

Review of Response to Comments for the Esperanza Hills Draft Environmental Impact Report

The matrix below provides a general adequacy review of the County's responses to the City's DEIR comments dated February 3, 2014. It is important to note that the review has been conducted in the context of the Final EIR responses only. The Draft EIR was only referred to as necessary, in order to obtain the appropriate understanding of the context of the comment and associated response. No review of additional technical data, or validation of prior data, was used to assess the appropriateness of the County's responses. This assessment provides an opinion of the County's responses to comments, contained in the Final EIR, and whether the County's responses appear to appropriately address the City's concerns. The following response assessment is provided to the City for informational purposes only. Responses that appear incomplete or inadequate are highlighted in the table.

Comment	Nature of Comment	Assessment of County Response
Comment Letter L18, Submitted by the City of Yorba Linda on February 3, 2014		
Cover Letter		
1	Opening statement from City acknowledging the DEIR and requests recirculation of the document based on these comments.	Appears Adequate. Response for the introduction of a list of comments appears to be appropriate.
General Comments on the Draft EIR		
2	Air quality and visual analysis uses aggressive assumptions to reach a less than significant impact level.	Appears Incomplete. Air quality response appears to be appropriate. Response acknowledges visual character change but does not provide further discussion.
3	EIR proposes 2 options for site access, but does not propose an alternative primary and/or emergency access that would not cross Cielo Vista property, in the event that an agreement is not reached.	Appears Incomplete. Response states that 4 access routes were analyzed: 2 as part of the project, and 2 under the alternatives and defers to Orange County Fire Authority for determining what emergency access is required. Response to Comment L17-348 does state that Option 1 emergency access is within an existing easement on the Cielo Vista site. Responses do not appear to address the issue that that in all access options, one of the access routes (either primary or emergency/secondary) continues to cross Cielo Vista. Response does not clarify what happens in the event that an agreement with Cielo Vista is not successful.
4	Confusion regarding Bridal Hills and whether it was considered part of the project or as a cumulative project. Requests clarification regarding whether Bridal Hills is part of the baseline, project, or cumulative conditions.	Appears Incomplete. Response refers to Topical Response 5, which shows that Bridal Hills was part of the cumulative analysis; however, responses do not clarify if the numbers related to Bridal Hills was considered part of the project or cumulative or baseline conditions.
5	City has discretionary approval and should be considered a responsible agency.	Appears Adequate. The response appears appropriate.

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6	Cite sources	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
Introduction		
7	Change “zoning designation” to “zoning district”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
8	“Map” should change to “proposed VTTM 17522”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
9	Requests revision to the primary purpose of the NOP	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
10	Introduction should refer to “NOP comment letters” to avoid confusion within the Final EIR.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
11	DEIR does not contain a summary of main comments received in response to the NOP	Appears Adequate. The response appears appropriate.
12	Provide the actual number of days in the DEIR public review period	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
13	Incorporate by reference the entire OC Code, not just the OC Zoning Code	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
14	Incorporate by reference the entire City of Yorba Linda Municipal Code.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.

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15	OC 7A – Ready, Set, Go is a Program not a document	Appears Adequate. The response appears appropriate.
Executive Summary		
16	Executive summary needs to be updated for consistency with the comments presented in Sections 4 and 5.1 through 5.15.	Appears Adequate. Not addressed because not an environmental question or concern. Executive summary was not revised in the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
17	Executive Summary does not include a summary of alternatives.	Appears Adequate. Not addressed because not an environmental question or concern. Executive summary was not revised in the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
Project History and Background		
18	Page 3-1, Section 3, Paragraph 1: questions the use of “substantially undeveloped”; also should discuss Bridal Hills here.	Appears Adequate. The response appears appropriate.
19	Define Murdock “larger parcel” and specify anticipated residential units.	Appears Adequate. The response appears appropriate.
20	Requests language change.	Appears Adequate. The response appears appropriate.
21	Requests reordering and revising the discussions of OC and Yorba Linda general plans, growth assumptions, etc.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
22	Add a discussion in the project history and background regarding post fire conditions.	Appears Adequate. Refers to Section 5.7, Hazards and Hazardous Materials, for post –fire site condition discussion. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
Project Description		
23	Provide more detail regarding Specific Plan, Vesting Tentative Tract Map (VTTM), and construction phasing/schedule.	Appears Adequate. Response claims that the project description meets the CEQA Guidelines Section 15124 – Project Description. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
24	Describe the Pre-Annexation/Municipal Services Agreement and Preliminary Grading Plan	Appears Adequate. Responses recognizes that grading will vary depending on Options. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.

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25	Roadway sections and street improvements that are not of a public agency standard shall be deemed private streets and privately maintained.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
26	Capitalize “Family”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
27	Omit “developed land in” from project description statement regarding Chino Hills State Park.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
28	Text should stay consistent with table 5.3-2 identifying habitat types and use areas, and should state that the fire affected the areas.	Appears Adequate. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
29	Clarify that there are seven drainages and four canyons and revise text and exhibit 4-8 to be consistent with resources analysis sections.	Appears Adequate. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
30	Revise sections to describe canyons A, B, and C. Describe existing hiking and equestrian trails.	Appears Adequate. Points reader to where additional information is located regarding existing conditions on canyons and hiking trails. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
31	Add “Zone” to “Whittier Fault” and clarify it is an Alquist-Priolo Earthquake Fault Zone.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
32	Revise to use the term “traversed by” instead of “used by.”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
33	Move sentence regarding anticipation of oil production to the section <i>Project Characteristics</i> and discuss what is proposed.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.

