

3. DEIR Errata

The following is a list of clarifications to the Esperanza Hills Draft Focused Environmental Impact Report. Text modifications are shown in underline/strike-thru format. Additional modifications have been made in Mitigation Measures clarifying responsible parties and agencies. The modifications have been included in the Mitigation Monitoring and Reporting Program but are not detailed herein.

Global Document Revisions

All references to Chino Hills State Park acreage are revised from 11,770 acres to 14,100 acres.

Page iv – Contents – Under Section 5.7 – The numbering of the subsections within this section starts at 5.7.2. The subsection numbers should be renumbered consecutively from 5.7.1 thru 5.7.9.

Page 2-15 – The first sentence of Mitigation Measure Haz-5 shall read:

Haz-5 Prior to the issuance of any grading permit that results in the disturbance of any vegetation, the Project Applicant shall submit a Fire Master Plan for review and approval by the OCFA [and OCSD](#).

Page 3-1 – Paragraph 1 – The following text is added:

[Bridal Hills, a reasonably foreseeable development, which is adjacent to the Project site to the north and west, will gain access through the Proposed Project when Bridal Hills is developed.](#)

Page 4-20 – Section 4.3 – Project Design Features included in topical chapters in the DEIR are presented in the Project Description as requested in the City of Yorba Linda comment letter.

Aesthetics

- PDF 1 Density – The average density of the project is .73 dwelling units per acre. This is considered a low-density residential project that is consistent with the adjacent neighborhoods in the City, which protects the unique natural and topographic character.
- PDF 2 Building Height – The maximum building height for all residential lots is 2 stories and 35 feet.
- PDF 3 Open Space – 62% of the Project Site is natural opens space, fuel modification zone, retention basin, parks, and trails.
- PDF 4 Color of Homes – In addition to grading concepts, landscaping and color will be utilized to soften the appearance of the homes visible from outside the Proposed Project. Home colors will be selected to be consistent with the surrounding natural landscape and with the color value of the specific hue close to the immediate landscape. Colors on the homes visible from outside Esperanza Hills will be predominantly earth tones, such as browns, ochres, sepias, and grays.

- PDF 5 Landscaping – The landscape plan includes native and architecturally thematic plant material used to establish entry monuments, signage, walls, fences, and hardscape elements complementing and evoking the same respect for the surrounding natural environment. All streetscapes, slopes, and neighborhood parks will be harmoniously interwoven with the natural hillside by utilizing trees, naturalized shrubs, and grasses that are drought tolerant and considerate of long-term maintenance needs. Pedestrian connections and residential streets will offer canopy trees and flowering accent trees to provide shade, while open spaces will host informal plant and tree groupings and large evergreen shrubs. Selected plant material will complement the scale of the architecture. View opportunities will be considered from the neighborhoods to the surrounding landscape, enhancing views outside the immediate Project limits wherever possible.
- PDF 6 Equipment – Air conditioners, heating, cooling, and ventilating equipment, and all other mechanical, lighting, or electrical devices shall be operated to minimize disturbance to adjacent and neighboring occupants, and shall be screened, shielded, and/or sound buffered from surrounding properties and streets. No roof-mounted air conditioning units will be allowed.
- PDF 7 Utilities – Above-ground utility boxes, telephone boxes, water lines, backflow preventers, cable boxes, or similar structures within public view shall be screened and painted to blend into surrounding areas. Satellite dishes shall be placed to minimize visual impact and painted to match surrounding areas.
- PDF 8 Walls and Fencing – Walls that are viewed from the street may be of masonry block construction or vinyl fence material consistent with the architectural style of the home. Homeowner privacy fencing shall not exceed six feet in height. Other privacy fencing shall be made of durable, synthetic material, block, or wrought iron. Wall or fences shall not exceed 42 inches in height in any required front yard setback.
- PDF 9 Grading – The Proposed Project shall conform to the Orange County Grading Ordinance.
- PDF 10 Glare – Building structures shall use non-reflective glass.
- [PDF 11](#) [Homeowners will be required, through the HOA's CC&Rs, to use only hooded and shielded down-lighting for all exterior lights, including landscape lighting.](#)

Biological Resources

- PDF [12](#)~~11~~ Introduction of Trash and Debris. The project landscape plan shall include trash receptacles placed in appropriate locations to ensure that trash and debris are controlled on-site and pose no risk to native habitats. The Homeowner's Association (HOA) shall be responsible daily to maintain the trash receptacles and remove trash to avoid accumulation.
- PDF [13](#)~~12~~ Impacts from Domestic Cats. Included in the HOA CC&Rs, domestic cats shall remain inside a home, or be leashed for walks or visits to the local outside environment. House cats shall not be permitted to range free outside the confines of a home.

