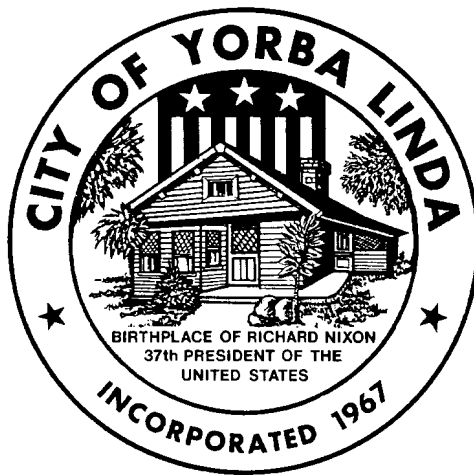


City of Yorba Linda



Initial Study

Taylor Grove, LLC Residential Subdivision

Tentative Tract Map 17000

July 24, 2006

City of Yorba Linda
Planning Division
4845 Casa Loma Avenue
Yorba Linda, CA 92886
714-961-7130

Section 1.0 - INITIAL STUDY CHECKLIST

1. Project Title:	Taylor Grove LLC Residential Subdivision
2. Lead Agency	City of Yorba Linda, Planning Division 4845 Casa Loma Avenue, Yorba Linda, CA 92886
3. Contact Person	Bruce Cook, Principal Planner (714) 961-7130
4. Project Location	18452 Buena Vista Avenue, Yorba Linda, California, APN 343-401-13
5. Project Sponsor	Taylor Grove, LLC, 12741 Bellflower Boulevard, Downey, CA 90242
6. General Plan	Medium-Low Residential
7. Zoning	R-E (Residential Estate)
8. Project Description	Taylor Grove, LLC has submitted an application to the City of Yorba Linda for Tentative Tract Map 17000 to subdivide the 3.65-acre (gross) property into 5 single-family residential lots consistent with the RE (Residential Estate) zoning standards pertaining to the property addressed as 18452 Buena Vista Avenue. This property is listed in the Historic Resources Element of the Yorba Linda General Plan, identified as the <i>18452 Buena Vista</i> , as a resource of National Register of Historic Places Eligibility. The Historic Resources Element references the existing dwelling on the property as representing the Craftsman-style ranch home characteristic of Yorba Linda's early history as a growing agricultural community. The project proposal is to demolish the existing structure and to clear and re-grade the land to make way for development of the property for five single-family residential home sites.
9. Project Setting & Surrounding Land Uses	<p>Setting - Project Setting: The project site is an irregularly 4 sided shape that occupies 3.65 acres, and contains five structures associated with residential use in its central and southwesterly portions. The site is dominated by orchard, ruderal/non-native grassland, ornamental and disturbed habitat.</p> <p>Surrounding Land Uses and Setting - The project site is bordered on the north by Buena Vista Avenue and single-family residences beyond, on the south by open space (Yorba Linda Reservoir site), and on the east and west by single-family residences.</p>
10. Other Agency Approvals Required	<ul style="list-style-type: none"> • California Regional Water Quality Control Board - §401 Waiver and Pollutant Discharge Elimination System (NPDES) General Construction Permit • South Coast Air Quality Management District - Rule 401 Dust Control Plan • Yorba Linda Water District - Water and Sewer Service

Figure 1 shows a Regional Map. Figure 2 shows a Vicinity Map. Figures 3 and 4 Aerial Photographs. Figure 5 shows a Photo Location Map. Figures 6 through 9 show Site Photos.

Figure 1 - Regional Map



Figure 2 - Vicinity Map

Figure 3 - Aerial Photograph

Figure 4 - Aerial Photograph 2

Figure 5 - Photo Location Map

Figure 6 - Site Photos 1 & 2

Figure 7 - Site Photos 3 & 4

Figure 8 - Site Photos 5 & 6

Figure 9 - Site Photos 7 & 8

Section 2.0 - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Potentially Significant Unless Mitigated,” as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population & Housing |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Utilities & Service Systems |

LEAD AGENCY DETERMINATION: On the basis of the initial evaluation

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



 Signature

July 24, 2006

 Date

Bruce Cook

 Printed Name

City of Yorba Linda

Section 3.0 - EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes potential impacts associated with the proposed project. Issue areas evaluated in this Initial Study include:

Aesthetics	Land Use & Planning
Agricultural Resources	Mineral Resources
Air Quality	Noise
Biological Resources	Population & Housing
Cultural Resources	Public Services
Geology and Soils	Recreation
Hazards & Hazardous Materials	Transportation/Traffic
Hydrology & Water Quality	Utilities & Service Systems

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the CEQA Guidelines and used by the City of Yorba Linda in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study’s preparation, a determination has been made that there may be significant environmental impacts that could result from the project, and therefore, preparation of an Environmental Impact Report (EIR) is required.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are re-stated and an answer is provided according to the preliminary analysis undertaken as part of the Initial Study. The analysis considers the long term, direct, indirect, and cumulative impacts to the project. To each question, there are four possible responses:

- No Impact** - The project will not have a measurable impact on the environment.
- Less Than Significant Impact** - The project will have the potential for impacting the environment, although this impact will be below established thresholds considered significant.
- Potentially Significant Impact Unless Mitigation Incorporated** - The project will have the potential to generate impacts that may be considered a significant effect on the environment, although mitigation measures or changes to project physical or operational characteristics can reduce these impacts to less than significant levels.
- Potentially Significant Impact** - The project will have impacts considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels. If the impact remains significant, written Findings of Fact and a Statement of Overriding Considerations would have to be adopted to approve the project.

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
1 - Aesthetics - Would the project:				
a. Have a substantial effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 - Agricultural Resources - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural and farm land. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct zoning for agricultural use, or a Williamson act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Involve other changes in the existing environment, which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 - Air Quality - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 - Biological Resources - Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 - Cultural Resources - Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 - Geology and Soils - Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risk to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 - Hazards and Hazardous Materials - Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, and as such, result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be within the vicinity of a private airstrip, and as such, result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are subject to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 - Hydrology and Water Quality - Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Result in significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Result in increased impervious surfaces and associated increased runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. Can the project impact aquatic, wetland, or riparian habitat?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Could the proposed project create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 - Land Use and Planning - Would the project:				
a. Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 - Mineral Resources - Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 - Noise - Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 - Population and Housing - Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 - Public Services - Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1. Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 - Recreation - Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 - Transportation/Traffic - Would the project:				
a. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 - Utilities and Service Systems - Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Would the project include a new or retrofitted stormwater treatment control Best Management Practice (BMP), (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and odors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 - Mandatory Findings of Significance				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Notes:

- a. Answers must consider the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- b. “Potentially Significant Impact” is appropriate if there is substantial evidence an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- c. “Potentially Significant Unless Mitigation Incorporated” applies where incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” Mitigation Measures must be listed and must describe how they reduce impacts accordingly.
- d. “Earlier Analysis” may be used where, pursuant to tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration (Section 15063(b)(1)(C), CEQA Guidelines). “Earlier Analysis” is discussed below in later paragraphs of this Section.

CITATION

Preparation of this Initial Study has relied upon information from many sources, which may include previously prepared EIRs or Negative Declarations, engineering project reports and many other types of scientific documents and technical reports. Pertinent documents relating to this Initial Study have been cited, in accordance with Section 15148 of the CEQA Guidelines, to eliminate need for inclusion of these other reports within the Initial Study. Specific sources used in the preparation of this Initial Study are cited in the following list.