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34	Move sentence “Because of the potential fire hazard...” To <i>Project Characteristics</i> .	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
35	Refer to General Comment #3 regarding confusion regarding Bridal Hills and whether or not it is included in the project analysis.	Appears Adequate. Discusses that Bridal Hills has been included in the baseline analysis in certain resources, just as biology, hazards and hazardous materials, hydrology, traffic/transportation, and water systems. The response appears appropriate.
36	Table 4-2-1 lists surrounding land owners not land uses.	Appears Incomplete. Response directs the reader to the resource section where land uses are further discussed; however, the response does not revise Table 4-2-1 to provide land use information as the text claims.
37	Section 4.3 should be revised to “Project Characteristics.”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
38	The two options are introduced; however, there is no nexus to the approach taken in the EIR. Revise to explain that the EIR addresses two options equally and that they vary primarily with respect to the primary and secondary emergency route connections/alignments.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
39	The Specific Plan is identified as a component of the project; therefore the Project Description should provide details regarding the Specific Plan. In addition, enough details regarding all project components should be included in the project description to support the impact analysis and conclusions.	Appears Adequate. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
40	Add details regarding the agreement needed in order to provide access and should be listed as “permits and other approvals.”	Appears Incomplete. Refer to L17-3, above. There is confusion as to whether the project includes an option that does not require an agreement, for either the primary or emergency access. If all options require an agreement, then it should be listed as “permits and other approvals.” If there is an option that does not require an agreement, then the response appears to be appropriate.
41	The Section <i>Project Entry</i> should be named <i>Access and Circulation</i> and consolidated with the <i>Access</i> section.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While

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42	Misspelled Esperanza Hills Homeowners' Association.	changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
43	Add descriptions regarding the multi-use and pedestrian trails.	Appears Adequate. Refer reader to Response L17-30. The response appears appropriate.
44	Clarify public versus private access to the trails within the project site.	Appears Adequate. The response appears appropriate.
45	Provide details regarding off-leash dog areas and if they conflict with City's municipal code.	Appears Incomplete. Responds to the permitting process; however, in the spirit of cooperation, and because the project site would be annexed into the City, acknowledgement of the City's process would be appreciated.
46	Should reference the proper name of the report and the correct Appendix. In particular the "Fuel Modification/Fire Protection Plan" vs. "Fire Protection and Emergency Evacuation Plan."	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
47	Rename Section to "Access and Circulation" and provide details per Exhibit 4-12.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
48	Will the City have the opportunity to review and approve the camouflage type(s) presented for the cell towers?	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, especially considering the City would likely annex the project, they are not required for these issues. The response appears appropriate.
49	Consider traffic calming features on all downhill streets.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
50	Clarify the meaning of "Environmental Features" and include a statement that PDFs would be required as conditions of approval.	Appears Adequate. The response appears appropriate.
51	Not sufficient detail regarding Specific Plan.	Appears Adequate. Taking the response to L17-39 into account, the response appears appropriate. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues.

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52	Lack of discussion regarding specific project schedule could result in inadequacies in assumptions for analyses.	Appears Incomplete. If no entitlement has been received for specific construction schedules, either the schedules should be assumed based on a proposed entitlement date, or the additional information should be provided to clarify that impact assessments, where schedules are assumed, are appropriate and are not being deferred.
53	BMPs used for water quality impacts, surrounding uses is too broad.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
54	Add other permits and agreements to list of discretionary approvals in Section 4.7.	Appears Incomplete. No response was given. The list in Chapter 4 should match the list in Chapter 2 and response should clarify this. CEQA requires a list of permits and other approvals, as well as a list of related environmental review and consultation requirements be provided to the fullest extent possible within the EIR project description.
55	Revise language regarding VTTM 17522.	Appears Adequate. Response provides revision to the text and refers previous response L17-39 appropriately.
56	Add an objective regarding drainage and water quality which addresses protecting drainage facilities, LID, and the Clean Water Act.	Appears Adequate. The response appears appropriate.
Aesthetics		
57	Adequately describe wall features, identify the structures, and discuss how they change the visual environment.	Appears Adequate. The response appears appropriate.
58	Section should mention the proposed Specific Plan and analysis should identify what regulations would be imposed on the project and that the project is consistent.	Appears Adequate. The response appears appropriate.
59	Define the reference to measures.	Appears Adequate. The response defines the different measures and their implementing tools, concluding that mitigation measures are the ones that are project specific and are implemented through the Specific Plan.
60	Summarize methods for photosimulations, clearly define which build options were simulated and why, include what type of vegetation was used, and discuss other assumptions.	Appears Adequate. The response appears appropriate.

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61	Scenic vistas/views and general views should be discussed separately as the character/quality differs. Does the project maintain the community's goals and objectives for the site?	Appears Incomplete. While the response appears appropriate with respect to the consistency with the community's goals and objectives, the response does not acknowledge the issue regarding scenic vistas/views and general views.
62	Delete "logically."	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
63	Clarify whether or not City of Yorba Linda Parks have views toward the project site.	Appears Adequate. Response acknowledges City Parks and their views.
64	Move discussion from regulatory framework to existing conditions.	Appears Adequate. Changes were not made to the Final EIR because the text was deemed relevant to the regulatory section. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
65	Analysis should clarify no impact to the future Cielo Vista residents would occur from the relocation of three oil wells.	Appears Adequate. Response is appropriate assuming that the Draft Cielo Vista EIR has not yet been certified (Orange County webpage appears that the EIR is still in Draft).
66	Revise to clearly state what changes to the character of the view result.	Appears Adequate. The response appears appropriate.
67	Analysis should specify why the project would not substantially degrade the existing visual character or quality for each view.	Appears Adequate. The response appears appropriate.
68	Provide discussion of consistency with the City's Hillside Development Ordinance.	Appears Adequate. The response appears appropriate.
69	Discussion should include the City's Hillside Development Ordinance.	Appears Adequate. The response appears appropriate.
70	Identify how PDFs and Mitigation Measures reduce impacts and include how they achieve consistency with the City's Hillside Grading Ordinance.	Appears Adequate. The response appears appropriate.
71	Revise discussion as no mitigation measures were recommended.	Appears Adequate. The response appears appropriate.
Air Quality		
72	The analysis uses an outdate version of the Cal EEMod program. The analysis should be updated with the latest version (version 2013.2.2).	Appears Adequate. Changes were made to the Final EIR. The Air Quality and Greenhouse Gas Emissions Impact Analysis were updated using the CalEEMod 2013.2.2 program.