PDF [14](#)~~13~~ Impacts from Light Pollution

1. Provide homeowner education to limit outdoor lighting by using energy efficient low-voltage systems, photo sensors, solar and light emitting diode.
2. Lighting will be hooded, shielded, and pointed away from the sensitive habitat areas, and ambient light levels will be minimized to the maximum extent practicable.

PDF [15](#)~~14~~ Short-term construction-related noise impacts will be reduced by the implementation of a number of measures including the following:

1. During all excavation and grading on-site, the construction contractors will equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards to reduce construction equipment noise to the maximum extent practicable. The construction contractor will place all stationary construction equipment so that emitted noise is directed away from Chino Hills State Park lands and staging areas will not be placed in proximity to sensitive habitats.
2. The construction contractor will stage equipment in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors (the preserved habitat areas) during all project construction.
3. All construction work will occur during the daylight hours. Construction shall not take place between the hours of 8:00 p.m. and 7:00 a.m. AM on weekdays, including Saturday, or at any time on Sunday or a federal holiday. All construction operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
4. The construction contractor will limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes will not pass through sensitive habitats and land uses or residential dwellings.

PDF [16](#)~~15~~ Minimize Edge Effect. Best management practices will be incorporated into the project to ensure that indirect impacts (i.e., edge effects) are avoided or minimized to the maximum extent possible. Lighting will be shielded and directed away from adjacent natural habitat areas and ambient light levels will be minimized to the maximum extent practicable. Additionally, the project's Water Quality Management Plan and Storm Water Pollution Prevention Plan will ensure that project runoff will not adversely affect the drainage within the jurisdictional drainages. Noise standards will comply with County Codes and will be consistent with General Plan Policies. In addition, fencing will be limited to open fencing that does not exceed 40 inches in height. Vegetation thinning within the fuel modification area will only occur on occasion and during daylight hours.

PDF [17](#)~~16~~ Fuel Modification Plan. To the extent feasible, native planting species [approved for use in fuel modification zones by the Orange County Fire Authority](#) will be

used in fuel modification zones adjacent to natural habitat areas. [Plants identified by the California Invasive Plant Council as an invasive risk in southern California will be excluded from all landscaping.](#)

Hazards and Hazardous Materials

- PDF ~~1718~~ The Proposed Project includes that the Esperanza Hills HOA will provide a list of approved and prohibited plant pallet to all buyers in a Private Property Owners' Guide for Fire Safe Vegetation Management on private lots. The HOA will be responsible for enforcement.
- PDF ~~1819~~ The Proposed Project includes a Precise Fuel Modification Plan that has been developed to provide a landscape transition area along the interface between residential development and adjacent open space to provide wildfire protection. [The OCFA will require separate review of Estate Lot 1 with regard to fuel modification/fire protection requirements.](#) (*Amended herein*)
- PDF ~~2019~~ The Proposed Project includes that all new power lines will be underground, for fire safety during high wind conditions or during fires on a right of way which can expose above-ground power lines.
- PDF ~~2120~~ The Proposed Project includes that fuel management activities will be completed annually by June 1 and more often as needed for fire safety, as determined by the OCFA.
- PDF ~~2221~~ The Proposed Project includes that all structures will be in strict, ongoing compliance with all County and other applied Fire and Building Code requirements.
- PDF ~~2322~~ The Proposed Project includes that the HOA will maintain FMZs annually by June 1 and more often as needed for fire safety as determined by the OCFA.
- PDF ~~2423~~ The Proposed Project includes that the HOA will implement emergency evacuation routes in accordance with the approved Community Evacuation Plan. [The Community Evacuation Plan will be reviewed by OCFA and OCSD before any changes are made.](#) The Community Evacuation Plan includes a provision for annual review by residents through organized meetings and education outreach by the HOA.
- PDF ~~2524~~ The Proposed Project includes that automatic fire sprinkler systems will be installed for all homes, including in all attic spaces.
- PDF ~~2625~~ The Proposed Project includes a Fire Master Plan that has been [reviewed approved](#) by the OCFA providing enhanced construction features in certain areas adjacent to FMZs. These include enhanced fire sprinkler systems and construction features per California Building Code Chapter 7A.
- PDF ~~2726~~ The Proposed Project includes [earthquake preparedness and](#) wildfire education materials will be distributed annually to each resident and annual evacuation planning meeting will be held by the HOA.
- PDF ~~2827~~ The Proposed Project includes that all site access, emergency access, road widths and turn outs will comply with the requirements of the OCFA and the approved Fire Master Plan.