Sources Cited

1. Orange County Fire Authority - Fire Prevention Division, Letter from Lynne Pivaroff, Fire Prevention Analyst, to Planning Department, City of Yorba Linda, (May 17, 2004)
2. City of Yorba Linda General Plan
3. City of Yorba Linda Zoning Ordinance
4. South Coast Air Quality Management District Air Quality Handbook
5. State of California Seismic Hazard Zones Map
6. Federal Emergency Management Agency Flood Hazard Boundary Map
7. City of Yorba Linda General Plan Environmental Impact Report
8. Raab Engineering, Inc., “Tentative Tract Map 17000,” (November 21, 2005)
9. City of Yorba Linda, “Negative Declaration: Yorba Linda Craftsman Residential Project,” (June 2003)
10. City of Yorba Linda, “HQT Residential Subdivision,” (November 2005)
11. City of Yorba Linda, “Negative Declaration: Mariposa Senior Apartments,” (July 2004)

12. City of Yorba Linda, “Negative Declaration: General Plan Amendment 2001-04; General Plan Amendment 2001-05; Zone Change 2001-02; Tentative Tract Map 15730 - Stonegate Development,” (May 2001)
13. General Habitat Assessment Results for the 3.65-acre Property located at 18452 Buena Vista Ave, City of Yorba Linda, Orange County, California, EARS, July 11, 2006
14. Phase I Environmental Site Assessment - Taylor Grove, LLC Residential Subdivision, EARS, July 2006

INCORPORATION BY REFERENCE

Portions of other documents that are public record or are generally available to the public may be incorporated by reference into an Initial Study prepared as part of a Negative Declaration, pursuant to Section 15150 of CEQA Guidelines. Where all or part of another document is incorporated by reference, incorporated language shall be considered set forth in full as part of the text of the Negative Declaration.

City of Yorba Linda General Plan, 1993 - The General Plan, updated in 1993, is a policy document that provides a long-term outlook for the future of the City. The General Plan takes into consideration all lands within present City boundaries, as well as areas outside City limits (i.e., sphere of influence) in recognition of interrelationships between land use and other issues affecting the City and surrounding lands.

City of Yorba Linda General Plan EIR, 1992 - The General Plan EIR summarizes potential environmental impacts associated with implementation of the General Plan.

City of Yorba Linda Zoning Ordinance, 2003 - The Zoning Ordinance (Zoning Code) delineates zoning districts and regulations within those districts that are consistent with land uses delineated in the General Plan.

EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Refer to Section 15063(b)(1)(C) of CEQA Guidelines. In this case, a discussion, on attached sheets, shall identify the following:

Earlier Analyses Used - Identify earlier analyses and state where it is available for review.

Impacts Adequately Addressed - Identify which effects from the Environmental Checklist, per part 3.0 of this document, were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Mitigation Measures - For effects that are “Potentially Significant Unless Mitigation Incorporated,” describe mitigation measures incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Section 4.0 - ENVIRONMENTAL ANALYSIS

Following is an identification of potential project impacts and related explanations.

4.1 - AESTHETICS - Would the proposal:

a. Have a substantial adverse effect on a scenic vista.

Less Than Significant Impact - The project site contains one residential structure, five residential-related structures, and many mature trees. Figures 3 to 9 show Site and Aerial Photographs. There are no designated scenic highways adjacent to the project site. Imperial Highway is located approximately 200 feet east of the site. A scenic vista toward the site exists from the south (existing open space) and from the southeast (a City-designated bicycle trail). Single-family residences bordering the site to the east beyond the bicycle trail have primary view orientations toward the north beyond Buena Vista Avenue. Single-family residences bordering the project site to the west also do not have primary view orientations toward the project site. Single-family residences to the north of the project site across Buena Vista Avenue have primary view orientations toward the project site. The proposed project will be at similar elevations as residences bordering and near the site. The City of Yorba Linda will place Standard Conditions on the discretionary permit that will ensure project development impact related to views toward and across the project site will be maintained at a less than significant level.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992); Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

No Impact - The site is not located within or adjacent to any California State scenic highway. Thereby, project development will not damage any scenic resources within a scenic highway.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992); Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

c. Substantially degrade the existing visual character or quality of the site and its surrounding.

Less Than Significant Impact - The project site contains one residential structure, five residential-related structures, and many mature trees. Project development will change existing visual quality of the project site by changing the project site to more intensive residential use and by eliminating many mature trees. However, structural architectural styles proposed will compliment existing architectural design of residential structures within the project vicinity. The City of Yorba Linda will place Standard Conditions on the discretionary permits that will ensure project development impact to the existing visual character/quality of the project site will be maintained at a less than significant level.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992); Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact - Project development will create new sources of light and glare associated with more intensive residential use. Project lighting will include windows/interior lighting and exterior illumination common to single-family residential tracts, and will be substantially different from present nighttime levels of light and glare. However, new light and glare sources will be similar to sources of other residential properties in the project vicinity and will not substantially alter nighttime views in the area surrounding the project site. Single-family residences bordering and near the project site have primary view orientations away from the site rather than toward or across the site. The site is, and will be, at equal or higher elevations than residences bordering and near the site to the north, east, and west. City Standard Conditions placed on the discretionary permit will ensure project development impacts to nearby residential areas resulting from increased light and glare will be maintained at a less than significant level.

Source: Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

4.2 - AGRICULTURAL RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural and farm land. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?

No Impact - There is no farm land designated as Prime, Unique, or of Statewide importance within the project site. The project site has been used for residential purposes. Therefore, project development will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses.

Sources: Farmland Mapping and Monitoring Program, State of California, Department of Conservation, Division of Land Resource Protection, 2003; City of Yorba Linda General Plan Update Environmental Impact Report, 1992

b. Conflict with or obstruct zoning for agricultural use, or a Williamson Act contract?

No Impact - No land within the City of Yorba Linda is designated as agricultural preserve or is subject to a Williamson Act contract. Therefore, project development will not conflict with or obstruct zoning for agricultural use or a Williamson Act contract.

Sources: Yorba Linda General Plan, 1993; City of Yorba Linda General Plan Update Environmental Impact Report, 1992

c. Involve other changes in the existing environment, which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use?

No Impact - No agricultural activities occur on site. The site has been used for residential purposes. Therefore, project development will not involve changes in the existing environment that, due to its location or nature, could result in conversion of Farmland to non-agricultural use.

Sources: City of Yorba Linda General Plan, 1993; City of Yorba Linda General Plan Update Environmental Impact Report, 1992

4.3 - AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

No Impact - The project site is located within the South Coast Air Basin, a 6,000 square mile area including Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Agencies designated by the governor to develop regional air quality plans are the South Coast Air Quality Management District and the Southern California Association of Governments. The two agencies first adopted an Air Quality Management Plan in 1979 and revised the plan several times because earlier attainment forecasts were demonstrated to be overly optimistic. The 1990 Federal Clear Air Act Amendment required all states with airshed of “serious” or worse ozone problems submit a revision to the State Implementation Plan. Amendments to the Implementation Plan have been proposed, revised, and approved over the last decade. The currently adopted clean air plan for the South Coast Air Basin is the 1999 State Implementation Plan Amendment, which accelerates the schedule for a number of new South Coast Air Quality Management District rules and regulations. The plan was approved by the United States Environmental Protection Agency in 2000.

The Air Resources Board maintains air quality monitoring stations throughout the State in conjunction with local Air Quality Management Districts. Data collected at these stations are used by Air Resources Board to classify basins as “attainment” or “non-attainment” with respect to each pollutant and to monitor progress in attaining air quality standards. Data from Yorba Linda are collected from the La Habra Station and the Anaheim Station. Air quality standards are monitored for the following seven criteria pollutants: ozone, carbon monoxide, nitrogen oxides, reactive organic gases, sulfate oxides, particulates ten microns or less in size, and lead.

The South Coast Air Basin could not meet the federal compliance deadline for ozone, nitrogen dioxide, carbon monoxide, or PM-10. The Basin has been designated a non-attainment area for ozone, Carbon Monoxide Particulate Matter. Agencies designated by the governor to develop regional air quality plans are the South Coast Air Quality Management District and the Southern California Association of Governments. The two agencies first adopted an Air Quality Management Plan in 1979 and revised the plan several times because earlier attainment forecasts were demonstrated to be overly optimistic. The 1990 Federal Clear Air Act Amendment

required all states with “serious” or worse ozone problems to submit a revision to the State Implementation Plan. Amendments to the Implementation Plan have been proposed, revised, and approved over the last decade. The currently adopted clean air plan for the South Coast Air Basin is the 1999 State Implementation Plan Amendment, which accelerates the schedule for a number of new South Coast Air Quality Management District rules and regulations. The plan was approved by the United States Environmental Protection Agency in 2000.

The Air Quality Management District adopted an updated clean air “blueprint” in August 2003. The Air Quality Management Plan outlines air pollution measures needed to meet federal health-based standards for ozone by 2010 and for particulates (PM-10) by 2006. The locally adopted air plan was approved by the California Air Resources Board in September 2003, and forwarded to the Environmental Protection Agency for review and approval. The plan continues most emissions reductions programs, but also indicates some emissions have been undercounted and incorrectly reported and additional control measures implemented if federal attainment deadlines for clean air standards are to be met. The recent ozone trend toward increased numbers of violations of standards and higher absolute maxima than at the start of this decade is of concern.

