required to meet the capacity requirements for the Project's single-family residential uses subject to approval by the YLWD. On-site sewer mains within

Planning Area 1 would connect to existing sewer mains located in Stonehaven Avenue providing sewer service for this portion of the project. On-site sewer mains within Planning Area 2 would extend to Aspen Way. Section 4.15, *Utilities and Service Systems*, of this EIR includes a detailed discussion of the Project's proposed sewer system.

Storm Water and Drainage Infrastructure. The Project would maintain existing natural drainage patterns to the extent feasible so that flows to the downstream facilities would remain close to conditions that exist prior to development. Similar to existing conditions, drainage from the southern portion of the site (Planning Area 1) would be directed to the existing 8-foot x 7-foot box culvert within Stonehaven Drive, which under existing conditions is operating at below capacity under 100-year peak storm flows (please refer to Section 4.8, *Hydrology and Water Quality*, for further details of the storm water facilities serving the project site.) Drainage from the northern portion of the site (Planning Area 2) would be directed towards the site's western boundary at a confluence of existing drainages just south of Aspen Way. Runoff from the developed areas of the project site would be collected in a storm drainage system within proposed local streets and routed through water quality best management practices (BMPs) features to be constructed as part of the Project. The BMPs include an infiltration basin in Planning Area 2 that would contain and treat stormwater pollutants prior to leaving the site. The soils in Planning Area 1 are not conducive to percolation. As such, stormwater flows would be treated in a Contech® Storm Filter (or approved equivalent) and Filterra Units to remove contaminants and sediments prior to combining with offsite/untreated discharges. All post-development runoff would be treated in full compliance with regional storm water quality regulations prior to mixing with natural, offsite flows, as analyzed in Section 4.8, *Hydrology and Water Quality*.

A Conceptual Water Quality Management Plan (WQMP) (refer to Appendix H of this EIR) has been prepared for the Project. The WQMP identifies a host of structural and non-structural BMPs that would reduce pollution levels in stormwater discharge in compliance with applicable water quality standards. The structural BMPs would be constructed as part of the Project, and the Cielo Vista HOA would operate, maintain and/or enforce the BMPs (structural and non-structural) during Project operation. Section 4.8, *Hydrology and Water Quality*, of this EIR includes a detailed discussion of the drainage and water quality treatment features to be implemented by the Project.

Irrigation Water. Water for irrigation and landscaping would be potable water supplied by the YLWD, as discussed above. No greywater or other reclaimed water sources are available to the project site.

Other Utilities. The Project would be served by AT&T for telephone service, Southern California Gas Company for natural gas, Southern California Edison (SCE) for electricity, and Time Warner for cable and internet. New facilities for each of these utilities would be constructed underground as part of the Project.

Off-Site Improvements. The Project would include minor improvements within the right-of-way in Via Del Agua and Aspen Roads near the Project entrances to provide access to the project site.

f. Lighting and Landscape

Lighting of streets and select landscaped areas would be provided for safety and security. Lighting provided by the Project would be "night sky friendly," while providing sufficient illumination for the safety purposes.

To ensure compatibility of the project with its hillside setting, grading would be used to create the project envelope where the development area will more naturally transition to the substantial open space to be offered for dedication. The periphery of the project envelope can be characterized as the urban edge or neighborhood edge. This edge, in some cases, represents the boundary between Project landscaping and a transition area consisting of project landscaping and restored existing on site vegetation designed in a manner to function as a fuel modification area, ultimately transitioning to existing on site vegetation akin to the project site in its current state. The Project's manufactured slopes would include both interior slopes landscaped with the proposed plant palette, as described below, or a combination of landscaping and restored existing vegetation constituting the fuel modification area at the edges of the Project envelope.

The Project's conceptual landscape plan is shown in **Figure 2-11, Conceptual Landscape Plan**. **Table 2-2, Cielo Vista Plant Palette**, includes the species anticipated to be included in the landscaping plan. Overall, the landscape design would reinforce the distinct character of various features within the natural and man-made environments. The Project would incorporate a landscape plan that utilizes a plant palette consisting of fire resistant plants, native and appropriate non-native drought tolerant species. Plants would be well adapted to the climatic and soil conditions of the area. The planting plan for streets would include a variety of shrubs, grasses, and groves of native and non-native trees. Drought-tolerant, native landscaping would be used in public common areas to reduce water consumption. The plant pallet for the Project would ultimately be determined based on OCFA requirements for use of fire-resistant plants in high fire-prone areas, but in consideration of applicable City of Yorba Linda and County of Orange landscaping requirements. Irrigation for both public and private landscape areas would be designed to be water-efficient. One or more HOAs may be established for the maintenance of landscaped and open space areas. The HOA would also maintain the fuel modification areas and detention basins, discussed above. (Please see subsection entitled Project Design Features, below, for a list of the landscape-related features that would be incorporated into the Project.)