PDF ~~29~~²⁸ The Proposed Project will include access gates that will comply with the Fire Code. Public roads will not be gated, per the Fire Code. Any gates on any private roads or on private driveways will be as follows, complying with the OCFA standards for electric gates.

- Access gates will be equipped with a KNOX key switch, which overrides all command functions and opens the gate for entrance of emergency vehicles into the area. Gates serving more than 1 parcel will be equipped with sensors for detecting emergency vehicle “Opticom” strobe lights from any direction of approach. Strobe detection and key switches will be provided on the interior and exterior of gates.
- Switches will be dual keyed, or two switches provided, for Fire and Law Enforcement.
- Gate activation devices will be equipped with a battery backup or manual mechanical disconnect in case of power failure.

Hydrology and Water Quality – PDFs/Conditions of Approval

PDF ~~30~~²⁹ The project has been designed to treat development flows (runoff) with a dry extended detention water quality basin, while implementing the following low impact development techniques:

- Conservation of natural areas, including existing trees, other vegetation and soils
- Keeping streets at minimum standard widths
- Minimizing the impervious footprint of the project
- Minimizing disturbances to natural drainages

PDF ~~31~~³⁰ The project will be designed to include the following best management practices to promote infiltration and slow down surface flows:

- Impervious area dispersion
- Native drought-tolerant landscaping/efficient irrigation

COA-1 Prior to the issuance of grading permit, the Project Applicant shall submit the following drainage studies for approval by the County Manager, Permit Services:

1. A final drainage study of the project incorporating the Preliminary Drainage Report for Esperanza Hills Property drainage features pursuant to the approved development option; and
2. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.

COA-2 Prior to the issuance of any certificates of use and occupancy, the Project Applicant shall not grant any new easements over any property subject to a requirement of dedication or irrevocable offer to the Orange County Flood Control District, unless such easements are expressly made subordinate to the

easements to be offered for dedication to the County. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the County Manager, Permit Services for review and approval.

- COA-3 Prior to the recordation of a subdivision map (except for financing and conveyance purposes only), the Project Applicant shall participate in the applicable Master Plan of Drainage in a manner meeting the approval of the Manager, Permit Services, including payment of fees and the construction, or provide evidence of financial security (such as bonding), of the necessary facilities. The applicant shall enter into an agreement with the County of Orange concerning payment and reimbursement of Master Plan Drainage Fees to the City as a condition of any future annexation for drainage facilities transferred from OCPW to the City.
- COA-4 Prior to the issuance of any grading or building permits, the Project Applicant shall demonstrate compliance under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification Number; or other proof of filing in a manner meeting the satisfaction of the Manager, Permit Services. Projects subject to this requirement shall prepare and implement a SWPPP. A copy of the current SWPPP shall be kept at the Project Site and be available for County review on request.
- COA-5 Prior to the issuance of any grading or building permit, the Project Applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Permit Services, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages by wind, rain, or tracking. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the Project Site and be available for County review on request.
- COA-6 Prior to the issuance of any grading or building permits, the Project Applicant shall submit for review and approval by the Manager, Permit Services, a final WQMP specifically identifying BMPs that will be used on-site to control predictable pollutant runoff. The Project Applicant shall utilize the DAMP, the Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal. This final WQMP shall update the project's CWQMP based on the final design and include the following:
- Detailed site and project description
 - Potential storm water pollutants
 - Post-development drainage characteristics
 - Low impact development (LID) BMP selection and analysis
 - Structural and non-structural source control BMPs
 - Site design and drainage plan (CWQMP BMP Exhibit)

- GIS coordinates for all LID and treatment control BMPs
- Operation and Maintenance (O&M) Plan that: (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs

The BMP map exhibit from the approved final WQMP shall be included as a sheet in all plan sets submitted for plan check and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP map exhibit.