Existing and probable future levels of air quality around the project site in the City of Yorba Linda can be inferred from ambient air quality measurements conducted by the South Coast Air Quality Management District at its nearest monitoring stations in La Habra, Costa Mesa and Anaheim. The following conclusions can be made:

- Photochemical smog (ozone) levels continue to exceed standards by a wide margin. However, frequency of first-stage smog episodes has dropped from 6 to 8 annually in the late 1980s to 0 since 1994.
- Federal guidelines allow for no more than three violations within the previous three years to be considered as “attainment.” The federal one-hour ozone standard was violated once in the last three years. The federal 8-hour standard was violated four times. The Yorba Linda area is in attainment for the federal one-hour ozone standard, and only marginally out of attainment (by one day in three years) for the 8-hour standard.
- Until the early 1990s, levels of primary automotive (unreacted) exhaust such as carbon monoxide occasionally exceeded clean air standards. Violations of carbon monoxide standards diminished dramatically during the last decade. The one-hour State carbon monoxide standard and the 8-hour State and/or federal carbon monoxide standard have not been exceeded since 1992.
- Dust levels are not monitored at any South Coast Air Quality Management District monitoring station near Yorba Linda. However, given the regional semi-homogeneity of fine particulate matter in Orange County, Anaheim data suggest violations of fine particulate matter standards also are expected in the project vicinity with routine frequency.
- Ultra-fine particulate matter experiences a very low frequency of violations at the Anaheim monitoring station. The number of violations at Yorba Linda is similarly expected to be quite low.

A project will normally have a significant adverse environmental impact on air quality if the project would:

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

The South Coast Air Quality Management District has established emission thresholds for criteria pollutants that apply to short-term (construction related) emissions and long-term (operational) emissions. These thresholds are as follows.

- Carbon Monoxide - 550 pounds per day
- Nitrous Oxides - 55 pounds per day
- Reactive Organic Gases - 55 pounds per day
- Sulfur Oxides - 150 pounds per day
- Particulates - 150 pounds per day

Short-term and long-term emissions resulting from project development will be below South Coast Air Quality Management District threshold levels. To the extent the project is consistent with anticipated residential build out of the City of Yorba Linda, the project by inference also is consistent with the Air Quality Management Plan. This consistency implies the project will not create unanticipated regional air quality impacts because such impacts have been incorporated within the framework of the regional air quality planning process. The proposed project will replace a vacant unit with a unit intended for residential use. Therefore, air quality impacts associated with project development are considered incremental, not adverse, and not significant.

A residential development such as that proposed relates to the Air Quality management Plan through land use and growth assumptions used to forecast automotive air pollution emissions. The basin-wide Air Quality Management Plan is based on the designated land use for the project contained in the City of Yorba Linda General Plan. To the extent the project is consistent with anticipated residential build out of the City of Yorba Linda, the project by inference also is consistent with the Air Quality Management Plan. This consistency implies the project will not create unanticipated regional air quality impacts because such impacts have been incorporated within the framework of the regional air quality planning process. The proposed project would increase the number of existing dwelling units on the project site by 4. The proposed project (five single-family residential units) represents an increment of anticipated residential growth less than one percent of expected growth within the City. Therefore, project development is

consistent with planning area housing growth forecasts on both local and regional levels and project development will not result in air quality incompatibilities with any air quality plan.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992); Giroux & Associates, Environmental Consultants, "Air Quality Analysis - Tentative Tract Map No. 16637, City of Yorba Linda, California," (September 22, 2004)

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant Impact - Reference 4.3.a. Temporary construction activity emissions will occur. These emissions include on site generation of dust and equipment exhaust, and off site emissions from construction employee commuting and/or trucks delivering building materials. Construction-related air quality impacts often have been considered as individually less than significant due to their temporary nature. Also, construction air quality impacts are difficult to quantify because the exact type and amount of equipment used or acreage disturbed on any given day is unknown.

Short-term construction impacts may be generated by soil disturbance and equipment exhaust (fugitive emissions). Although fine particulate matter emissions are below threshold standards with use of standard control measures, the Southern California Air Basin is non-attainment for fine particulate matter emissions. Therefore, it is recommended use of best available control measures be made for fine particulate matter emissions.

Most adverse health effects related to particulate exposure derive from ultra-small diameter particulate matter comprised of chemically reactive pollutants, such as sulfates, nitrates, or organic material. A national clean air standard for particulate matter of 2.5 microns or smaller in diameter was adopted in 1997. Very little construction activity particulate matter is in this category.

In addition to fine particles that remain suspended in the atmosphere, construction activities generate many larger particles with shorter atmospheric residence times. This dust is comprised primarily of large diameter inert silicates that are chemically non-reactive and are further readily filtered by human breathing passages. These fugitive dust particles are more a potential soiling nuisance as they settle on parked cars, outdoor furniture, or landscape foliage than they are an adverse health hazard.

Construction also includes use of diesel-powered combustion equipment. Emissions from such equipment will not exceed South Coast Air Quality Management District thresholds. However, because of the non-attainment status of the Southern California Air Basin for ozone, reasonably available control measures should be implemented to reduce Nitrogen Dioxide emissions. Construction equipment exhaust contains carcinogenic compounds. Toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 day per year, 70-year lifetime exposure. Public exposure to heavy equipment operating in the distance will be an extremely small fraction of dosage assumption. Diesel equipment also is becoming progressively "cleaner" in response to air quality rules on new off-road equipment. Therefore, public health risk associated with project-related heavy equipment operations is not quantifiable, but small.

During finish construction application of paints and coatings may create daily ROG emissions that are at 60 percent of South Coast Air Quality Management District threshold. ROG is the other important smog precursor pollutant. Reasonable available ROG control measures should be implemented during application of paints and coatings even if thresholds are not exceeded. Mitigation measures can reduce ROG emissions from architectural coatings to approximately one-third of unmitigated values. City of Yorba Linda Standard Conditions placed on the discretionary permit will reduce ROG emissions to approximately 15 pounds per day and will ensure project development impacts to air quality resulting from short-term construction will be maintained at a less than significant level.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992); City of Yorba Linda, "Initial Study" and "Negative Declaration: HQT Residential Subdivision," (September 27, 2004)

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact - Project development will not anticipated to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is "non-attainment" under applicable federal and State ambient air quality standards because project specific air quality impacts will be less than SCAQMD thresholds.

A nominal project-related air quality concern derives from mobile source emissions generated at project build-out. Emissions associated with project development were calculated using the California Air Resources Board URBEMIS2002 computer model. Combined mobile and "area" source emissions for all pollutants will not exceed respective South Coast Air Quality Management District significance thresholds. Inclusion of area source (consumer products and on site natural gas combustion) contribution does not change this conclusion about lack of impact significance.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

d. Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact - Carbon Monoxide (CO) is the primary mobile source pollutant of local concern. Orange County is in attainment status with State CO standards. However, CO transport is very limited; that is, it disperses rapidly with distance from its source under normal meteorological conditions. Local sensitive receptors (such as residents, school children, elderly, hospital patients) can be affected by intersection/roadway congestion under certain meteorological conditions. High concentrations of CO are associated with intersections/roadways functioning at unacceptable levels of service, or containing very high volumes of traffic. All intersections in the project vicinity operate at acceptable Levels of Service. Project-generated peak hour vehicle trips will not result in additional intersection Levels of Service. Therefore, no instances of unacceptable CO emissions are anticipated and modeling CO emissions is unnecessary.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

e. Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact - Project development will result in short-term generation of diesel odors associated with construction activities. These odors will be temporary and not substantial. The proposed single-family residences will not generate substantially different odors from other residential uses in the project vicinity.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

4.4 - BIOLOGICAL RESOURCES - Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact Unless Mitigated - The project site is a human-disturbed, developed property occupied by one residential, four residentially related structures and many mature trees. A General Habitat Assessment has been performed for the Property. This report can be read in its entirety at the website <http://www.ci.yorba-linda.ca.us/tgpd.html> and will be included as a Technical Appendix to the Environmental Impact Report for which this Initial Study has been written. This report has been cited on page 20 of this document as item 13. A site reconnaissance of the property was performed on May 18, 2006. Based on the results of the general habitat assessment survey, no potential habitat for federal or state listed species was documented onsite. No species of concern or evidence of species of concern was detected during the site visit. Therefore, no USFWS/CDFG focused surveys are warranted. Also, no available habitat for sensitive plant species was documented onsite. Therefore, no focused plant surveys are warranted.