g. Entries and Streetscapes

The entries to the project site would include a blend of hardscape and planting elements, in addition to low-level entry lighting. Specimen trees may be up-lit into the canopy to avoid creating dark sides of the trees in instances where such lighting could be directed onto the tree canopy to avoid light spillage above and beyond the tree. A primary community entry would be established at the intersection of "A" Street and Via del Agua. The landscape concept for the primary entry is illustrated in **Figure 2-12, Primary Entry at Via Del Agua**.







The streetscapes would provide a clear delineation between pedestrian and vehicular travel areas. Shrubs, low groundcovers, and ornamental grasses would be used to the maximum extent possible to reduce maintenance and conserve resources. The planting plan for streets includes shrubs, grasses, and stands of native and non-native trees. Uniformed spacing of trees would be avoided. The streetscape plan for local streets is illustrated in **Figure 2-13, Streetscapes Plan**.

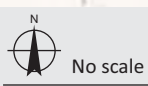
h. Maintenance

Public and private improvements constructed as part of the Project would be maintained through a combination of public and private entities as described below.



LEGEND

-  PRIMARY ENTRANCE
-  SECONDARY ENTRANCE
-  NEIGHBORHOOD EDGE
-  MANUFACTURED LANDSCAPE SLOPES
-  FUEL MODIFICATION - ZONE C AND D
-  OPEN SPACE



Conceptual Landscape Plan

FIGURE

2-11

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2011.



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Table 2-2

Cielo Vista Conceptual Plant Palette

Scientific Species Name	Common Name
Trees	
Agonis Flexuosa	Peppermint Tree
Arbutus 'Marina'	Arbutus
Callistemon viminalis	Weeping bottlebrush
Geijera parviflora	Australian Willow
Lagerstroemia indica (mildew resistant hybrids)	Crape Myrtle
Loshostemon confertus	Brisbane Box
Melaleuca spp.	Melaleuca
Olea europaea 'Wilsonii'	Fruitless Olive
Quercus ilex	Holly Oak
Pinus spp.	Pine
Rhus Landea	African Sumac
Schinus Molle	California Pepper Tree
Groundcovers	
Acacia redolens 'Low Boy'	Acacia
Aptenia c. 'Red Apple'	Aptenia
Carissa macrocarpa	Natal Plum
Coprosma x kirkii	Coprosma
Bougainvillea spp.	Bougainvillea
Lantana spp.	Lantana
Myoporum parvifolium	Myoporum
Shrubs	
Agapanthus spp.	Lily-of-the-Nile
Agave spp.	Agave
Aloe spp.	Aloe
Alyogyne huegelii	Blue Hibiscus
Coreopsis verticillata	Coreopsis
Cotoneaster spp.	Cotoneaster
Dodonaea viscosa	Hop Bush
Echium candicans	Pride of Madeira
Eleagnus x ebbingei	Silverberry
Euryops p. 'Viridis'	Euryops
Hemerocallis hybrid	Evergreen daylily
Heteromeles arbutifolia	Toyon
Kniphofia spp.	Red-Hot Poker
Leptospermum spp.	Tea Tree
Leucophyllum frutescens	Texas Ranger
Myrtus communis 'Compacta'	Myrtle
Pyracantha spp.	Firethorn
Phormium spp.	Flax
Rhamnus californica	Coffeeberry
Rhus Ovata	Sugar Bush
Salvia spp.	Sage
Senna spp.	Cassia
Teucrium spp.	Germander
Rosmarinus o. 'Huntington Carpet'	Dwarf Rosemary

Source: Cielo Vista Area Plan, 2012.

The following public facilities are planned for public maintenance by either the County, a special district, the appropriate utility service provider or the City of Yorba Linda, if the Project is annexed into the City.