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73	The analysis should address the project's consistency with the SCAQMD 2012 Air Quality Management Plan.	Appears Adequate. The updated Air Quality Analysis includes criteria used for determining consistency with the AQMP followed by a brief discussion of how the project meets the criteria.
74	The analysis should address any emissions or potential impacts to the proposed residences from the on-site oil wells that will remain in operation and their potential impact to the proposed residential uses.	Appears Adequate. The response appears appropriate.
75	Pursuant to guidance issued by the OPR, the construction analysis should address Naturally Occurring Asbestos.	Appears Adequate. The response appears appropriate.
76	The technical study should include a project description to clearly define what is being analyzed in the study.	Appears Adequate. The response appears appropriate.
77	HRA Outputs: Based on the reported annual emissions of 0.96 tones, the source emissions rate of 0.34×10^{-2} grams per second appears too small (by a factor of 10). Please provide additional description of the methodology include the source treatment.	Appears Adequate. The response appears appropriate.
78	HRA Outputs: Please provide the CalEEMod outputs that were utilized for the health risk analysis. The analysis indicates that the CalEEMod 2013.2.2 was used. However, only CalEEMod 2011.1.1 model outputs are included with the document.	Appears Adequate. The response appears appropriate.
79	Page 2 of the HRA: Please fix the typo for "0.0.009 ug/m ³ⁿ ".	Appears Adequate. The response appears appropriate.
80	Page 2 of the HRA (table footnotes): Please include text to explain why the 70 year exposure was used considering that construction activities would last approximately 8 years.	Appears Adequate. The response appears appropriate. The requested update is provided as part of the Final EIR.
81	Table 5.1-2 should include the monitoring data for year 2012.	Appears Adequate. The response appears appropriate. The requested update is provided as part of the Final EIR.
82	Table 5.2-3. Update the Ambient Air Quality Standards table.	Appears Adequate. The response appears appropriate. The requested update is provided as part of the Final EIR.

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83	The sensitive receptor discussion should include residential areas, schools, and parks within a one-mile radius of the project site. More sensitive receptors would potentially be impacted by the project than those adjacent to the access roads.	Appears Adequate. The response appears appropriate.
84	Table 5.2-6: Provide a source for the grading volumes.	Appears Adequate. The response appears appropriate.
85	The analysis references a reduction in off-road emissions by 33 percent. This is an oversimplification as it does not apply all equipment across the board.	Appears Adequate. The response appears appropriate.
86	Please provide sources for the earthwork and grading volumes.	Appears Adequate. The response appears appropriate.
87	Grading should be modeled for a 12-month duration to depict a “worse case” condition that is identified in the project description.	Appears Adequate. The response appears appropriate.
88	Please tabulate the result of the dispersion modeling and cancer risk calculations.	Appears Adequate. The response appears appropriate. The requested update is provided as part of the Final EIR.
89	Health Risk Analysis: The analysis should explain the methodology for the risk assessment and include a description of the source type, source treatment, wind speed, year of construction that had the highest emissions, etc.	Appears Adequate. The response appears appropriate. The requested update is provided as part of the Final EIR.
90	Table 5.2-10. The table should identify the source for these thresholds.	Appears Adequate. The response appears appropriate.
91	Table 5.2-11: Provide the source for these thresholds.	Appears Adequate. The response appears appropriate. The requested update is provided as part of the Final EIR.
92	Page 5-84: The analysis should describe which source receptor area the project is located in.	Appears Adequate. The response appears appropriate. The requested update is provided as part of the Final EIR.
93	Please update the analysis to be consistent with page 5-77 or explain why a different distance is used.	Appears Adequate. The response appears appropriate.
94	The analysis should address any potential impacts to the Cielo Vista project, which would be located immediately to the west of the proposed project and could potentially be occupied by 2015.	Appears Adequate. The response appears appropriate.

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95	Page 5-88, Mitigation Measures: All mitigation measures should indicate specific timing and responsibility for verification.	Appears Adequate. The response appears appropriate. The requested update is provided as part of the Final EIR.
96	Page 5-89, Mitigation Measures: The third bulleted item of MM AQ-1 should specify that diesel oxidation catalysts shall achieve 40 percent reduction to be consistent with what was modeled in CalEEMod.	Appears Adequate. The response appears appropriate. The requested update is provided as part of the Final EIR.
97	Page 5-89, long Term, Operation Impacts: This section states that emissions would not exceed SCAQMD threshold with implementation of the following mitigation measures. However, no mitigation measures follow.	Appears Adequate. The response appears appropriate. The requested update is provided as part of the Final EIR.
Biological Resources		
98	Revise existing conditions to clearly state pre-fire and post-fire conditions.	Appears Adequate. The response appears appropriate.
99	Further assurance on the implementation of the PDFs is needed. Further clarification on the feasibility of PDFs is needed.	Appears Adequate. The response appears appropriate.
100	Conclusions of significance rely on implementation of plans/programs. These defer to future actions. The plans/programs should be evaluated in the EIR.	Appears Adequate. The response appears appropriate.
101	Mitigation needs to provide detail, performance standards, and milestones.	Appears Adequate. The response appears appropriate.
102	List wildlife and the focused surveys.	Appears Adequate. The response appears appropriate.
103	Revise paragraph to better clarify if Table 5-3-2 outlines pre- or post-fire conditions.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
104	Summarize additional information from Appendix D and provide additional Tables.	Appears Adequate. The response appears appropriate.
105	Please state survey findings and conclusions for the 6 species not observed.	Appears Adequate. The response appears appropriate.
106	Revise to include details regarding the focused wildlife surveys and include conclusions regarding wildlife not surveyed.	Appears Adequate. The response appears appropriate.
107	Add footnotes to define global and state rankings.	Appears Adequate. The response appears appropriate.