Source: City of Yorba Linda General Plan Update Environmental Impact Report, (1992), General Habitat Assessment Results for the 3.65-acre Property located at 18452 Buena Vista Ave, City of Yorba Linda, Orange County, California, EARS, July 11, 2006

Mitigation Measure:

BIO-1: Prior to issuance of a grading permit, a qualified biologist shall conduct a nesting bird survey to verify no native bird species nest on the project site.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact - The project site contains no riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California State Department of Fish and Game or the United States Fish and Wildlife Service. A General Habitat Assessment has been performed for the Property. This report can be read in its entirety at the website <http://www.ci.yorba-linda.ca.us/tgpd.html> and will be included as a Technical Appendix to the Environmental Impact Report for which this Initial Study has been written. This report

has been cited on page 20 of this document as item 13. A site reconnaissance of the property was performed on May 18, 2006. No riparian or other sensitive habitat was found on site. Based on the results of the general habitat assessment survey, no potential habitat for federal or state listed species was documented onsite. No species of concern or evidence of species of concern was detected during the site visit. Therefore, no USFWS/CDFG focused surveys are warranted. Also, no available habitat for sensitive plant species was documented onsite. Therefore, no focused plant surveys are warranted. Therefore, project development will have no impact on any riparian habit or other sensitive natural community.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992), General Habitat Assessment Results for the 3.65-acre Property located at 18452 Buena Vista Ave, City of Yorba Linda, Orange County, California, EARS, July 11, 2006

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Unless Mitigated - A single drainage that crosses the eastern portion of the site running roughly from north to south originating from some pipes placed under a sidewalk along Buena Vista Avenue to eliminate a puddle at a low spot in the roadway, appears to have cut a channel on the property that may qualify as Section 404 of the Clean Water Act jurisdictional “waters.” Therefore, project development could have a potentially substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. A formal jurisdictional delineation would be necessary to determine the extent of jurisdictional waters located onsite. If jurisdictional waters are present, development of this site would require a section 404 permit from the Army Corps of Engineers, a section 1600 Streambed Alteration Agreement from the California Department of Fish and Game, and a section 401 Water Quality Certification from the Regional Water Quality Control Board. These permits must be acquired prior to construction activities. Compliance with all terms and conditions imposed by these regulatory agencies would mitigate project related impacts to jurisdictional waters to a level of less than significant.

Mitigation Measure:

BIO-2: The Applicant shall undertake a jurisdictional delineation of the property. Should jurisdictional “waters” be found on the site, the Applicant shall obtain permits from the responsible agencies.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992) 13, General Habitat Assessment Results for the 3.65-acre Property located at 18452 Buena Vista Ave, City of Yorba Linda, Orange County, California, EARS, July 11, 2006

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact - Project development will occur on an infill site within a residential neighborhood. No migratory fish or wildlife species, established resident or migratory wildlife corridors, or native wildlife nursery sites are located on or adjacent to the project site. Therefore, project development will not impact or interfere substantially with movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, and will not impede use of native wildlife nursery sites.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact - The project site contains a variety of existing mature trees, none of which are part of an organized windrow. The Yorba Linda Municipal Code has a tree preservation ordinance (Chapter 16.08) that requires City review and approval of all trees greater than three inches in diameter prior to removal. The tree preservation ordinance recognizes development of any project may require removal of existing trees in cases where preservation is infeasible. To ensure existing trees are preserved or relocated to the extent feasible, on site a Tree Preservation Plan will be required to be submitted to the City prior to issuance of a Building Permit. The Tree Preservation Plan will identify existing trees that will be preserved in place or relocated on site. In addition, new trees may be planted on site as part of the required Landscape Plan for the project. Incorporation of these standard development requirements ensures any impact associated with loss of trees will be incremental, not adverse, and not significant. Therefore, project development will not conflict with local preservation policies or ordinances.

Sources: City of Yorba General Plan, 1993; City of Yorba Linda General Plan Update Environmental Impact Report (1992); City of Yorba Linda Zoning Ordinance (2003)

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact - The project site is not part of any Habitat Conservation Plan and is not adjacent to any Habitat Conservation area. Therefore, project development will not conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

4.5 - CULTURAL RESOURCES - Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?

Potentially Significant Impact - The Yorba Linda General Plan identifies the project site as a representation of the Craftsman style ranch home “characteristic of Yorba Linda’s early history as a growing agricultural community.” Although the General Plan does not establish a date of construction of the Craftsman residence on the project site, the Craftsman Residential Style in

Yorba Linda generally dates from 1900 - 1920. Project development would include demolition of this historic residence and therefore result in a substantial adverse change in significance of a historical resource as defined in CEQA Guidelines §15064.5.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

Less Than Significant Impact - There are no known archaeological resources within the project site. City of Yorba Linda Standard Conditions placed on the discretionary permit will ensure impacts to archaeological resources will remain at a less than significant level.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact - Significant portions of the project site have been re-contoured to provide for the five existing residential-associated structures. No unique geologic features exist on the property. There is little likelihood paleontological resources exist on site. City of Yorba Linda Standard Conditions placed on the discretionary permit will ensure impacts to paleontological resources or unique geologic features will remain at a less than significant level.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

d. Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact - Although the potential for encountering human remains is remote, compliance with California State Health and Safety Code Section 7050.5 and State of California Public Resources Code Section 5097.98 will ensure any human remains discovered during project development will be addressed adequately. Therefore, project development disturbance to any human remains, including those interred outside formal cemeteries, will be maintained at a less than significant level.

Sources: City of Yorba Linda Zoning Code

4.6 - GEOLOGY AND SOILS - Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on

other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact - Although the project site is located in a seismically active area (Southern California), no known active or potentially active faults exist on the project site or adjacent to the project site. In addition, the project site is not located within an Alquist-Priolo Fault Rupture Hazard Zone as established by the California State Department of Mines and Geology. However, several large fault systems exist in the region surrounding the project site, including the Whittier-Elsinore fault system (3 miles from the site), Puente Hills Blind Thrust fault system (6 miles from the site), Elsinore fault system (11 miles from the site), Newport-Inglewood fault system (20 miles from the site), San Jacinto-San Bernardino fault system (31 miles from the site), and San Andreas fault system (34 miles from the site). Type and magnitude of seismic hazards affecting the site are dependent on distance to causative faults and intensity and magnitude of a seismic event. The probability of primary surface rupture occurring on the project site “is considered very low” and the potential for primary fault rupture of ground surface “is very low to nil.”

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

2) Strong seismic ground shaking?

No Impact - Southern California is a seismically active area. Type and magnitude of seismic hazards affecting the project site are dependent on distance to causative faults and intensity and magnitude of a seismic event. No known active or potentially active faults exist on the project site or adjacent to the project site. However, several large fault systems exist in the region surrounding the project site, including the Whittier-Elsinore fault system (3 miles from the site), Puente Hills Blind Thrust fault system (6 miles from the site), Elsinore fault system (11 miles from the site), Newport-Inglewood fault system (20 miles from the site), San Jacinto-San Bernardino fault system (31 miles from the site), and San Andreas fault system (34 miles from the site). In general, a seismic hazard may be primary (such as surface rupture and/or ground shaking) or may be secondary (such as liquefaction and/or ground lurching). The entire Southern California region is located within Seismic Zone 4. This Zone is the most restrictive zone in the United States in terms of building design and structural requirements to minimize potential for significant damage during earthquakes. Seismic ground shaking likely would occur during an earthquake. Probability of primary surface rupture on site “is considered very low.” However, ground-shaking hazards caused by earthquakes along active regional faults exist. Project design will incorporate Uniform Building Code seismic design standards for Seismic Zone 4. City of Yorba Linda Standard Conditions placed on the discretionary action will ensure potential impacts pertaining to seismic ground shaking will be maintained at a less than significant level.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

3) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact - Project development will not result in exposure of people to potential seismic ground failure, including liquefaction. Liquefaction refers to a phenomenon in which water-saturated granular soils are transformed temporarily from solid state to liquid state because of sudden shock or strain as typically occurs during earthquakes. Three simultaneous conditions are required to have potential for liquefaction: generally cohesionless soils, high groundwater, and ground shaking. Most areas in Yorba Linda are at low risk for liquefaction hazards because the water table throughout most of the City is deeper than 50 feet, except for some parts of major drainage channels that primarily occur adjacent to the Santa Ana River. The project site is not close to such areas. Although some terrace deposits on the project site may have potential to liquefy, lack of ground water within 50 feet of the ground surface makes liquefaction unlikely. In addition, City of Yorba Linda Standard Conditions placed on the discretionary permit will require the applicant to submit a geological/soils report prior to project grading and will ensure project development impact pertaining to exposure of people or structures to adverse geological effects would be maintained at a less than significant level.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

4) Landslides?