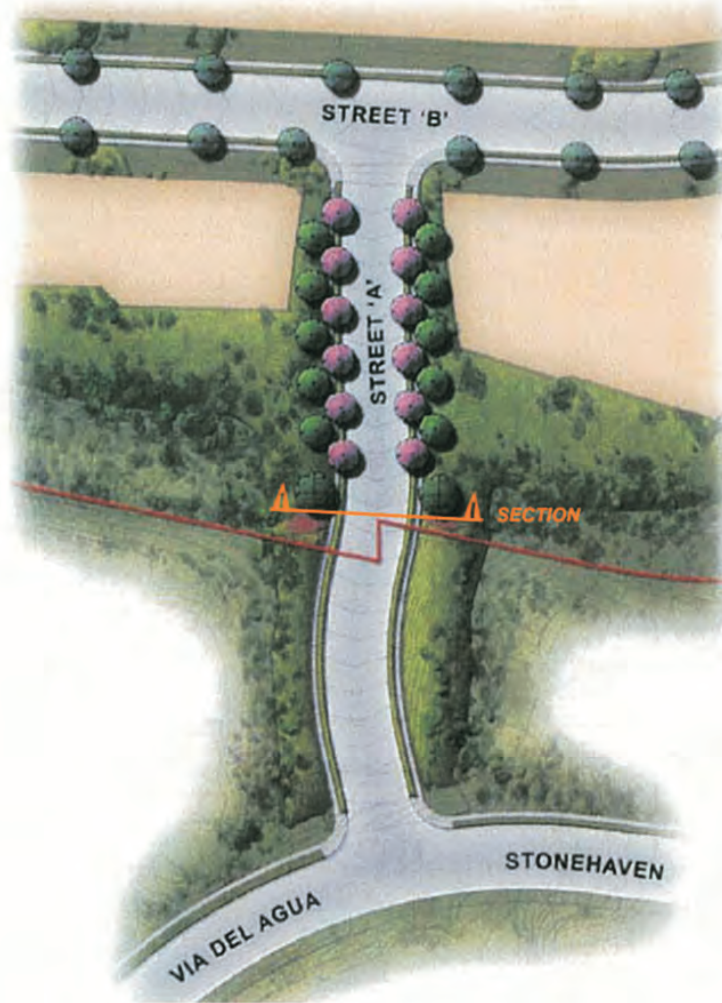
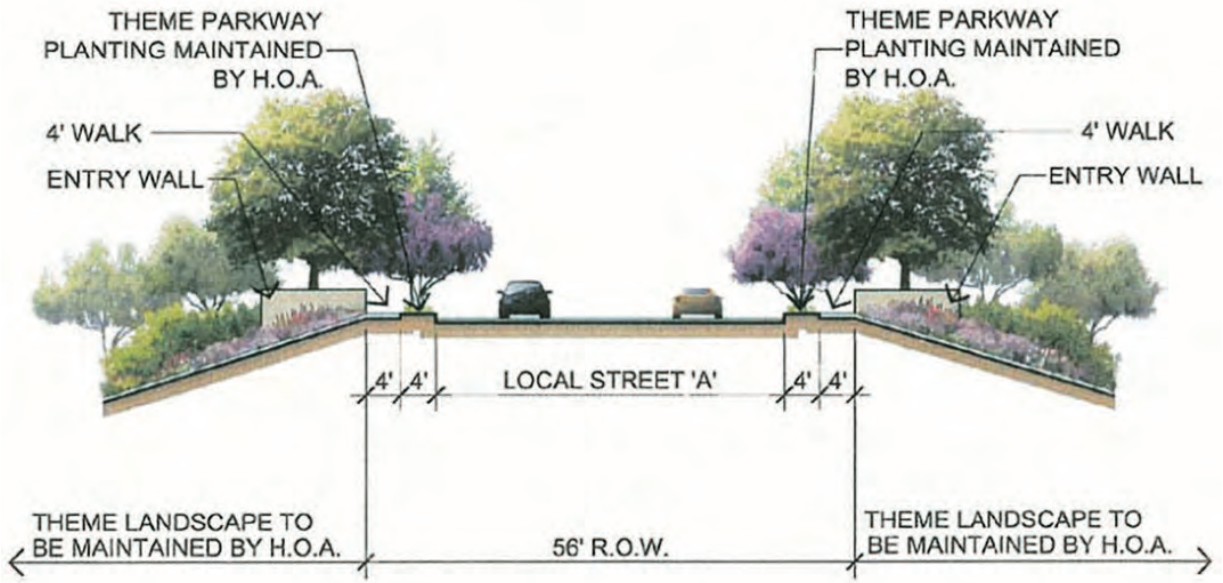
- All travel areas of public local residential streets within the boundaries of the project site.
- Sidewalks within the public right of way.
- Public traffic signals and traffic control signs.
- Public right of way improvements constructed as part of the Project and located outside the boundaries of the project site.
- All privately constructed public water facilities, sewer facilities, and drainage facilities within the boundaries of the project site.
- The permanent open space within the project site would be dedicated to and maintained by the HOA or other government or non-profit entity, with ongoing maintenance requirements to be established by the appropriate entity.
- Street lighting within public rights of way of local residential streets.