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108	Add conclusion regarding plant species surveyed but not documented.	Appears Adequate. The response appears appropriate.
109	Discuss wildlife species surveyed and documented. Also add conclusion regarding species surveyed and not documented.	Appears Adequate. The response appears appropriate.
110	PDFs are introduced; see comment L17-99 above.	Appears Adequate. The response appears appropriate.
111	Why is the first Mitigation Measure BIO-9, with no mention of BIO-1 through BIO-8?	Appears Adequate. The response appears appropriate.
112	See Comment L17-99; question the feasibility of PDF prohibiting outdoor cats.	Appears Adequate. The response appears appropriate.
113	Impact analyses should include PDF numbers. Also, why do they begin at PDF-11?	Appears Adequate. The response appears appropriate.
114	PDF wording should say “shall” instead of “will.”	Appears Adequate. The response appears appropriate.
115	BIO-1, -2, -3, and -4 are deferred.	Appears Adequate. The response appears appropriate.
116	Revise “will,” “would,” and “should” to “shall” in all mitigation measures.	Appears Adequate. The response appears appropriate. Response states that all mitigation measures say “shall.”
117	Too much detail. The cumulative analysis emphasizes only Cielo Vista and Bridal Hills, there is not mention of other related projects.	Appears Adequate. The response appears appropriate.
Cultural Resources		
118	No global comments. Revise “an historical” to “a historical”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
119	Please clarify tribal consultation dates and explain why updated consultation is not required between 2008 and 2012.	Appears Adequate. The response appears appropriate.
120	Include information regarding pedestrian surveys, such as transects and fieldwork.	Appears Adequate. The response appears appropriate.
121		
Geology and Soils		
122	The impact analyses generically state that mitigation is recommended, but provide no description of the measure.	Appears Adequate. Changes were not made to the Final EIR because the comment does not raise a specific environmental question or concern. The response appears appropriate.

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123	The impact analyses often include an “acceptable level.” These conclusions should be revised to “less than significant” or “less than significant with mitigation incorporated.”	Appears Adequate. Changes were not made to the Final EIR because the comment does not raise a specific environmental question or concern. The response appears appropriate.
124	The reader is forced to search for the final conclusion of significance elsewhere in the section. This format creates disconnect in the impact analyses.	Appears Adequate. Changes were not made to the Final EIR because the comment does not raise a specific environmental question or concern. The response appears appropriate..
125	The term “on-site soil conditions that have the potential to” Implies only soil conditions could impact the proposed project. Delete “soil.”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate..
126	Please refer to documents consistently throughout. Also. Please describe the other assessments/studies.	Appears Adequate. Changes were not made to the Final EIR because the comment does not raise a specific environmental question or concern. The response appears appropriate.
127	Add statement to the end of sentence that the Whittier Fault Zone also traverses the project site, as illustrated on Exhibit XX.	Appears Adequate. The response appears appropriate.
128	In second to last sentence, please clarify what is meant by “within the parcel area,” since this encompasses the majority of the project site.	Appears Adequate. The response appears appropriate.
129	The first sentence describes the Whittier Fault Zone in relation to the site. Move to preceding paragraph; see comment 3# above.	Appears Adequate. The response appears appropriate.
130	The sentence beginning “In addition to sever ground shaking....” is out of place; move to Fault Rupture discussion.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
131	The sentence beginning “The Whittier Fault poses the most....” is out of place, since this is Existing Conditions. Move to impact analysis.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
132	First sentence is out of place, since it refers to conceptual design plan; move to impact analysis.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.

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133	Replace “Option depict” with “Option 2 depict.”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
134	Last line, add a space after “5.5.3,” and delete the last word “below”.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
135	First part of paragraph 2 “(through “11,000 years)” is out of place. Move or consolidate with introduction of Whittier Fault Zone above.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
136	In paragraph 2, sentence beginning “There is potential for primary...” clarify what area; refer reader to an Exhibit.	Appears Adequate. The response appears appropriate.
137	In paragraph 2, sentence beginning “Surface rupture due to a...” is out of place, since this is Existing Conditions. Move to impact analysis.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
138	This section is out of place, since it is preceded and followed by site-specific discussions. Please move to Geology on page 5-203.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
139	In paragraph 2, sentence beginning with “Existing geologic maps indicate...” clarify which areas. Refer reader to an Exhibit.	Appears Adequate. The response appears appropriate.
140	Discussions regarding the Whittier Fault Zone are provided here and in Sections 3 and 4. Please move these up and consolidate three discussions.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
141	Paragraph 2 is out of place, since this is Existing Conditions. Also, the Whittier Fault is not the only fault with potential to cause strong ground shaking at the project site. Please discuss others also.	Appears Incomplete. The editorial comment was not addressed because it is not an environmental question or concern. Response pertaining to text edits appear appropriate; however, the response does not address the City’s concerns regarding strong ground shaking potential from other faults in the area.