COA-7 Prior to the recordation of any subdivision map, the Project Applicant shall prepare Covenants, Conditions & Restrictions (CC&Rs) for review and acceptance by the Manager of Permit Services for the HOA, including a section for surface water quality protection and the following prohibited activity restrictions:

- Blowing, sweeping, or hosing of debris (e.g., leaf litter, grass clippings, litter) into storm drain inlets or other conveyances
- On-site fueling
- Dumping of any toxic substance or liquid waste on the pavement, on the ground, or toward a storm drain
- Use of pesticides if rain is expected
- Mixing or preparation of pesticides for application near storm drain inlets
- Allowing wash water to enter storm drain

The CC&Rs shall require the HOA to maintain the debris basins, detention/debris basin #3 and water quality basins on an annual basis in order to maintain flood protection associated with the design of the Project's drainage system.

COA-8 Prior to the issuance of a certificate of use and occupancy, the Project Applicant shall demonstrate compliance with the County's NPDES Implementation Program in a manner meeting the satisfaction of the Manager, OC Inspection:

- Demonstrate that all structural best management practices (BMPs) described in the BMP exhibit from the project's approved WQMP have been implemented, constructed and installed in conformance with approved plans and specifications;
- Demonstrate that the Project Applicant has complied with all non-structural BMPs described in the project's WQMP;
- Submit for review and approval, an Operations and Maintenance Plan for all structural BMPs (the plan shall become an attachment to the WQMP);
- Demonstrate that copies of the project's approved WQMP (with attached Operations and Maintenance Plan) are available for each of the initial occupants;
- Agree to pay for a Special Investigation from the County for a date 12 months after the issuance of a Certificate of Use and Occupancy for the

project to verify compliance with the approved WQMP and Operations and Maintenance Plan;

- Demonstrate that the Project Applicant has recorded one of the following:
 - a) The CC&Rs (that must include the approved Water Quality Management Plan and Operations and Maintenance Plan) for the project's HOA;
 - b) A water quality implementation agreement that has the approved Water Quality Management Plan and Operations and Maintenance Plan attached; or
 - c) The approved final Water Quality Management Plan and Operations and Maintenance Plan

COA 9 Prior to the issuance of grading permit, the Project Applicant shall record a grant of easement for on-site public storm water pipes to the Orange County Flood Control District.

Page 5-61, Section 5.1 (Aesthetics) – PDF 11 is added as follows:

[PDF 11](#) [Homeowners will be required, through the HOA's CC&Rs, to use only hooded and shielded down-lighting for all exterior lights, including landscape lighting.](#)

Page 5-88, Section 5.1 (Aesthetics) – Mitigation Measure AQ-1, the third bullet is herein revised as follows:

- AQ-1
- During grading, require that contractors employ oxidation catalysts [that shall achieve 40% reduction](#) during grading for excavation graders and scrapers exceeding 100 HP rated power if the entire project is graded at one time, unless use of such mitigation is demonstrated to be technically infeasible for a given piece of equipment.

Page 5-89, Section 5.1 (Aesthetics), Section 5.1 (Aesthetics) – b. Long Term (Operational Impacts) – The text is revised as follows:

With incorporation of ~~the following mitigation measure,~~ [Mitigation Measure GHG-2 included in Chapter 5.6 – Greenhouse Gas Emissions](#), operational emissions would not exceed respective SCAQMD significance thresholds.

Page 5-90, Section 5.1 (Aesthetics) – 5.2.7 – Cumulative Impacts – The last sentence of text is revised for clarification and consistency with Cumulative Impacts Chapter 7, page 7-4 as follows:

The Proposed Project, when combined with the proposed adjacent Cielo Vista project, is not anticipated to result in cumulative impacts to air quality [unless both projects are constructed simultaneously, in which case it would be considered a cumulative impact.](#) ~~because~~ The anticipated [individual project](#) emissions, with mitigation, are well below the established thresholds.

Page 5-150, Section 5.3 (Biological Resources) – #5 – Discussion regarding the northern harrier is revised as follows:

The northern harrier is CDFW SSC when nesting, but is a common, often abundant, winter visitor throughout California from September through April. Characteristically, this hawk inhabits marshlands, both coastal salt and freshwater, but often forages over grasslands and

fields. It glides and flies low over open habitats searching for prey. Northern harrier was observed foraging on site, but ~~would not nest on site as this species is not known to breed in southern California~~ exhibits a low likelihood of nesting on the site given the lack of previous records for nesting in this part of Orange County.

As northern harrier ~~does not breed on the site~~ exhibits a low likelihood for breeding on site based on the absence of past records and failure to observe breeding during the various surveys on the site, impacts to this species associated with Alternative 1 would be less than significant.