One or more HOAs may be established for the maintenance of private common area improvements within residential Planning Areas of the project site. Private improvements to be maintained by either the HOA or private property owners include, but are not limited to:

- Parkway landscaping within the rights of ways of all local streets.
- Slopes within the boundary of a Planning Area, fuel modification zones, detention and water quality treatment basins and facilities.
- Community and neighborhood entries and signage, and common open space areas within residential Planning Areas.
- Community perimeter walls and fencing.
- Landscape areas of lots, common area wall surfaces, and slopes internal to the Project along residential local streets.
- Common area landscaping and lighting.

i. Oil Operations

The project site has been used for oil production and still contains both operating and abandoned oil wells. Prior to grading for development, existing on-site oil wells and facilities, and production facilities would be abandoned or re-abandoned, as necessary, in accordance with the standards of the State of California Division of Oil, Gas and Geothermal Resources (DOGGR), OCFA, and County of Orange. No habitable structures would be permitted within ten feet of abandoned wells. Future homeowners would be provided with notification as to the previous use of the site as an oilfield and the extent of continued oil production activities in the area. A 1.8-acre parcel located in Planning Area 1 (also referred to as the “drilling pad”) is proposed to be zoned R-1(O) and can be designated for continued oil operations including consolidation of wells relocated from the rest of the project site and slant drilling of new wells below ground. However, the Project is not proposing new oil wells and as such, would not drill new wells. The drilling pad would be made available to the current oil operators following the Project’s construction activities for continued oil