Less Than Significant Impact - No evidence of faulting on site exists. No faults have been mapped on site. The project site is not within a State of California defined Fault Rupture Hazard Zone and none are located near the site. No active faults have been identified in literature review or have been observed on site. Ground shaking hazards caused by earthquakes along active regional faults exist. However, no seismically induced landslides are expected to occur. Incorporation of City Standard Conditions placed on the discretionary permit will result in maintaining potential impacts pertaining to landslides at a less than significant level.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact - Soil erosion will not occur after project development, but soil erosion may occur during grading and construction. Proposed grading includes 17,491 cubic yards of excavation and 14,634 cubic yards of fill, thereby requiring export of 2,857 cubic yards of graded material. Grading cuts extend to a maximum of approximately 15 feet in the south-central portion of the project site. Maximum fill depths are approximately 30 feet in the northeastern portion of the project site. Other cut/fill slopes are proposed at 2:1 inclinations and extend to heights of approximately 12 feet. Compliance with standard erosion control measures required by the City of Yorba Linda Municipal Code (Sections 15.40.090 and 15.40.510) will be included as Conditions of Approval of the grading permit and will ensure impacts resulting from airborne or waterborne soil erosion will be maintained at a less than significant level.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact - No unstable geologic unit or soil, or such that would become unstable as a result of project development, exists on the project site. Proposed grading includes 17,491 cubic yards of excavation and 14,634 cubic yards of fill, thereby requiring export of 2,857 cubic yards of graded material. Potential for landslide, lateral spreading, subsidence, liquefaction, or collapse is very remote. In addition, City of Yorba Linda Standard Conditions placed on the discretionary permit will ensure any potential project development impact to on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse will remain at a less than significant level.

Sources: City of Yorba General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risk to life or property?

No Impact - The project site is not located on expansive soil. Therefore, project development will not result in creating substantial risk to life or property from expansive soil.

Sources: City of Yorba General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact - The project will be connected to Yorba Linda Water District wastewater facilities and will not require use of septic tanks or alternative wastewater disposal systems.

Source: Mark Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

4.7 - HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact - Project development will not utilize substantial quantities of hazardous materials nor will dispose of such materials. All maintenance and landscaping substances will be subject to applicable regulations and requirements of the Storm Water Prevention Plan (Water Quality Management Plan) for the project. City of Yorba Linda Standard Conditions placed on the discretionary application will ensure adequate protection of routine transport, use and disposal of hazardous materials and thereby will ensure this impact will remain at a less than significant level. A Phase I Environmental Site Assessment has been performed for the Property. This report can be read in its entirety at the website <http://www.ci.yorba-linda.ca.us/tgpd.html> and will be included as a Technical Appendix to the Environmental Impact Report for which this Initial Study has been written. This report has been cited on page 20 of this document as item 14. A site reconnaissance was performed on May 18, 2006. No indications of environmental concerns were observed at that time. A computer search of available environmental records was performed by Environmental Data Resources, Inc. (EDR) in an effort to locate properties that have been reported as hazardous material generators,

potential or known sites containing leaking underground storage tanks or hazardous material spills. Environmental databases searched by EDR identified nine reported occurrences and ten orphaned sites. The Property was not listed in any of the databases searched by EDR. These reports do not raise a concern for potential contamination on the property with the exception of a leaking tank at a Shell gas station 2/3 of a mile north of the Property that could have contaminated groundwater under the Property. Groundwater in the area flows in a south-south-west direction. Drinking water for the Property is derived from municipal sources and not from groundwater. Based on the site reconnaissance, database search, and review of historic aerial photos and topographic maps, other than the potential for groundwater contamination under the property, there are no indications of environmental concerns on the Property.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992); City of Yorba Linda Municipal Code (2003); Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005), Phase I Environmental Site Assessment - Taylor Grove, LLC Residential Subdivision, EARS, July 2006

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact - Equipment used during project development is gasoline-powered and diesel-powered. Thereby, there is a very small risk of ruptures of gasoline or diesel tanks. In addition, there will be a minimal risk of spillage due to the limited duration of construction activities. Compliance with California State construction site safety regulations and with City of Yorba Linda regulations will limit risk to a less than significant level.

Sources: City of Yorba Linda General Plan (1993); City of Yorba General Plan Update Environmental Impact Report (1992); Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact - The project site is surrounded by residential neighborhoods and open space is located to its south. No schools are located within one-quarter mile of the project site. Therefore, project development will not result in release of hazardous emissions or use substantial amounts of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Sources: City of Yorba Linda General Plan (1993); City of Yorba General Plan Update Environmental Impact Report (1992); Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

d. Be located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?

No Impact - Therefore, project development will not be located on a hazardous materials site and will not create a significant hazard to the public or the environment. A Phase I Environmental Site Assessment has been performed for the Property. This report can be read in its entirety at the website <http://www.ci.yorba-linda.ca.us/tgpd.html> and will be included as a Technical Appendix to the Environmental Impact Report for which this Initial Study has been written. This report has been cited on page 20 of this document as item 14. A site reconnaissance was performed on May 18, 2006. No indications of environmental concerns were observed at that time. A computer search of available environmental records was performed by Environmental Data Resources, Inc. (EDR) in an effort to locate properties that have been reported as hazardous material generators, potential or known sites containing leaking underground storage tanks or hazardous material spills. Environmental databases searched by EDR identified nine reported occurrences and ten orphaned sites. The Property was not listed in any of the databases searched by EDR. These reports do not raise a concern for potential contamination on the property with the exception of a leaking tank at a Shell gas station 2/3 of a mile north of the Property that could have contaminated groundwater under the Property. Groundwater in the area flows in a south-south-west direction. Drinking water for the Property is derived from municipal sources and not from groundwater. Based on the site reconnaissance, database search, and review of historic aerial photos and topographic maps, other than the potential for groundwater contamination under the property, there are no indications of environmental concerns on the Property.

Sources: City of Yorba Linda General Pl (1993); City of Yorba General Plan Update Environmental Impact Report (1992), Phase I Environmental Site Assessment - Taylor Grove, LLC Residential Subdivision, EARS, July 2006

e. Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, and as such, result in a safety hazard for people residing or working in the project area?

No Impact - The project site is not located within two miles of a public airport or public use (private) airport. The nearest airport is Fullerton Municipal Airport, located approximately nine miles northwesterly of the project site. Therefore, project development will not result in a safety hazard for people residing or working in the project area.

Source: City of Yorba Linda General Plan (1993)

f. Be within the vicinity of a private airstrip, and as such, result in a safety hazard for people residing or working in the project area?

No Impact - The project site is not located within two miles of a public airport or public use (private) airport. The nearest airport is Fullerton Municipal Airport, located approximately nine miles northwesterly of the project site. Therefore, project development will not result in a safety hazard for people residing or working in the project area.

Source: City of Yorba Linda General Plan (1993)

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact - Project development will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The City of Yorba Linda Emergency Plan (Municipal Code Section 2.32.080) provides for mobilization of public and private resources in the City of Yorba Linda to address a local emergency, state of emergency, or state of war emergency. In addition, the Emergency Plan establishes powers, duties, services, and staff for the emergency organization. The applicant will be required to comply with such Plan, as it may be applicable to the project and project site. Therefore, project development will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

Source: City of Yorba Linda Municipal Code (2003)

h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are subject to urbanized areas or where residences are intermixed with wildlands?