Comment	Nature of Comment	Assessment of County Response
142	This section is out of plane, since it refers to historic events. Move between #3 and #4 above.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
143	This section describes the conditions, however, doesn't state whether or not they are present on the project site. If so, please refer reader to an Exhibit.	Appears Adequate. The response appears appropriate.
144	See L17-143, above.	Appears Adequate. The response appears appropriate.
145	The last sentence is out of place, since this is Existing Conditions. Move to impact analysis.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
146	See L17-143, above.	Appears Adequate. The response appears appropriate.
147	Please tell reader where these studies are available for review or confirm their findings were verified/incorporated by the 2013 study.	Appears Adequate. The response appears appropriate.
148	Paragraph 2, which refers to the American Geotechnical study, is out of place, since the 2013 study is current, no previous. Suggest consolidate with introduction on Page 5-203.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
149	The project impacts involving soil erosion are not addressed in this section. Suggest replace all "sill" to "would." Also, this section would be better served if it were outlined/analyzed according to the thresholds identified in Section 5.5.2.	Appears Adequate. The response appears appropriate.
150	Sentence 2 refers to "the roadway" however doesn't identify which roadway.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
151	Please provide a significant conclusion.	Appears Adequate. The response appears appropriate.
152	Paragraph 1 is out of place, since it pertains to earthquakes. Please move.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
153	Following sentence 1, insert sentence regarding Exhibit, which is the second to the last one in the same paragraph.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
154	These discussions are out of place, since access features are already introduced on page 5-223. Move/consolidate these discussions with previous.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
155	This discussion is out of place, since it is regulatory. Move/consolidate with regulatory. Also. Please add discussion to regulatory of what is mandated by Act.	Appears Adequate. Changes were not made to the Final EIR because the comment does not raise a specific environmental question or concern. The response appears appropriate.
156	Discussion beginning “Field exploration for preparation.....” through “Appendix G of this DEIR” on the following page (paragraph 1) is out of place. Move to Existing Conditions.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
157	“Faulting” is not a CEQA threshold/potential hazard. Suggest consolidating with “Ground Rupture” discussion on page 5-225.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
158	Following first sentence, refer reader to an Exhibit.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
159	Line 1 begins discussion of Fault Hazard Report, however, discussion should be preceded by discussion/introduction of Report recommendations regarding the 120-foot and 50-foot seismic setback zones.	Appears Adequate. The response appears appropriate.
160	What CEQA threshold/potential hazard is address here?	Appears Adequate. The response appears appropriate.
161	Please relate these to a particular threshold and provide a significance conclusion.	Appears Adequate. The response appears appropriate.
162	This discussion is out of place and should be consolidated with the ground rupture and faulting discussions.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
163	Exhibit should be provided that clearly illustrate those non-habitable structures (i.e., bridges, roads, etc.) that are proposed within the setback zones.	Appears Adequate. The response appears appropriate.
164	Please verify that these ongoing studies and future findings will not alter these EIR conclusions.	Appears Adequate. The response appears appropriate.
165	Conceptual design level geotechnical studies should be conducted. This raises an issue of deferment.	Appears Adequate. The response appears appropriate.
166	There is no other mention in this Section that the report needed finalizing, Please clarify.	Appears Adequate. The response appears appropriate.
167	A reference to an exhibit that supports the surface rupture hazards conclusion should be included. The basis for the conclusion of low risk should be because the proposed habitable structures would not be located within the seismic set back zones.	Appears Adequate. The response appears appropriate.
168	The sentence beginning with “The risk to improvements proposed within...” should be revised to “The risk to improvements other than habitable structures proposed within...”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
169	The last sentence beginning with “In addition, no habitable...” is out of place and is stated in the following paragraph.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
170	Please consolidate these paragraphs with paragraphs 5 and 6.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
171	A significance conclusion is not provided.	Appears Adequate. The response appears appropriate.
172	See L17-171 above.	Appears Adequate. The response appears appropriate.
173	See L17-171 above.	Appears Adequate. The response appears appropriate.
174	See L17-171 above.	Appears Adequate. The response appears appropriate.
175	See L17-171 above.	Appears Adequate. The response appears appropriate.
176	See L17-171 above.	Appears Adequate. The response appears appropriate.
177	The presence of these soil conditions should be determined now. See comment #47 above.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
178	The presence of these soil conditions should be determined now. See L17-171 above.	Appears Adequate. The response appears appropriate.
179	See L17-171 above.	Appears Adequate. The response appears appropriate.
180	For all measures, change to “shall.”	Appears Adequate. The response appears appropriate.
181	These studies/investigations should be evaluated as part of the EIR, in order to determine the mitigation measure’s effectiveness in avoiding/reducing an impact.	Appears Adequate. The response appears appropriate.
182	It is recommended each mitigation measures’ milestone for implementation be re-evaluated and revised to “prior to grading permit.”	Appears Adequate. The response appears appropriate.
183	The list of MM should be preceded by a MM similar to the following: “Prior to issuance of a Grading Permit, the OC Director of XX shall verify that.....”	Appears Adequate. The response appears appropriate.
184	GEO-5 is a variation of GEO-4. Consolidate these MM.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
185	GEO-11 is a variation of GEO-4 and GEO-5. Consolidate these MM	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
186	The geology and soils analysis should verify and add a conclusion that on-site and off-site grading for the project combined with other grading at a nearby related project (i.e., Cielo Vista and Bridal Hills) would not result in cumulative impacts involving unstable geologic units result in onsite or offsite landslides, lateral spreading, subsidence, or collapse.	Appears Adequate. The response appears appropriate.
Greenhouse Gas Emissions		
187	Analysis should be updated with the latest version of CalEEMod.	Appears Adequate. The response appears appropriate.
188	Refer to L17-76.	Appears Adequate. The response appears appropriate.
189	Refer to L17-77.	Appears Adequate. The response appears appropriate.
190	Refer to L17-78.	Appears Adequate. The response appears appropriate.
191	Refer to L17-79.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
192	Refer to L17-80.	Appears Adequate. The response appears appropriate.
193	Section should include a discussion of GHGs.	Appears Adequate. The response appears appropriate.
194	Air Quality Standards provided in the regulatory section should be removed as they are associated with criteria air pollutants and not GHGs.	Appears Adequate. The response appears appropriate.
195	Information on the thresholds for criteria pollutants is not applicable to GHGs.	Appears Adequate. The response appears appropriate.
196	Use the latest version of the CalEEMod.	Appears Adequate. The response appears appropriate.
197	Use CalEEMod to quantify GHG project design features/mitigation measures. Necessary reductions should be demonstrated.	Appears Adequate. The response appears appropriate.
198	GHG-1 is included without a nexus to an impact and, thus, is not necessary.	Appears Adequate. The response appears appropriate.
Hazards and Hazardous Materials		
199	Simplify the Hazards and Hazardous Waste section; it is unclear and provides too much information.	Appears Adequate. The response appears appropriate.
200	Clearly describe all communications with OCFA to date, including communication on the Fuel Modification Plan and Emergency Access.	Appears Adequate. The response appears appropriate.
201	Clearly identify the implementation tool for the measures implemented by the Applicant.	Appears Adequate. The response appears appropriate.
202	Technical study acreages do not match the DEIR project description.	Appears Adequate. The response appears appropriate.
203	Assumptions in the technical study do not match the DEIR. Technical study should include assumptions such as relocation of oil wells to the Cielo Vista site.	Appears Adequate. The response appears appropriate.
204	Fire model used in the technical study should be updated to include the information related to the amount of time it took the site to burn during the 2008 Freeway Complex Fire.	Appears Adequate. The response appears appropriate.
205	Define what the term off-site impact area.	Appears Adequate. The response appears appropriate.
206	Update the discussion to reflect information regarding lack of existing fire flow during the 2008 Freeway Complex Fire.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
207	Please clarify existing conditions versus project information.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
208	DEIR is not consistent with technical study regarding the number of aboveground storage tanks.	Appears Adequate. The response appears appropriate.
209	There was no Phase II completed at the site. Why is this in existing conditions.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
210	Technical study information should be summarized in existing conditions.	Appears Adequate. The response appears appropriate.