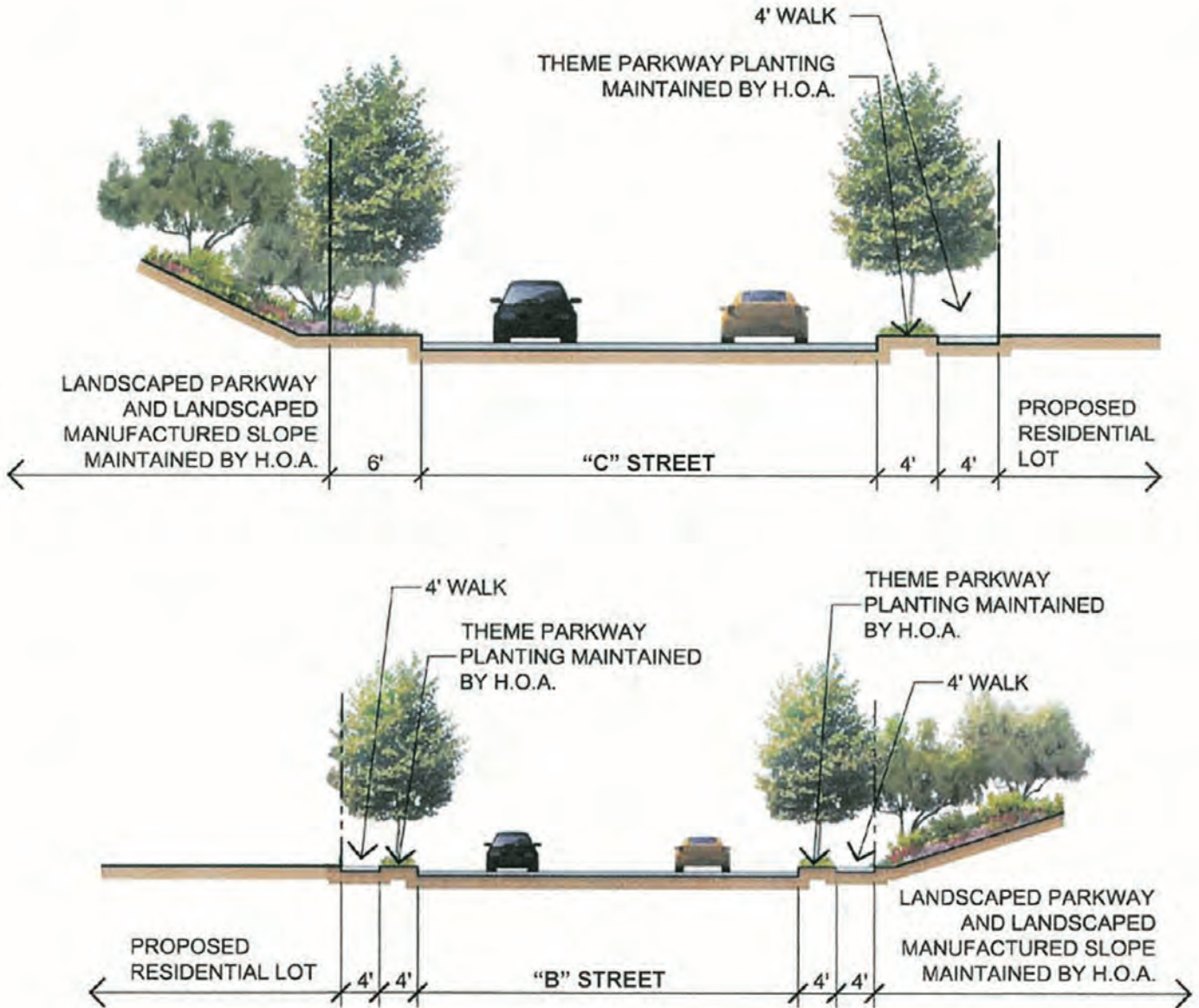


Primary Entry at Via Del Agua

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2013.

FIGURE
2-12



No scale

Streetscape Plan

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2013.

FIGURE

2-13

operations with permitting and site planning to be pursued by the oil operators. Thus, the oil drilling pad would be developed for future oil operations as a separate project should the oil operators choose to relocate to this area of the project site. An operating well is currently located within the designated drill site area. All wells would be drilled from the designated drill site per applicable DOGGR requirements. The drilling pad would not be accessible to the public. Plantings, barriers, signage, and information would be provided where necessary to ensure public safety. Since the number of potential new wells would not increase when compared to existing conditions, based on current oil-related truck trips, it can be expected that a maximum of seven (7) round-trip truck trips per week and a minimum of two (2) round-trip truck trips per week would occur associated with the oil operations. The majority of these trips would be by a pick-up truck for inspection purposes and the occasional small tanker truck to pick up the stored oil. At the time oil operations on this parcel cease, any wells would be abandoned and contaminated soils would be remediated at the expense and responsibility of the oil operator(s) pursuant to the applicable cleanup standards and all regulatory requirements. No habitable structures would be permitted within 150 feet of any operational surface well or within 50 feet of a subsurface pumping unit/well enclosed within a concrete vault, or as otherwise approved by the Director, OC Planning. Please refer to Section 4.8, *Hazards and Hazardous Materials*, for further discussion of oil operations on the project site.

6. PROJECT DESIGN FEATURES

Project Design Features (PDFs) are specific design elements proposed by the Applicant that have been incorporated into the Project to prevent the occurrence of or to minimize the significance of potential environmental effects. Because PDFs have been incorporated into the Project, they do not constitute mitigation measures, as defined by Section 15126.4 of the State CEQA Guidelines (Title 14 of the California Code of Regulations). However, PDFs would be included in the Mitigation Monitoring and Reporting Program (MMRP) to ensure their implementation as a part of the Project. As with mitigation measures, if the Project is modified through the public hearing process in a manner that would require modification(s) to the PDFs, the Applicant may be permitted to modify the PDFs before they are included in the MMRP proposed for adoption. The Project would include the following PDFs related to: Aesthetics, Hazards and Hazardous Material, Hydrology and Water Quality, Traffic/Transportation, and Utilities and Service Systems.

Aesthetics

Site Design

- PDF 1-1: The Project would provide up to 112 detached, single-family residences up to two-stories in height within two clustered planning areas (Planning Areas 1 and 2) to maximize the potential for open space and retain the primary east-west canyon within the central portion of the site. (This PDF to be verified prior to issuance of a building permit by the Manager, OC Planning.)
- PDF 1-2: A primary community entry would be established at the intersection of "A" Street and Via del Agua (see Figure 2-12, *Primary Entry at Via Del Agua*, in Section 2.0, *Project Description*, of this EIR). The entries to the project site would include a blend of hardscape and planting elements, in addition to low-level entry lighting. No entry gates would be installed. (This PDF to be verified prior to issuance of a building permit by the Manager, OC Planning.)

Building Design/Materials

PDF 1-3: Non-reflective and/or anti-glare building materials would be used. The selected color palette for each architectural style should share a “common sense” approach to the use of materials and colors indigenous to the region and compatibility with existing surrounding residential land use. (This PDF to be verified prior to issuance of a building permit by the Manager, OC Planning.)

Open Space/Landscape Plan

PDF 1-4: The Project would provide approximately 36 acres of undeveloped open space which can be offered for dedication to a public agency or an appropriate land conservation/trust organization. Or, the open space would be owned and maintained by the Project HOA. (This PDF to be verified prior to recordation of a subdivision map by the Manager, OC Planning.)

