



CITY OF YORBA LINDA Engineering-Public Works Department

February 3, 2014

Mr. Kevin Canning, Contract Planner
Current & Environmental Planning Section
County of Orange
OC Planning Services
P.O. Box 4048
Santa Ana, California 92702-4048

Subject: Comments on the November 2013 Esperanza Hills Draft Environmental Impact Report (Project No. PA120037)

Dear Mr. Canning:

The City of Yorba Linda Engineering/Public Works Department has reviewed the County's November 2013 Esperanza Hills Draft Environmental Impact Report (EIR). Given the site's proximity to the City of Yorba Linda, and the potential for the Project to affect our communities, residents, and infrastructure, we have identified concerns related to the adequacy of the analysis under the California Environmental Quality Act (CEQA). Several of these concerns were identified within the City's comment letter regarding the Notice of Preparation (NOP) and have not been properly addressed.

The City's Engineering/Public Works Department comments on the Draft EIR are attached for your consideration and review. The City requests that the County revise the Draft EIR to fully address the attached comments and recirculate the document for public review to ensure compliance with CEQA.

We appreciate the opportunity to review the Draft EIR for the Esperanza Hills Project, and request to be included on any future CEQA distribution pertaining to the Project. Should you have any questions, please do not hesitate to contact Matt Simonetti, Senior Civil Engineer, 714-961-7174, msimonetti@yorba-linda.org

Sincerely,

Matt Simonetti, PE
Senior Civil Engineer
City of Yorba Linda

TRAFFIC COMMENTS

1. Potential line-of-sight issues and speeding (due to downgrade) may exist on some of the streets. The implementation of traffic calming measures is requested to enhance traffic safety. Sight distance studies and design criteria shall be applied at all intersections, horizontal curves, and vertical curves. Graded slopes and landscaping design shall be considered at all sight distance limited use areas.
2. Page 5-546: Imperial Highway, north of Yorba Linda Boulevard is generally a 50 mph (not 45 mph) modified major arterial. The posted speed limit on Imperial Highway is 60 mph south of Yorba Linda Boulevard.
3. Please prepare the traffic signal warrants to justify the installation of a traffic signal at the intersection of Yorba Linda Boulevard and Via Del Agua.
4. Page 5-583/Table 5-14-12, Footnote d: the proposed widening and restriping to provide three westbound left-turn lanes along Savi Ranch Parkway may not be feasible due to right-of-way constraints. The traffic signal may have to operate as split-phasing, as a result of 3 westbound left turn lanes, for Savi Ranch Pkwy and therefore cause more delay for the traffic on Yorba Linda Boulevard. Please confirm with the City of Anaheim.
5. The City's existing traffic signal system is running on time-of-day plans and it is not capable of handling special signal timing required for fire emergency evacuation. This project should contribute fair-share funding towards the cost to upgrade the city's current traffic signal system to a traffic responsive system with surveillance cameras.
6. A minimum of two vehicle access points must be provided for better traffic circulation and fire safety concerns.
7. The project applicant shall be responsible for installing a traffic signal at the intersection of Yorba Linda Blvd. and Via del Aqua in compliance with the City of Yorba Linda standards.
8. Page 5-587/Exhibit 5-144 and Page 5-612/Exhibit 5-158, the "T" intersection at the main entrance should have 3-way stop control. Change the "No Parking Any Time" restriction to "No Stopping Any Time".

ENGINEERING COMMENTS

9. Chapter 2, Section 2.5, page 2-17: Mitigation measures are required for storm water runoff. Revise the mitigation measures to state proposed BMPs that will treat storm water runoff. Add implementation of Low Impact Development and Green Street design features to the Mitigation Measures column. Add Project Impacts are Potentially Significant Impact and identify the proposed Water Quality Mitigation Measures and BMPs.
10. Chapter 4 - Access: Include discussion of the proposed ingress/egress access for Bridal Hills and Yorba Linda Land. Indicate this access point on all Options exhibits.
11. Chapter 5, Section 5.8.4: Provide Green Street design BMPs and Low Impact Development design BMPs throughout the project site. The project shall implement the Low Impact development design process to the project to arrive at the appropriate BMPs. Preferred site treatment options shall be applied to the maximum extent possible.
12. Chapter 5, Section 5.8.4: The dry extended detention basin cross section in Exhibit 5-92 are not consistent with those shown in Exhibits 5-89 and 5-90.

13. Chapter 5, Section 5.8.4: The City of Yorba Linda and Orange County were faced with implementing Emergency Erosion and Sediment Control BMPs subsequent to the Freeway Complex Fire. Burn areas were susceptible to significant erosion, inlets required extensive protection, and pollutants were at high risk to reach receiving waters of the United States. The applicant should address areas of erosion in a post fire event and conditioned to produce a shelf ready Emergency Erosion and Sediment Control Plan. A fee study should be produced to ensure the funding of this plan can be implemented by the Home Owners Association.
14. Chapter 5, Section 5.8.6 Conditions of Approval, COA-9: Recommend revising prior to issuance of grading permit to prior to recordation of map such that the storm drain easements are to be show on the final tract map.
15. Chapter 5, Section 5.14: Add a Roadway Exhibit that indicates place holder street names "A", "B", "C", etc. and tentative street grades. Add typical Roadway Sections and reference the corresponding County of Orange standard plans. General Note: All roadway sections or street improvements that are not of a public agency standard shall be deemed private streets and privately maintained.
16. Chapter 5.13.4.2 Trails: The proposed Conceptual Trails Plan shall include the continuity of the public use Earthen Multipurpose Trails 35a and 36 as indicated in the City of Yorba Linda – General Plan Update - Riding, Hiking, and Bikeway Trails Component - April 5, 2005.