No Impact - The project site is not adjacent to a wildland area or within a high wild fire hazard area as identified in the Yorba Linda General Plan. The project is urban infill in nature. Therefore, project development would not result in exposure of people or structures to significant loss, injury, or death due to wild land fires.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

4.8 - HYDROLOGY AND WATER QUALITY - Would the project:

a. Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact Unless Mitigated - Project development has the potential to significantly impact water quality during demolition of the existing structures on the project site and after construction of the five new residences on site. Anticipated and potential pollutants generated by residential development include the following: bacteria/virus; nutrients; pesticides; sediments; trash and debris; oxygen demanding substances; oil; and, grease. Materials used after construction that will have potential to contribute pollutants (other than sediment) to storm water runoff are the following: vehicle fluids, including oil, grease, petroleum, and coolants; asphalt concrete and Portland cement concrete materials and wastes; joint seal materials and concrete curing compounds; paints, solvents, and thinners; wood products; metal and plated products; sandblasting materials; mortar mix; PCC rubble; masonry block rubble; and, raw landscaping materials and waste (topsoil, plant materials, mulch, fertilizers, herbicides, pesticides).

Project development will require compliance with the California State General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit and with applicable City of Yorba Linda ordinances that implement requirements of the County of Orange NPDES permit. Project construction activity permit requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of Best Management Practices (BMP) to prevent erosion and polluted runoff from leaving the project site during storms and contaminating waterways. The project will incorporate Best Management Practices to remove pollutants associated with residential activities. Best Management Practices include preventive and

maintenance measures to prevent pollution and include treatment measures for treating water to remove pollutants prior to stormwater runoff leaving the project site. Treatment Best Management Practices include catch basins with Flo-Gard Filter Inserts. Implementation of Mitigation Measure HYD/WQ-1 will prevent a violation of water quality standards or waste discharge requirements during construction of the project. Post-construction BMP are required in accordance with the City of Yorba Linda municipal NPDES permit as delineated in the Orange County Drainage Area Management Plan (DAMP) and enforced via the City Municipal Code (Chapter 16.04, Water Quality Control). Implementation of Mitigation Measure HYD/WQ-2 will prevent post-construction violations of water quality standards or waste discharge requirements and assist in ensuring project development impacts to water quality and waste discharge will be decreased to a less than significant level.

Sources: City of Yorba Linda Municipal Code (2003); Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

Mitigation Measures

HYD/WQ-1: The Applicant shall demonstrate coverage has been obtained under the California State General Construction Activity NPDES Permit by providing a copy of the Notice of Intent (NOI) submitted to the California State Water Resources Control Board (SWRCB) and a copy of the subsequent notification of issuance of a Waste Discharge Identification (WDID) Number or other proof of filing to the Director of Public Works and the Director of Community Development. The Storm Water Pollution Prevention Plan shall be prepared by a Civil or Environmental Engineer and will be reviewed and approved by the City of Yorba Linda Public Works Division prior to issuance of a grading or building permit. The plan shall reduce pollutant discharge to the maximum feasible extent using management practices, control techniques and systems, design and engineering methods, and other appropriate provisions. A copy of the Storm Water Pollution Prevention Plan shall be kept at the project site.

HYD/WQ-2: The Applicant shall prepare a Water Quality Management Plan (WQMP) in accordance with the model WQMP prepared by the County of Orange and the City municipal NPDES permit. The WQMP shall be reviewed and approved by the Director of Public Works prior to issuance of a grading permit. The WQMP shall identify all nonstructural and structural Best Management Practices to be implemented as part of project development to reduce impacts to water quality to the maximum extent practicable. BMP in the WQMP shall pertain to the following.

- 1) Practices to minimize contact of construction materials, equipment, and vehicles with storm water
- 2) Erosion and sediment control practices
- 3) Non-storm water management
- 4) Post-construction storm water management
- 5) Maintenance inspection and repair

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact - The project site is not located in a groundwater recharge area. No net deficit in aquifer volume or lowering of the local groundwater table level will occur as a result of project development. Although project development will result in increased impervious surface on the project site, project development will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

No Impact - Existing storm water runoff on site is conveyed generally in a west to east direction by natural drainage courses. The storm drain at Rich Hill Way is part of the master drainage facility that enters the Atwood Channel/Carbon Creek and ultimately the lower Santa Ana River. Although project development will result in increased impervious surface of the project site, project development will maintain the existing general drainage pattern. Therefore, project development will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

No Impact - Reference 4.8.c. In addition, there is no history of excessive flooding problems on site currently associated with the downstream storm drain system. Although project development will result in increased impervious surface on the project site, project development will not result in substantial alteration of the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increasing rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact - Reference 4.8.c and 4.8.d.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

f. Otherwise substantially degrade water quality?

No Impact - Reference 4.8.a, 4.8.b, and 4.8.c. Project development will not otherwise substantially degrade water quality. In addition, the WQMP listed in Mitigation Measure HYD/WQ-1 will provide non-structural and structural BMP and related requirements to be utilized to reduce water quality impacts.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact - The project site is not located within a 100-year flood hazard area. However, a floodplain borders the project site to the west at lower elevations than the project site. Project development will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map because the project site is not located within a 100-year flood hazard area.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

No Impact - The project site is not located within a 100-year flood hazard area. However, a floodplain borders the project site to the west at lower elevations. Therefore, project development will not place structures within a 100-year flood hazard area.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact - The project site is not located within a dam or levee inundation area. Therefore, project development will not expose people or structures to a significant risk of loss, injury, or death involving flooding.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

j. Inundation by seiche, tsunami, or mudflow?

No Impact - The project site is not within a tsunami zone and there are no hillsides or slope areas adjacent to the project site that could generate mudflow. In addition, no water bodies

upstream of the project site exist that could inundate the project area. Therefore, project development will not result in inundation by seiche, tsunami, or mudflow.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

k. Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity, and other typical storm water pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)

Less Than Significant Impact - Reference Section 4.8.a. In addition, as noted in 4.7.a above, project development will not utilize substantial quantities of hazardous materials nor will dispose of such materials. Also, all maintenance and landscaping substances will be subject to applicable regulations and requirements of the Storm Water Prevention Plan (Water Quality Management Plan) for the project. Mitigation Measure HYD/WQ-1 will reduce storm water impacts from construction to a less than significant level.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

l. Result in significant alteration of receiving water quality during or following construction?

Less Than Significant Impact - Reference Section 4.8.a. In addition, as noted in 4.7.a above, project development will not utilize substantial quantities of hazardous materials nor will dispose of such materials. All maintenance and landscaping substances will be subject to applicable regulations and requirements of the Storm Water Prevention Plan (Water Quality Management Plan) for the project. Mitigation Measure HYD/WQ-1 will reduce storm water impacts from construction to a less than significant level.

City of Yorba Linda Standard Conditions, in combination with Mitigation Measure HYD/WQ-1, placed on the discretionary permit will ensure any project-related impact pertaining to storm water pollutants from physical aspects of the residential development will be maintained at a less than significant level.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

m. Otherwise result in any other potential impacts to stormwater runoff from post-construction activities?

Less Than Significant Impact - Reference Section 4.8.a. Post-construction BMP will be implemented as part of the Water Quality Management Plan (Mitigation Measure HYD/WQ-2).

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

n. Substantially increase the flow velocity or volume of stormwater runoff to cause erosion or habitat impacts within the project site or downstream?

No Impact - Reference Sections 4.8.c, 4.8.d, and 4.8.e. Although project development will include an increase in impervious surface across the project site, project development will not substantially increase flow velocity or volume of storm water runoff that would cause erosion or habitat impacts within the project site. The project will connect to the existing storm drain system in the project vicinity. In addition, project development will include landscaping that will allow water percolation. Furthermore, the project site is surrounded by residential development and a mini-park, has no significant habitat, and will maintain the existing general drainage pattern.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

o. Could the proposed project create significant increases in erosion of the project site or surrounding areas?

Less Than Significant Impact - Soil erosion will not occur after project development, but soil erosion may occur during grading and construction. The project site is situated on elevated terrace platform above land to the south and east. Proposed grading includes 17,491 cubic yards of excavation and 14,634 cubic yards of fill, thereby requiring export of 2,857 cubic yards of graded material. Conditions of Approval of the grading permit and will minimize impacts resulting from airborne or waterborne soil erosion.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

4.9 - LAND USE AND PLANNING - Would the project:

a. Physically divide an established community?