PDF 1-5: As shown in the *Conceptual Landscape Plan* (Figure 2-11 and Table 2-2), landscaped areas or natural open space areas would be located adjacent to existing residential development to serve as natural buffers between existing residential neighborhoods and proposed homes. The plant palette would include native and appropriate non-native drought tolerant trees, groundcovers and shrubs that would be compatible with the existing native plant communities found within the site. The landscape design would emphasize the planting of long-lived plant species that are native to the region or well adapted to the climatic and soil conditions of the area. (This PDF to be verified prior to issuance of a building permit by the Manager, OC Planning.)

PDF 1-6: As shown in the *Streetscapes Plan* (see Figure 2-13), the planting plan for streets shall include shrubs, grasses, and stands of native and non-native trees. Uniformed spacing of trees shall be avoided. (This PDF to be verified prior to issuance of a grading permit by the Manager, OC Planning.)

PDF 1-7: Landscape treatment of all areas shall emphasize the planting of shade trees along streets to contrast with open space. Street trees and trees planted near walkways or street curbs shall be selected and installed to prevent damage to sidewalks, curbs, gutters and other improvements. (This PDF to be verified in a landscape plan prior to issuance of a grading permit by the Manager, OC Planning.)

PDF 1-8: Plantings would be installed around the 1.8-acre parcel located in Planning Area 1 that may be designated for continued oil operations to screen most, if not all, of the oil-related facilities within this area. (This PDF to be verified prior to issuance of a grading permit for the oil-related facilities by the Manager, OC Planning.)

Lighting

PDF 1-9: All exterior lighting would be directed downward and “night sky friendly,” in compliance with the Codified Ordinances of the County of Orange Section 7-9-55.8 requirements for exterior lighting. All lights would be designed and located so that all direct light rays are

confined to the property. No lighting would be cast directly outward into open space areas. Specimen trees may be up-lit into the canopy to avoid creating dark sides of the trees in instances where such lighting could be directed onto the tree canopy to avoid light spillage above and beyond the tree. (Mitigation Measure 4.1-1 would ensure compliance with the code requirements.)

HOAs

PDF 1-10: One or more HOAs may be established for the maintenance of private common area improvements within residential Planning Areas of the project site. Private improvements to be maintained by either the HOA or private property owners may include, but are not limited to:

- Parkway landscaping within the rights of ways of all local streets.
- Slopes within the boundary of a Planning Area, fuel modification zones, detention and water quality treatment basins and facilities.
- Community and neighborhood entries and signage, and common open space areas within residential Planning Areas.
- Community perimeter walls and fencing.
- Landscape areas of lots, common area wall surfaces, and slopes internal to the Project along residential local streets.
- Common area landscaping and lighting.

(This PDF to be verified prior to issuance of a certificate of use and occupancy by the Manager, OC Planning.)

Hazards and Hazardous Materials

Oil Production Operations

PDF 7-1: Prior to grading for development, existing on-site oil wells and facilities, and production facilities would be abandoned or re-abandoned, as necessary, in accordance with the standards of the State of California Division of Oil, Gas and Geothermal Resources (DOGGR). All other containers associated with oil production shall also be disposed in accordance with applicable regulatory requirements.

PDF 7-2: No new residences (habitable structures) would be developed within 150 feet of any surface operational oil well; or within 50 feet of a subsurface pumping unit/well enclosed within a concrete vault, or as otherwise approved by the Director, OC Planning. The buffer(s) would be clearly dimensioned on all applicable plans prior to issuance of building permits to the satisfaction of the Manager, OC Planning.

- PDF 7-3: No new residences (habitable structures) would be developed within ten feet of abandoned wells. The 10-foot buffer would be clearly dimensioned on all applicable plans prior to issuance of permits to the satisfaction of the Manager, OC Planning.
- PDF 7-4: All new wells drilled in the 1.8-acre “oil drilling pad” parcel located in Planning Area 1 for potential continued oil operations would be drilled per applicable DOGGR, OCFA and County of Orange requirements.
- PDF 7-5: The oil drilling pad would not be accessible to the public. Plantings, barriers, signage, and information would be provided where necessary to ensure public safety. (This PDF to be verified prior to issuance of permits for the oil operations by the Manager, OC Planning.)
- PDF 7-6: Access to the oil drilling pad shall be provided within existing oil field service roads. No new roadways for servicing existing or proposed oil wells would be constructed through open space areas. (This PDF to be verified prior to issuance of permits for the oil operations by the Manager, OC Planning.)
- PDF 7-7: The Applicant/developer would provide written notification to all future homeowners regarding the previous use of the site as an oilfield and the extent of continued oil production activities in the area. (Evidence of this PDF to be verified prior to issuance of certificate of use and occupancy by the Manager, OC Planning.)
- PDF 7-8: At the time oil operations on the 1.8-acre parcel cease, any wells would be abandoned and contaminated soils would be remediated pursuant to all applicable requirements, if necessary.