211	Include Federal, State, and local regulations regarding hazardous materials and emergency evacuations.	Appears Adequate. The response appears appropriate.
212	Restating project description and site plans in this section is not consistent with the other sections of the DEIR and is not necessary.	Appears Adequate. The response appears appropriate.
213	Aesthetic Section does not include analysis of a fire wall.	Appears Adequate. The response appears appropriate.
214	Reword HAZ-3 to be consistent with the State regulatory requirements for oil well closure procedures.	Appears Adequate. The response appears appropriate.
215	Reword HAZ-4 to be consistent with the State regulatory requirements for oil well closure procedures.	
216	HAZ-11 seems programmatic. Should new water infrastructure, not considered in this DEIR, be required, activities would require CEQA clearance.	Appears Adequate. The response appears appropriate.
217	This discussion should be moved to existing conditions.	Appears Adequate. The response appears appropriate.
Hydrology and Water Quality		
218	Comments on Appendices K and L also apply to the Hydrology and Water Quality Section in the DEIR.	Appears Adequate. The response appears appropriate.
219	Appendix K: All comparisons of existing and proposed flowrates should utilize expected value flowrates.	Appears Adequate. The response appears appropriate.
220	Appendix K: Provide documentation on the assumption of natural cover (dense) for existing and proposed needs.	Appears Adequate. The response appears appropriate.
221	Appendix K: Justify the use of a non-standard impervious percentage.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
222	Appendix K: CEQA Checklist Item C for Hydrology and Water Quality does not appear to be adequately addressed.	Appears Adequate. The response appears appropriate.
223	Appendix K: Justify the adjustments of areas – what is being interpolated? Areas of existing and proposed conditions should match in order to assure the adequate mitigation.	Appears Adequate. The response appears appropriate.
224	Appendix K: Where is the 174 cfs difference shown in the 10-year model?	Appears Adequate. The response appears appropriate.
225	Appendix K: Why does Table 2 not show 10-year events?	Appears Adequate. The response appears appropriate.
226	Appendix K: All analyses should be consistent with the OCHM including Addendum No. 1.	Appears Adequate. The response appears appropriate.
227	Appendix K: Flood control detention and water quality facilities should be considered impervious.	Appears Incomplete. While the response appears appropriate, in the spirit of cooperation, the response could be bolstered to clarify that impact assessments are appropriate and are not being deferred.
228	Appendix L: Define the “critical rate for adverse impacts” as it is not always the existing flow rate.	Appears Adequate. The response appears appropriate.
229	Appendix L: Basin 4 should be revised to show the correct acreage (118 not 107.1).	Appears Adequate. The response appears appropriate.
230	Comparison of Basins 1, 2, and 3 discharge seem incorrect.	Appears Adequate. The response appears appropriate.
231	Appendix L: Provide Green Street design BMPs and LID design BMPs throughout the project site.	Appears Adequate. The response appears appropriate.
Land Use and Planning		
232	Each document should first be generally described including its components, purpose, and specific relationship to the project/project site. The discussion, as written, does not articulate the purpose of these documents and how they regulate land use.	Appears Adequate. The response appears appropriate.
233	This discussion should be revised to discuss a Specific Plan and its requirements, purpose and approval process by the County.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
234	Exhibit 5-59 should be updated to identify the project site.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
235	References to specified chapters or sections of the Yorba Linda Zoning Ordinance should be provided.	Appears Adequate. The response appears appropriate.
236	It is unclear if the first sentence is making a statement or referring to the proposed project.	Appears Adequate. The response appears appropriate.
237	The statement that the project provides a backbone for a comprehensive system of bikeways is misleading.	Appears Adequate. The response appears appropriate.
238	This references a trail down to San Antonio Park and the equestrian center-please change “center” to arena.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
239	The analysis does not address the compatibility of facilities in relation to the proposed land uses.	Appears Adequate. The response appears appropriate.
240	It is unclear if the Fire Protection and Emergency Evaluation Plan has been coordinated with the Cielo Vista development since the proposed project would utilize its roadway system for emergency access. Does the plan consider evacuation associated with both areas?	Appears Adequate. The response appears appropriate.
241	The discussion should identify the County’s parkland requirement in order to demonstrate if the project meets the requirement.	Appears Adequate. The response appears appropriate.
242	This table refers to “active”, when it appears most of the acres are passive with limited active amenities and acreage to be called “active.”	Appears Adequate. The response appears appropriate.
243	Discussion should be updated or refer to the Recreation section that shows how the project would meet the requirement. See previous comment on Page 524, Table 5-9-6 and compare to the examples given of active park requirement.	Appears Adequate. The response appears appropriate.
244	The discussion should refer to the Noise section to show how the project would not exceed County noise standards.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
245	The discussion is not clear. Does an impact occur?	Appears Adequate. The response appears appropriate.
246	This paragraph is repeated three times.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
247	The impact discussion should reference the proposed project to existing conditions. The Cielo Vista project is not approved and should not be used to determine potential impacts associated with the proposed Esperanza project.	Appears Adequate. The response appears appropriate.
248	There is an asterisk at the end of the paragraph but no reference or text associated with it.	Appears Adequate. The response appears appropriate.
249	The discussion should show how the proposed project meets the City and County requirement.	Appears Adequate. The response appears appropriate.
250	Clarify where this development is located in relation to the project site.	Appears Adequate. The response appears appropriate.
251	The text refers to “Project Design Features.” These features should be clearly identified in the Project Description.	Appears Adequate. The response appears appropriate.
252	It is unclear if Bridal Hills is being considered as a cumulative project or within the project analysis.	Appears Adequate. The response appears appropriate.
253	The discussion show how the proposed project meets the City’s parkland requirement.	Appears Adequate. The response appears appropriate.
254	Again since this is a gated community, will the surrounding community have access to these trails.	Appears Adequate. The response appears appropriate.
255	The analysis discussion is unclear if an impact occurs.	Appears Adequate. The response appears appropriate.
256	Clarify if the recent expansion to meet existing demand or growth, including the proposed project.	Appears Adequate. The response appears appropriate.
257	The Bridal Hills development is not identified as a cumulative project	Appears Adequate. The response appears appropriate.
258	The comment requests the correction of a number of typos.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
Noise		
259	DEIR does not contain an analysis of stationary source noise impacts. At minimum should consider the on-site oil wells that will remain in operation.	Appears Adequate. The response appears appropriate.
260	Ambient noise level discussion does not include time of day or duration of measurements. Include discussion of equipment type and output files and field sheets should be included in Appendix N.	Appears Adequate. The response appears appropriate.
261	Conduct noise analysis using the FHWA Roadway Construction Noise Model.	Appears Adequate. The response appears appropriate.
262	Provide model data in Appendix N regarding construction related traffic. Identify staging areas.	Appears Incomplete. The response appears appropriate with respect to construction related traffic. However, regarding staging areas, while the response appears appropriate, in the spirit of cooperation, the response could be bolstered to clarify that impact assessments are appropriate and are not being deferred.
263	Revise to reflect the appropriate distance between nearest sensitive uses and the edge of grading activities. They are closer than 600 feet. Verify that no vibratory rollers would be used.	Appears Incomplete. The response appears to be appropriate with respect to vibration impact assessment and distance to sensitive uses. However, regarding the use of vibratory rollers, while the response appears appropriate, in the spirit of cooperation, the response could be bolstered to clarify that impact assessments are appropriate and are not being deferred.
264	Provide model outputs. Analysis should consider options to noise increases such as rubberized asphalt coatings to reduce traffic noise impacts.	Appears Adequate. The response appears appropriate. Model outputs have been provided. Response regarding calculations and reasonable and feasible mitigation measures is appropriate.
265	Incorporate a mitigation measure that has construction noise reduction methods included.	Appears Adequate. The response appears appropriate.
266	Incorporate a mitigation measure that includes notifying surrounding land uses within 500 feet of the site that construction will be commencing. Notice should be sent two weeks prior to construction commencement.	Appears Adequate. The response appears appropriate. Mitigation Measure N-6 has been revised to include contact specification in the construction documents.
Population and Housing		
267	Uses 2008 data as baseline instead of 2013.	Appears Incomplete. While the response appears to be appropriate, in the spirit of cooperation, the response could be bolstered to clarify that the baseline population from 2008 is appropriate for the purpose of this project.