No Impact - The site is bordered to the north (beyond Buena Vista Avenue), east and west by existing single-family development and is bordered to the south by open space. The site is designated in the City of Yorba Linda General Plan for residential development (Medium-Low Density Residential) and is located in a residential (R-E - Residential Estate) zoning district. Project development is consistent with existing General Plan and Zoning Code stipulated densities and will maintain existing neighborhood residential density. Therefore, project development will not disrupt or divide the physical arrangement of an established community.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact - The Yorba Linda General Plan Land Use Element designates the project site as "Medium-Low Density Residential." This land use designation permits a maximum residential density of 1.8 dwelling units per acre, with typical lot sizes of one-third to one-half acre. This designation reflects terrain with topographical constraints and easily accommodates equestrian activities and properties permitting keeping of horses. The Yorba

Linda Zoning Code designates the site as R-E - Residential Estate, which indicates the project site is intended for residential development on minimum lot sizes of fifteen thousand square feet and maximum densities of 1.8 dwelling units per acre. Project development (5 single-family residential units) will result in a density of 1.4 dwelling units per acre. Existing land use and zoning designations will allow proposed densities and ensure project development is consistent with General Plan Land Use Element and Zoning Code land use designations for the project site.

The City of Yorba Linda General Plan Housing Element does not designate the project site as a candidate site for affordable or senior housing. Therefore, project development is consistent with General Plan Housing Element goals and policies.

The Yorba Linda General Plan identifies the project site as a representation of the Craftsman style ranch home “characteristic of Yorba Linda’s early history as a growing agricultural community.” Although the General Plan does not establish a date of construction of the Craftsman residence on the project site, the Craftsman Residential Style in Yorba Linda generally dates from 1900 - 1920. The Yorba Linda General Plan requires significant historical structures be preserved for residential use. Project development will involve demolition of the existing vacant deteriorated historical residence on site and construction of five new single-family residences in its place. Therefore, project development will result in an unavoidable potentially significant impact.

Source: City of Yorba Linda General Plan (1993); City of Yorba Linda Zoning Ordinance (2003)

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact - No Habitat Conservation Plan or Natural Community Conservation Plan exists within the project site or project vicinity. Therefore, Project development will not conflict with any habitat conservation plan or natural community conservation plan.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

4.10 - MINERAL RESOURCES - Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact - No mineral resources are located on site. The project site is not identified in the Yorba Linda General Plan Environmental Impact Report as within an oil production zone. Therefore, project development will not result in an impact to mineral resources.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact - No mineral resources are located on site. The project site is not identified in the Yorba Linda General Plan Environmental Impact Report as within an oil production zone. Therefore, project development will not result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

4.11 - NOISE - Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact - Unlike traffic, train, or aircraft noise sources, the City of Yorba Linda Noise Ordinance regulates stationary noise sources. The Yorba Linda Municipal Code (Chapter 8.32) has developed noise exposure standards as a function of land use sensitivity. In contrast to CNEL-based standards applied at the receiving property, City Noise Ordinance criteria are performance standards that must be met by the noise generator at its property boundary. City Noise Ordinance standards are applicable at all residentially zoned properties in the City and would govern on-site noise generation that could affect the residences nearest the project site. In addition, this Section of the City Noise Ordinance mandates exterior noise standards for usable outdoor space for all residential properties within a designated noise zone are 55 dBA between 7:00 a.m. - 10:00 p.m. and 50 dBA between 10:00 p.m. - 7:00 a.m. Therefore, on site noise levels from stationary sources, such as oil well operations, cannot exceed these levels.

The following primary compliance criteria are potentially applicable to the project site.

1. Usable outdoor space in side and rear yards must meet the City standard of 65 dBA CNEL.
2. Residential interiors must be able to achieve a 45 dBA CNEL level based upon the future traffic noise loading to the building shell.

Future Building-out Noise Levels

The project site is located along a public City roadway. The project is more than 200 feet from a major roadway with intervening houses. There are no traffic-related noise impacts from the environment upon the project.

Exterior Noise Standards Compliance

Noise reduction effectiveness of any barrier that interrupts the line-of-sight between the source and the receiver achieves a minimum reduction of 5 dB. Any perimeter/privacy walls erected around project residences will reduce further any noise in an already quiet environment.

Interior Noise Standards Compliance

Exterior to interior attenuation with partly open windows is -10 dB. Wood framed structures with “normal” levels of fenestration (single-paned closed windows) achieve a -20 dB noise level reduction. If windows must be closed to achieve the 45 dBA CNEL interior, supplemental ventilation must be provided per the Uniform Building Code to allow such closure.

City of Yorba Linda Standard Conditions placed on the discretionary permit will ensure exposure of persons to or generation of temporary noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies will be maintained at a less than significant level.

Sources: City of Yorba Linda Municipal Code, City of Yorba Linda Zoning Ordinance, City of Yorba Linda, “Negative Declaration: Yorba Linda Craftsman Residential Project,” (June 2003), City of Yorba Linda, “HQT Residential Subdivision,” (November 2005), City of Yorba Linda, “Negative Declaration: Mariposa Senior Apartments,” (July 2004), City of Yorba Linda, “Negative Declaration: General Plan Amendment 2001-04; General Plan Amendment 2001-05; Zone Change 2001-02; Tentative Tract Map 15730 - Stonegate Development,” (May 2001)

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact - Reference 4.11.a. In addition, project development is not expected to generate a substantial permanent increase in ambient noise levels.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992), City of Yorba Linda, “Negative Declaration: Yorba Linda Craftsman Residential Project,” (June 2003), City of Yorba Linda, “HQT Residential Subdivision,” (November 2005), City of Yorba Linda, “Negative Declaration: Mariposa Senior Apartments,” (July 2004), City of Yorba Linda, “Negative Declaration: General Plan Amendment 2001-04; General Plan Amendment 2001-05; Zone Change 2001-02; Tentative Tract Map 15730 - Stonegate Development,” (May 2001)

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact - Short-term construction noise impacts tend to occur in discrete phases dominated initially by earth-moving equipment and later for finish construction. Noise impacts resulting from construction activities range widely as a function of equipment used and activity levels. Heavy equipment noise typically ranges upward from 90 dBA at 50 feet from its source. Demolition of the existing residential structures and any subsequent earth moving will be the loudest activities. Noise will be reduced in later phases of finish construction as size and noise generation of individual pieces of equipment decrease. Loudest construction noises may require almost 1,000 feet between the source and a nearby receiver to reduce the 90 dB maximum source strength to a generally acceptable 65 dB exterior exposure level. Construction equipment noise may interrupt and intrude into residential enjoyment at the nearest off site residences for a brief period of time. City of Yorba Linda Noise Ordinance limits construction activity to 7:00 a.m. to 8:00 p.m. on Mondays through Saturdays. By limiting noisy activities to this time period, most off site receivers will not be present at their residences to hear equipment

operation. The City of Yorba Linda will place Standard Conditions on the discretionary permit that will limit hours and days of construction and thereby ensure the temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project caused by construction activities will remain at a less than significant level.

Sources: City of Yorba Linda, "Negative Declaration: Yorba Linda Craftsman Residential Project," (June 2003), City of Yorba Linda, "HQT Residential Subdivision," (November 2005), City of Yorba Linda, "Negative Declaration: Mariposa Senior Apartments," (July 2004), City of Yorba Linda, "Negative Declaration: General Plan Amendment 2001-04; General Plan Amendment 2001-05; Zone Change 2001-02; Tentative Tract Map 15730 - Stonegate Development," (May 2001)

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact - The project site is not located within two miles of a public or private airport. Therefore, project development will not expose people working or visiting the project site to excessive noise levels. The closest airport (Fullerton Airport) is approximately nine miles from the project site. Therefore, project development would not expose people residing or working in the project area to excessive noise levels emanating from airport land use.

Source: City of Yorba Linda General Plan (1993)

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact - The project site is not located within two miles of a public or private airport. Therefore, project development will not expose people working or visiting the project site to excessive noise levels. The closest airport (Fullerton Airport) is approximately nine miles from the project site. Therefore, project development would not expose people residing or working in the project area to excessive noise levels emanating from airport land use.