Fire Protection

- PDF 7-9: Prior to issuance of a building permit, the Project would implement a fire protection plan that would comply with OCFA’s standards for VHFHSZ/SFPA. (This PDF to be verified prior to issuance of building permits for habitable structures by the Manager, OC Planning.)
- PDF 7-10: The Project would incorporate fire-resistant construction for all structures adjoining open space areas including the use of fire-resistant building materials. Such materials would be clearly shown on construction drawings and reviewed and approved by the Manager, OC Planning prior to issuance of a building permit.
- PDF 7-11: All structures would be protected with smoke detectors and National Fire Protection Association (NFPA) 13-D Automatic Fire Sprinklers. Such features would be clearly shown on construction drawings and reviewed and approved by the Manager, OC Planning prior to issuance of a building permit.
- PDF 7-12: The project shall include fuel modification/management zones to help suppress wildland fires in accordance with OCFA guidelines.

- PDF 7-13: The Project would incorporate a landscape plan that utilizes a plant palette consisting of fire resistant plants, native and appropriate non-native drought tolerant species in accordance with OCFA guidelines. (This PDF to be verified prior to issuance of building permits by the Manager, OC Planning.)
- PDF 7-14: Per OCFA requirements, fire hydrants would be spaced at 600 feet or less and minimum fire access requirements would be met or exceeded (28-foot minimum road width, 17-foot inside and 38-foot outside turning radius). (This PDF to be verified prior to recordation of a subdivision map by the Manager, OC Planning.)

Hydrology and Water Quality

- PDF 8-1: The Project would implement a Water Quality Management Plan (WQMP) and a Storm Water Pollution Prevention Plan (SWPPP). The WQMP would include detailed sizing parameters for the basins and would provide guidelines for the proper maintenance of the water quality basins. The WQMP and SWPPP would identify the BMPs to be implemented by the Project that would reduce pollution levels in stormwater discharge in compliance with applicable water quality standards. These plans would be reviewed and approved by the Manager, OC Planning prior to recordation of the subdivision map.
- PDF 8-2: Riprap aprons or other types of energy dissipators would be located at all points of concentrated discharge where flow velocity exceeds five feet per second (ft/s) to mitigate the outlet velocity so as to minimize the potential for downstream erosion. These points of discharge would not be limited to storm drain outlets but would also include brow ditches and other forms of storm water conveyance. Riprap aprons would be designed and sized in conformance with regional sizing criteria found in the "County of Orange Local Drainage Manual", dated August 2005. Other designs and sizing criteria can be found in the FHWA's "Hydraulic Engineering Circular Number 14, Third Edition" – HEC 14, including a "Riprap Basin" that could be used. Prior to the issuance of any grading or building permit, the riprap aprons would be identified in the Project's Final Drainage Study to be reviewed and approved by the Manager, Permit Services.
- PDF 8-3: Sediment basins would be located upstream of all proposed storm water conveyance systems within the project site. Prior to the issuance of any grading or building permit, the sediment basins would be identified in the Project's Final Drainage Study to be reviewed and approved by the Manager, Permit Services.
- PDF 8-4: To be determined in consultation with County of Orange Public Works, if determined appropriate, the receiving storm drain within the project site (the headwall intercepts proposed at the end of "B" and "F" Streets) would be downsized by a 6-inch reduction in capacity to reduce the peak flow to existing conditions by throttling down flow, effectively detaining peak flows by the use of a hydraulic reduction. The ponding caused by such hydraulic reduction in capacity would be maintained on the project site, ensuring that no offsite property is impacted by attenuating the peak flow. If this pdf is necessary, prior to the issuance of any grading or building permit, the storm drain sizing would be identified in the Project's Final Drainage Study to be reviewed and approved by the Manager, Permit Services.

- PDF 8-5: All developed pad elevations would be constructed at a minimum of 3-foot (or greater) above the anticipated peak water surface elevation to ensure that no residential structure would be flooded within the project site. (This PDF to be verified prior to issuance of a building permit by the Manager, OC Planning.)