Comment	Nature of Comment	Assessment of County Response
268	Multiple sources are used, which contain conflicting population and housing estimates and forecasts.	Appears Adequate. The response appears appropriate.
269	Data for the relevant geographies should be discussed separately, logically, and consistently.	Appears Adequate. The response appears appropriate.
270	Quantified data is better communicated in tables.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
271	Specify which planning periods for the housing Element. Add DOF and SCAG to this paragraph.	Appears Adequate. The response appears appropriate.
272	Move County, SCAG, and RHNA discussions to Regulatory Setting.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
273	Update using DOF 1/1/2013 population estimates.	Appears Incomplete. While the response appears to be appropriate, in the spirit of cooperation, the response could be bolstered to clarify that the baseline population from 2008 is appropriate for the purpose of this project.
274	Change “housing” to “households.”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
275	Add existing 2013 estimates and SCAG forecasts for project buildout year (2020?) to Tables 5-11-1, 5-11-2, and 5-11-3.	Appears Adequate. The response appears appropriate.
276	Trends and growth forecasts conflict between existing conditions and impact analysis. Replace 2008 data with 2013 data.	Appears Incomplete. The response appears to appropriate regarding the different data sources and their perceived conflicts. However, in the spirit of cooperation, the response could be bolstered to clarify that the baseline population from 2008 is appropriate for the purpose of this project.
277	Add a footnote to further explain assumed population growth.	Appears Adequate. The response appears appropriate. Text in Subsection 5.11.2 has been revised.