Source: City of Yorba Linda General Plan (1993)

4.12 - POPULATION AND HOUSING - Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact - Project development (5 single-family residential units) will result in a density of 1.4 dwelling units per acre. This density is consistent with the maximum density permitted by the existing land use and zoning designations. The City of Yorba Linda General Plan Housing Element does not designate the project site as a candidate site for affordable or senior housing.

Project development would yield a population of 16, using a California State Department of Finance population generation factor of 3.28 persons per dwelling unit. This would involve an increased population of an estimated 13 more than currently reside on the project site.

A portion of the residents of the project may relocate from other residences within Yorba Linda. Project development would facilitate City compliance with Regional Housing Needs Analysis numbers and Yorba Linda General Plan Housing Element requirements. Therefore, the increased population growth is not considered substantial.

Source: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact - Project development will demolish the residence and residential-associated structures existing on the project site and add additional residences. Ultimate project development will include 5 single-family residential units. Project development will not necessitate construction of replacement housing.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact - Project development will demolish the residence and residential-associated structures existing on the project site and add additional residences. Ultimate project development will include 5 single-family residential units. Project development will not displace substantial numbers of people or necessitate construction of replacement housing off site.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

4.13 - PUBLIC SERVICES - Would the project:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1) Fire protection?

2) Police protection?

Less Than Significant Impact - Project development will result in additional demand on existing public services but will not result in overburdening existing facilities. The City of Yorba Linda will place Conditions on the discretionary permit that will ensure adequate provision of fire protection and emergency service, and police protection for the project and project site.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992);

3) *Schools?*

4) *Parks?*

Less Than Significant Impact - Project development will result in generation of additional student population that will further impact an already impacted Placentia-Yorba Linda Unified School District. However, compliance with California State law pertaining to payment of school fees is State-approved mitigation and will ensure project development impacts to schools and parks will be reduced to a less than significant level.

The project does not include private recreational areas and will generate some usage of public park facilities within the project vicinity. Although project development will increase residential density on the project site, additional park usage will not be sufficient to result in need for new or physically altered park facilities. In addition, City of Yorba Linda Standard Conditions that pertain to local park fees will be placed on the discretionary permits.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

5) *Other public facilities?*

No Impact - Although project development will increase residential density on the project site, the increase in residential density will not be sufficient to result in substantial adverse physical impacts to other public facilities.

Sources: City of Yorba Linda General Plan (1993) City of Yorba Linda General Plan Update Environmental Impact Report (1992)

4.14 - RECREATION - Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact - Project development is residential in nature and does not contain a private recreational component. Project density is consistent with density contemplated by the City of Yorba Linda General Land Use Element and Zoning Code. Project development will not generate a population (16) sufficiently large to result in an increase in use of neighborhood parks regional parks, the adjacent City bicycle trail, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. In addition, the project

applicant will be required to pay local park fees that will enhance existing parks and promote new parks and recreational facilities.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992); City of Yorba Linda Zoning Ordinance (2003)

b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact - Project development does not include recreational facilities and does not require construction or expansion of recreational facilities. Therefore, project development will not have an adverse physical effect on the environment related to recreational facilities.

Source: City of Yorba Linda General Plan (1993)

4.15 - TRANSPORTATION/TRAFFIC - Would the project:

a. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact - Project development will generate approximately 50 average daily trips. This represents an increase of approximately 40 average daily trips more than the existing residential land use on the project site. The project will be a low generator of vehicular trips during peak hours for adjacent street traffic and will result in insignificant impacts to intersections in the vicinity of the project site, which will continue to operate at existing levels after project development.

Source: Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

b. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less Than Significant Impact - Project development will generate approximately 50 average daily trips. This represents an increase of approximately 40 average daily trips more than the existing residential land use on the project site. The project will be a low generator of vehicular trips during peak hours for adjacent street traffic and will result in insignificant impacts to intersections in the vicinity of the project site, which will continue to operate at existing levels after project development. Therefore, project development will not result in a capacity or hardship occurring on local streets in the project site vicinity and project development increase in traffic in relation to the existing traffic load and capacity of the street system will be at a less than significant level.

Source: Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact - Air traffic facilities are not in the immediate project vicinity. The closest air traffic facility is the Fullerton Airport, which is approximately 9 miles from the project site. Therefore, project development will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992); Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact - Each lot created on the project site will take primary vehicular access from Buena Vista Avenue. The surrounding neighborhood is single-family residential. No The City of Yorba Linda will place Standard Conditions and project-specific conditions on the discretionary permit that will ensure adequate sight distance will be maintained and sidewalk design will properly accommodate streetlights and mailboxes. In addition, the City of Yorba Linda will require a construction traffic plan as part of the discretionary permit. Therefore, development does not include roadway improvements that incorporate hazardous design features or result in incompatible uses.

Source: Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

e. Result in inadequate emergency access?

No Impact - Primary access to the project site will be via a northerly extension of Casson Drive. Emergency access will be in compliance with Orange County Fire Authority requirements. Therefore, project development will not result in inadequate emergency access.

Source: Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

f. Result in inadequate parking capacity?

No Impact - Garage parking will be provided according to City of Yorba Linda Zoning Code standards. Therefore, project development will not result in inadequate parking capacity.

Source: Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact - The Applicant will be required to comply with Air Quality Management District requirements, adopted plans, or programs supporting alternative transportation. Therefore, project development will not conflict with those policies, plans, or programs.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992); Raab Engineering, Inc., "Tentative Tract Map 17000," (November 21, 2005)

4.16 - UTILITIES AND SERVICE SYSTEMS - Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact - The Yorba Linda Water District is the agency having sewer jurisdiction for the project site. City of Yorba Linda Standard Conditions placed on the discretionary permit will require the applicant to secure wastewater treatment for the project site from the Water District.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact - Reference 14.6.a. In addition, the project site is located within the Yorba Linda Water District water service area. The project will be required to connect to the District water system when the property is developed.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Less Than Significant Impact - Reference 4.16.a and 4.8.a-f. City of Yorba Linda Standard Conditions placed on the discretionary permit will require construction of appropriate storm water drainage facilities.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact - Reference 4.16.a and 4.8.a-f. City of Yorba Linda Standard Conditions placed on the discretionary permit will require construction of appropriate water facilities.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact - Reference 4.16.a.

Source: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact - Project development will result in generation of additional solid waste. Yorba Linda Disposal provides solid waste disposal service for the majority of the City. Various recyclable materials are processed by the CVT Regional Material Recovery Facility and placed the processed recyclable material in the Brea-Olinda Landfill. City of Yorba Linda Standard Conditions placed on the discretionary permit will ensure project-generated solid waste will be accommodated appropriately and any related impact will be maintained at a less than significant level.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

g. Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact - City of Yorba Linda Standard Conditions placed on the discretionary permit will ensure the project will comply with federal, State, and local statutes and regulations pertaining to solid waste and any related project impact will be maintained at a less than significant level.

Sources: City of Yorba Linda General Plan (1993); City of Yorba Linda General Plan Update Environmental Impact Report (1992)

h. Would the project include a new or retrofitted stormwater treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

No Impact - Project development will not include Best Management Practices that promote standing water. Reference 4.8.a-f.

Sources: City of Yorba Linda General Plan Update Environmental Impact Report (1992)

4.17 - MANDATORY FINDINGS OF SIGNIFICANCE

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

Potentially Significant Impact - Project development was evaluated to assess potential for significant effects to biological and cultural resources. No fish or wildlife species or related habitat occurs on site. The project site has been degraded biologically and is surrounded by urban development. No rare or endangered plant species will be eliminated. A potential indirect impact of project development involves possible disturbance of potential raptor nesting on site. A Mitigation Measure has been included that will ensure any potential direct or indirect impacts

to nests will be reduced to a less than significant level. No historical or archaeological resources occur on the project site. City of Yorba Linda standard conditions placed on the discretionary application, will ensure proper treatment of paleontological resources that may be found during project development and any impact to those resources will be a less than significant level.

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

No Impact - Project development will replace a vacant deteriorated residential structure with five new single-family dwellings. Based on the foregoing analysis and the small scale of development, it is determined any negative contribution project development would inflict on area environmental conditions would be incremental, not adverse and not significant when considering effects of other development projects present, or future.

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

No Impact - Project development will replace a vacant deteriorated residential structure with five new single-family dwellings. Based on the foregoing analysis, project development will not result in impacts that may significantly impact area residents directly or indirectly, or adversely impact public health, welfare or safety.