Traffic/Transportation

- PDF 14-1: All local streets proposed by the Project would meet the minimum street design and size standards of the City of Yorba Linda and the County of Orange. (This PDF to be verified prior to recordation of a subdivision map by the Manager, OC Planning.)
- PDF 14-2: Landscape plans would take into consideration service lines, traffic safety sight line requirements, and structures on adjacent properties to avoid conflicts as trees and shrubs mature. The landscape plans would be approved by the Manager, OC Planning prior to issuance of building permits.
- PDF 14-3: The stopping sight distance at Via del Aqua and the proposed Street A would meet or exceed the County's Standard Plan No. 1117 requirements for stopping sight distance. (This PDF to be verified prior to recordation of a subdivision map by the Manager, OC Planning.)

Utilities and Service Systems

- PDF 15-1: Builder-installed indoor appliances, including dishwashers, showers and toilets, would be low-water use. (This PDF would be verified prior to issuance of certificates of use and occupancy for a unit as approved by the Manager, OC Planning.)
- PDF 15-2: Drought-tolerant, native landscaping would be used in public common areas to reduce water consumption. The plant palette for the Project would ultimately be determined based on OCFA requirements for use of fire-resistant plants in high fire-prone areas, but in consideration of applicable City of Yorba Linda and County of Orange landscaping requirements. (This PDF to be verified through the Landscape Plan review prior to issuance of a building permit by the Manager, OC Planning.) (Also, see PDF 1-7 in Section 4.1, *Aesthetics*, of this EIR.)
- PDF 15-3: Community landscape areas would be designed on a "hydrozone" basis to group plants according to their water and sun requirements. The plant palette for the Project would ultimately be determined based on OCFA requirements for use of fire-resistant plants in high fire-prone areas, but in consideration of applicable City of Yorba Linda and County of Orange landscaping requirements. (This PDF to be verified through the Landscape Plan review prior to issuance of a building permit by the Manager, OC Planning.) (Also, see PDF 1-7 in Section 4.1, *Aesthetics*, of this EIR.)
- PDF 15-4: Irrigation for both public and private landscape areas would be designed to be water-efficient and comply with Section 7-9-133.5, *Landscape Water Use Standards*, of the Orange County Code of Ordinances. All irrigation systems would have automatic controllers designed to properly water plant materials given the site's soil conditions, and irrigation systems for all public landscapes would have automatic rain shut-off devices.

Drip irrigation would be encouraged. Spray systems would have low volume, measured as gallons per minute (GPM), matched-precipitation heads. Prior to approval of the tentative map, the Project Applicant would obtain approval from the Manager, Permit Services of a preliminary landscape plan including the above listed conservation features and compliance with the County's County of Orange Landscape Code (Ord. No. 09-010).

7. CONSTRUCTION SCHEDULE

It is anticipated that construction of the Project could commence as early as early 2014 and would last approximately 2.5 to 3 years. Assuming this construction time frame for site work, the earliest the first units would be ready for initial occupancy would be in 2015. The occupancy date is subject to change based on the construction start date and future market conditions. For purposes of this EIR analysis, it is assumed that construction of the Project would occur in one phase and that the Project would be fully occupied in 2015.

8. APPROVALS AND PERMITS

Implementation of the Project would require, but may not be limited to, the following approvals:

County of Orange

- General Plan Amendment by the County of Orange Board of Supervisors for 6.4 acres of the site from Open Space (5) to Suburban Residential (1B).
- Zone Change by the County of Orange Board of Supervisors for Planning Area 1 from A1(O) to R-1 and R-1(O) and a zone change for Planning Area 2 from A1(O) to R-1, Single Family Residence District, permitting development of single family detached residential dwellings on minimum 7,500 square foot lots.
- Area Plan approval.
- Vesting Tentative Tract Map (VTTM) from the County of Orange Subdivision Committee.
- Grading, excavation, and building permits from the County of Orange Public Works Department.

US Army Corps of Engineers

- Clean Water Act (CWA) 404 permit(s) for impacts to wetlands.

California Department of Fish and Wildlife (CDFW)

- Section 1602 Streambed Alteration Agreement for impacts to streams.

Santa Ana Regional Water Quality Control Board (RWQCB)

- Section 401 Water Quality Certification for impacts to surface water quality.
- National Pollutant Discharge Elimination System (NPDES) Permit.
- General Construction Activity Storm Water Permit.

California Division of Oil, Gas, Geothermal (DOGGR)

- Well abandonment compliance procedures.

OC Health Care Agency

- Approval of site remediation plans.

US Fish and Wildlife

- Section 7 Consultation for impacts to sensitive biological resources (i.e., sensitive species and critical habitat).

Yorba Linda Water District (YLWD)

- Connection to the YLWD potable water supply.

Orange County Fire Authority

- Fuel Modification Plan and Fire Master Plan.

City of Yorba Linda

- Encroachment and grading permits for roads and utilities, if necessary.
- Pre-Annexation agreement, if annexed.