As northern harrier ~~does not breed on the site~~ exhibits a low likelihood for breeding on site based on the absence of past records and failure to observe breeding during the various surveys on the site, impacts to this species associated with Alternative 2 would be less than significant.

As northern harrier ~~does not breed on the site~~ exhibits a low likelihood for breeding on site based on the absence of past records and failure to observe breeding during the various surveys on the site, impacts to this species associated with Alternative 3 would be less than significant.

Page 5-164, Section 5.3 (Biological Resources) – PDF 16 – is clarified as indicated below.

PDF ~~17~~¹⁶ Fuel Modification Plan. To the extent feasible, native planting species approved for use in fuel modification zones by the Orange County Fire Authority will be used in fuel modification zones adjacent to natural habitat areas. Plants identified by the California Invasive Plant Council as an invasive risk in southern California will be excluded from all landscaping.

Page 5-164 and 5-166, Section 5.3 (Biological Resources) – Mitigation Measures – Mitigation Measures Bio-2 and Bio-3 have been revised as indicated below:

- Bio-2 Prior to the issuance of grading permits, a Special Status Planting and Monitoring Plan ~~detailed restoration program~~ shall be prepared by a qualified biologist in consultation with the CDFW and the USFWS for approval by the Orange County Manager of Planning ~~County of Orange~~. The plan ~~program~~ shall provide for planting at the appropriate time of the year for success of 326 greenhouse-propagated individuals of intermediate mariposa lily in the Study Area within an undisturbed area of coastal sage scrub of same habitat quality with respect to soil type and its characteristics. The plan shall include a maintenance program for weed removal, supplemental watering, fencing, and other forms of site protection. This mitigation plan ~~program~~ will be considered successful if at least 80% of 326 flowering individuals, or 261 flowering individuals, are observed five years after planting. If success criteria are not met after five years, remedial measures shall include greenhouse propagation and planting of additional individuals on the Project Site.
- Bio-3 Prior to the issuance of grading permits, a Special Status Planting and Monitoring Plan ~~detailed restoration program~~ shall be prepared by a qualified biologist in consultation with the CDFW and the USFWS for approval by the Orange County Manager of Planning. ~~county of Orange~~. The plan ~~program~~ shall provide for planting of 400 greenhouse-propagated individuals of Branton's milk-vetch in the Study Area within an undisturbed area of suitable habitat and soils, slope and exposure. The plan shall include a maintenance program for weed removal, supplemental watering, fencing

[and other forms of site protection.](#) This mitigation [plan program](#) will be considered successful if at least 80% of individuals, or 320 individuals, flower and set seed prior to senescence. If success criteria are not met prior to senescence of the planted individuals, remedial measures shall include greenhouse propagation and planting of additional individuals on the Project Site.

Pages 5-164 and 5-167, Section 5.3 (Biological Resources) — Mitigation Measures Bio-1, Bio-6, and Bio-7 have been revised to include a timeframe for monitoring success as follows:

- Bio-1 Prior to the issuance of grading permits, the Project Applicant shall prepare a re-vegetation plan for mulefat scrub, black willow riparian forest, and blue elderberry woodland located within Blue Mud Canyon. The plan will also incorporate California black walnut into the plant palette to mitigate the loss of 0.48 or 0.22 acre of walnut woodland associated with Options 1 and Option 2, respectively. The plan shall be prepared by a qualified biologist for review and approval by the Manager of OC Planning. At a minimum, the plan shall include restoration of mulefat scrub and black willow riparian forest vegetation that also includes a black walnut component. The plan shall include replacement of habitat at a minimum a ratio of 1:1; responsibility and qualifications of the personnel to implement and supervise the plan; site selection; site preparation and planting implementation; schedule; maintenance plan/guidelines; [five year monitoring plan with reporting to the Orange County Manager of Planning](#); and long-term preservation.
- Bio-6 Prior to the issuance of grading permits, the Project Applicant shall prepare a Restoration Plan for mulefat scrub, black willow riparian forest, coast live oak riparian woodland, and other appropriate wetland/riparian habitats at an acreage ratio of 1:1 to be located within Blue Mud Canyon. The plan shall be prepared by a qualified biologist for review and approval by the Manager of OC Planning. The Restoration Plan shall include the following:
1. Impacts to living coast live oak trees within CDFW jurisdiction will be mitigated through planting liners or locally collected acorns within Blue Mud Canyon at the following ratios:
 - For healthy trees to be removed for development:
 - trees less than 5 inches diameter at breast height (DBH) should be replaced at 3:1
 - trees between 5 and 12 inches DBH should be replaced at 5:1
 - trees between 12 and 36 inches DBH should be replaced at 10:1
 - trees greater than 36 inches DBH should be replaced at 20:1
 - For damaged trees (including trees damaged by construction and fire damaged trees to be removed for development):
 - trees less than 12 inches DBH should be replaced at 3:1
 - trees greater than 12 inches DBH should be replaced at 5:1
 - Impacts to trees that were killed by the 2008 Freeway Complex Fire do not require mitigation
 2. The sizes, condition, and total number of impacted trees will be determined after verification of the limits of CDFW jurisdiction and prior to issuance of any permit that results in ground disturbance.

3. The plan shall include responsibility and qualifications of the personnel to implement and supervise the plan; site selection; site preparation and planting implementation; schedule; maintenance plan/guidelines; five year monitoring plan with reporting to the Orange County Manager of Planning; and long-term preservation.
4. The Project Applicant shall notify CDFW, pursuant to Section 1600 of the California Fish and Game Code, of lake and streambed alterations (LSA), including activities in streams that will divert or obstruct the natural flow, or change the bed, channel, or bank of a river or stream, or use materials from a streambed. A copy of the LSA notice shall be provided to the Orange County Manager of Planning.

Bio-7 Prior to the issuance of grading permits, the Project Applicant shall prepare a Habitat Mitigation and Monitoring Program (HMMP). The HMMP shall be prepared by a qualified biologist for review and approval by the Manager of OC Planning. The HMMP shall include responsibility and qualifications of the personnel to implement and supervise the plan; site selection; site preparation and planting implementation; schedule; maintenance plan/guidelines; five-year monitoring plan with reporting; and long-term preservation.

The Project Applicant shall be fully responsible for the implementation of the Habitat Mitigation and Monitoring Program until the restoration areas have met the success criteria outlined in the approved plan. The Manager of OC Planning shall have final authority over mitigation area sign-off.

Page 5-168, Section 5.3 (Biological Resources) – Mitigation Measure Bio-9 has been revised to extend the possible distance for nesting raptors as follows:

Bio-9 Prior to the issuance of grading permits, the Project Applicant shall include the following condition on the grading plan for implementation during vegetation removal operations:

Thirty days prior to the initiation of project activities, a qualified biologist shall conduct weekly bird surveys, with the last survey no more than 10 days prior to initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). No vegetation removal shall occur between the dates of February 15 and September 30, ~~March 15 to August 31,~~ unless a qualified biologist surveys the Project's impact area 10 days prior to initiation of project activities ~~prior to disturbance~~ to confirm the absence of active nests. If an active nest is discovered, vegetation removal within a particular buffer surrounding the nest shall be prohibited until nesting is complete (i.e., nest is vacant and juveniles have fledged and there is no evidence of a second attempt at nesting); the buffer distance shall be determined by a qualified biologist (~~in consultation with the CDFW or the USFWS, if applicable~~) and in consideration of species sensitivity and existing nest site conditions. Limits of avoidance of 300 feet and up to 500 feet, ~~which can be up to 300 feet~~ for nesting raptors, shall be demarcated with flagging or fencing, and Project personnel, including contractors working on-site, shall be instructed on the sensitivity of the area. The Biologist shall record the results of the recommended protective measures described above and shall

submit a [written](#) memo [explaining justification of](#) ~~summarizing~~ any nest avoidance measures to the Manager of OC Planning to document compliance with applicable state and federal laws, [specifically §3503 and §3503.5 of the California Fish and Game Code](#), pertaining to the protection of native birds, including nesting raptors.

Page 5-211, Section 5.5 (Geology and Soils) – 5. Geologic Setting – Paragraph 1, line 7 is amended as follows:

“ . . . approximately ± 0.6 ~~± 0.06~~ mm per year . . . ”

Paragraph 2, line 5 is amended as follows:

“ . . . interpreted from the [mature](#) ~~nature~~ pattern of surface. . . ”

Page 5-214, Section 5.5 (Geology and Soils) – 7. Whittier-Elsinore Fault Zone – Line 6 is amended as follows:

“ . . . prominent [active](#) ~~actively~~ seismic hazards. . . ”

Page 5-219, Section 5.5 (Geology and Soils) – 18. Previous Site Studies – Line 3 is amended as follows:

“ . . . maps were published [encompassing](#) ~~compassing~~ . . . ”

Page 5-220, Section 5.5 (Geology and Soils) – Line 2 is amended as follows:

“ . . . major landslide conditions [\(Seward, 2004\)](#). ”

Page 5-238, Section 5.5 (Geology and Soils) – h. Retaining Wall Stability – Line 9 is amended as follows:

“Some [slopes](#) may also be underlain by. . . ”

Page 5-253, Section 5.5 (Geology and Soils) – Geo-14, line 5 is amended to read:

“ . . . the limits of grading [and](#) into areas to remain natural. ”

Page 5-288, Section 5.7 (Hazards and Hazardous Materials) – 8. Water Supply and Capacity – The following sentences in the first paragraph are amended as follows:

[OCFA and the District recommend a gravity storage supply system for all scenarios. A hydro pneumatic/pump system does not meet YLWD standards and will not be permitted in lieu of a gravity storage system.](#) ~~It was later determined that the fire hydrants in the upper portion of Hidden hills, which were served by a pump system rather than a gravity fed system, failed. Three emergency gas powered pumps overheated quickly and stopped working.~~

Page 5-305, Section 5.7 (Hazards and Hazardous Materials) – Zone A – Irrigated Structure Setback

Bullet 5 is corrected to read:

- No combustible construction (structures allowed in Zone A ([first 20 feet from structure last 20 feet of the lot abutting Zone B](#))).

Page 5-316, Section 5.7 (Hazards and Hazardous Materials) – Subsection h – The last sentence in the second paragraph is modified as follows:

The addition of a gravity-fed [reservoir potable water system will enhance potential fire flow availability](#) firefighting water supply will directly address issues concerning the loss of water to hydrants during the 2008 Freeway Complex Fire.

Page 5-33, Section 5.7 (Hazards and Hazardous Materials) – Subsection 5.7.6, Project Design Features is amended as follows due to the unique and significant fire protection requirements for Estate Lot 1:

PDF ~~1918~~ The Proposed Project includes a Precise Fuel Modification Plan that has been developed to provide a landscape transition area along the interface between residential development and adjacent open space to provide wildfire protection. [The OCFA will require separate review of Estate Lot 1 with regard to fuel modification/fire protection requirements.](#)

Page 5-409, Section 5.9 (Land Use and Planning) – 10. Local Agency Formation Commission (LAFCO) and Yorba Linda Sphere of Influence (SOI) – Sentence 3 is amended as follows:

[Annexation involves the addition of unincorporated territory to an existing city's boundary. Annexation of undeveloped property to a city can be initiated by the landowner or the city and is subject to review and approval by the Orange County Local Agency Formation Commission. However, in this instance, annexation could not occur without approval by the landowner consistent with California Code of Regulations §§57075-57090. ~~An annexation occurs when a city, together with the landowner, incorporates additional territory to its boundary.~~](#)

Page 5-412, Section 5.9 (Land Use and Planning) – 1. On-Site and Surrounding Land Uses – The fourth sentence in the last paragraph on the page is amended to read:

The operation and closure of the oil facilities is subject to [California Pubic Resources Code Division 3, Chapter 1, Article 4, Section 3106](#) and the Orange County Code, Oil Code, Section 7-8-1 through 7-8-53 of the Orange County Code of Ordinances.

Page 5-480, Section 5.10 (Noise) – 5.10.3 – Mitigation Measures – Mitigation Measure N-6 is modified as follows:

N-6 During the construction phase, Project Applicant shall ensure that construction hours, allowable work days and the telephone number of the job superintendent are clearly posted at all construction entrances to allow residents to contact the job superintendent. If the [County of Orange or the](#) job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action and report the action taken to the appropriate reporting party. [Contact specifications shall be included in the proposed project construction documents which shall be reviewed by the County of Orange prior to issuance of grading permits.](#)

Page 5-490, Section 5.10 (Noise) – Section 5.11.4 – The second full paragraph will provide clarification with the addition of the following text:

While there are no above moderate allocations remaining in the 2010-2014 income category in unincorporated Orange County, 2,174 units have been allocated in the unincorporated County for the 2014-2021 period during which Project construction is expected to occur.

Page 5-499, Section 5.12 (Public Services) – The first sentence in the third paragraph is modified to read:

As noted, the FPEP contains conceptual detailed fuel modification requirements that are discussed further in Section 5.7 ...

Page 5-500, Section 5.12 (Public Services) – The following is added to the fifth paragraph after the first sentence:

Per OCFA, Estate Lot 1 will be reviewed separately based on unique and significant fire protection requirements.

Page 5-508, Section 5.12 (Public Services) – Mitigation Measure PS-1 is modified as follows:

PS-1 Prior to issuance of the grading permit, ~~if deemed necessary by the Orange County Fire Authority,~~ the Project Applicant shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority providing for payment of fair share fees for impacts to capital and infrastructure needs.

Page 5-546, Section 5.14 (Transportation and Traffic) – 2. Existing Street System – The last sentence under Imperial Highway is modified as follows:

South of Yorba Linda Boulevard, the posted speed limit is 60 ~~65~~-mph.

Page 5-555, Section 5.14 (Transportation and Traffic) – 6. Existing Public Transit Service is hereby amended to include OCTA Route 38, which provides bus service to the City of Yorba Linda in the Savi Ranch Center.

Page 5-619, Section 5.14.4 1 (Transportation and Traffic) – Mitigation Measure T-1, first paragraph, is modified as follows:

T-1 For Option 1 and Option 2B, prior to issuance of building permits, the Project Applicant shall contribute to the installation of a three-phase traffic signal at the Yorba Linda Boulevard/Via del Agua intersection in the event the Cielo Vista project is not constructed. The Project Applicant's fair share contribution shall be 39% with the proposed Cielo Vista project as part of the cumulative base traffic condition, and 46% without the Cielo Vista project. The first project to be constructed, either Esperanza Hills or Cielo Vista, will pay 100% for the signal installation with an agreement between applicants to reimburse the fair share amount at the time the second project is constructed. If the City does not implement the improvement, the impact will be significant and unavoidable.

Page 5-633, Section 5.15 (Utilities and Service Systems – Subsection 5.15.3.b) – The third sentence in the second paragraph is modified as follows:

The system shall be designed to yield minimum static pressures of 60 psi at reservoirs' ~~high~~ mid-water level, residual pressures of 40 psi during non-fire demands. . .

Page 5-650

The last sentence in the fourth paragraph is corrected to read:

All regulations and ~~statutes~~ **statutes** will be complied with . . .

Page 6-5, Table 6-4-1 is modified as follows:

The biological resources under Option 2B are greater than the Proposed Project.

Table 3.A-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

Page 6-80, Section 6.8 (Project Alternative 4) – Section 6.8.1, 2. Air Quality – The following statement is removed from the section because it relates to greenhouse gas emissions, which are discussed separately:

~~However, impacts due to air quality would remain significant and unavoidable.~~

Page 10-1 – The following unavoidable adverse impact is included for clarification as follows:

Traffic

Mitigation Measures T-1 through T-3 provide for traffic improvements at three separate intersections. These improvements are located within the jurisdiction of the City of Yorba Linda, and the County cannot compel the City to implement the proposed mitigation measures. While Mitigation Measures T-1 through T-3 would reduce impacts to a less than significant level, the impact is only considered significant and unavoidable because of the uncertainty related to mitigation implementation.

Appendix J – Fire Protection and Emergency Evacuation Plan, page 78, is modified as follows:

2. All on-site fire hydrants will flow at 20 psi [minimum](#).
3. As such, fire flow for residences will provide a minimum [1,500](#) ~~1,000~~ gallons per minute for a duration of one hour . . .
4. Spacing distance between on-site hydrants will be [300](#) ~~500~~ feet in residential areas.

Appendix K – Preliminary Drainage Reports – Page 6 is hereby modified to remove the following statement:

~~The existing condition results were adjusted by interpolation to make the area match the proposed condition area.~~

Appendix L – Conceptual Water Quality Management Plan – Summary Table Option 1 is hereby modified to correct the Basin 4 area to 107.1 acres.

Appendix O – Traffic Impact Analysis –

Section 3.1 – Existing Street System is hereby modified to show the speed limit on Stonehaven Drive as 25 mph and on Via del Agua as 30 mph.

Section 5.2 – Project Traffic Distribution and Assignment – Option 1, page 14. The first bullet is hereby modified as follows:

- The site’s proximity to major traffic carriers (i.e. ~~Via del Agua, Stonehaven Drive,~~ Yorba Linda Boulevard etc.) [and local roadways \(i.e. Via del Agua, Stonehaven Drive\)](#)

Table 11-1 – page 37 – the title is hereby changed to read Southbound rather than Eastbound.