Comment	Nature of Comment	Assessment of County Response
278	Separate discussion between City and County; separate analyses for existing, General Plan, RHNA, and SCAG; use 2013 existing conditions. Identify the project horizon/buildout year.	Inadequate. The response pertains to the analysis in the context of forecasts; however, the response does not address concerns regarding separate discussions, 2013 data, and project horizon/buildout year.
279	Cite source regarding persons per household. Evaluate the project's effect on unmet housing needs, according to income category, not total need.	Appears Adequate. The response appears appropriate.
280	Table 5-11-5, should 2010 be 2008?	Appears Incomplete. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While the response appears appropriate, in the spirit of cooperation, the response could be bolstered to clarify the planning period for the 4 th cycle.
281	Table 5-11-6 is out of place, please move.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While changes to the EIR would have been nice, they are not required for these issues. The response appears appropriate.
282	Specify remaining RHNA needs, support the paragraph conclusions, and combine unmet needs for each planning period for above moderate then analyze the project.	Appears Adequate. The response appears appropriate. Text in Subsection 5.11.4 has been revised.
283	There are inconsistencies regarding RHNA and unmet needs for both the City and County.	Appears Adequate. The response appears appropriate.
284	Need an impact conclusion.	Appears Adequate. The response appears appropriate.
285	Revise to include all cumulative projects, including Bridal Hills.	Appears Adequate. The response appears appropriate.
286	Cumulative housing impacts to RHNA/unmet housing needs should be analyzed separately from the County and City.	Appears Adequate. The response appears appropriate.
287	Analysis should be cumulative for all of unincorporated County and all in the City – why just the project and Cielo Vista?	Appears Adequate. The response appears appropriate.
Public Services		
288	Regarding the discussion on parks included in Section 5.12, it is redundant with Section 5.13. Suggest consolidate with Section 5.13.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
289	Add statement introducing which public services are addressed in this section.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
290	Redundant with the following discussion.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
291	Note OCSD service response ratio, if any.	Appears Adequate. The response appears appropriate.
292	Please clarify that there are five stations in the area, but Station 12 is the closest.	Appears Adequate. The response appears appropriate.
293	Add capacity to each school. May be better to communicate in a table.	Appears Adequate. The response appears appropriate.
294	Cite source for state ratio. Discuss the City's adopted standard also.	Appears Adequate. The response appears appropriate.
295	Reference to "typical range of resources" is vague; possible volumes, square feet, etc. Cite source for "Yorba Linda Library is currently inadequate..." Does the assessment provide a standard for library volumes?	Appears Adequate. The response appears appropriate.
296	The sentence "The proposed project will be..." is out of place, since this is Existing Conditions, Revise statement.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
297	Paragraph 2 beginning with "In addition..." is out of place, since this is thresholds. Please move to Existing Conditions section. Please cite source for City standard. Please cite source for "the remaining two acres..."	Appears Adequate. The response appears appropriate.
298	Please verify correct police services standard.	Appears Adequate. The response appears appropriate.
299	The sentence beginning with "During the January 2013..." and the following sentence should be moved to the Existing Conditions section. Also, please cite source.	Appears Adequate. The response appears appropriate.
300	Regarding impact conclusion, there is no evidence/standard to support this conclusion.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
301	Add a conclusion statement addressing threshold and verifying that “no new police protection facilities or expansion of existing facilities would be required” per threshold.	Appears Adequate. The response appears appropriate.
302	In sentence 1, add the word “calls” after “up to 61” and “call” after “up to 1.0.”	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
303	This discussion regarding wildland fire hazards belong in the Hazards and Hazardous Materials section. Please refer reader to that section and only summarize here.	Appears Adequate. The response appears appropriate.
304	The OCFA’s determination regarding response times and recommendations, as well as their overall findings regarding the Fire Protection and Emergency Evacuation Plan, should be disclosed in this EIR.	Appears Adequate. The response appears appropriate.
305	Add a conclusion statement addressing threshold and verifying that “no new fire/paramedic facilities or expansion of existing facilities would be required” per threshold.	Appears Adequate. The response appears appropriate.
306	Paragraph 1 and associated bullets are out of place, include this is impact analysis. Please move to Existing Conditions section.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
307	Paragraph 3, continuing on next page, ending with “186 students” is out of place, since this is impact analysis. Please move to Existing Conditions section. Also move Table 5-12-3.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
308	Add statement verifying that sufficient space exists for 177 new students.	Appears Adequate. The response appears appropriate.
309	Please move Table 5-12-3 to Existing Conditions section. Also add capacity for each school, in order to demonstrate sufficient space exists.	Appears Adequate. The response appears appropriate.
310	Add a conclusion statement addressing threshold and verifying that “no new school facilities or expansion of existing facilities would be required” per threshold.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
311	Is there an exhibit to illustrate the information described in sentence 1?	Appears Adequate. The response appears appropriate.
312	At the end of paragraph 1, add a statement “The environmental impacts of the proposed parks and recreation facilities are analyzed in Sections 5.1 through 5.15 of this EIR.”	Appears Adequate. The response appears appropriate.
313	Add a statement regarding the projects parkland demand of 2.7 per acres.	Appears Adequate. The response appears appropriate.
314	Add a statement regarding the project’s parkland demand of 4.4 acres, based on population of 1,088. In the following sentence, revise to read “The parkland acreage for the proposed project (12 to 13 acres) will be...”	Appears Adequate. The response appears appropriate.
315	Please move paragraph to Existing Conditions section.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
316	Please move paragraph to Existing Conditions section.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
317	Cite source for sentence beginning with “This would meet the industry standard...”	Appears Adequate. The response appears appropriate.
318	Please expand discussion/provide supporting data that the project’s demand was assumed part of the new library. Also, add a statement that indicates that library expansion would undergo a separate CEQA review.	Appears Adequate. The response appears appropriate.
319	Cite source or provide evidence to support this conclusion.	Appears Adequate. The response appears appropriate.
320	The OCFA’s determination regarding response times and recommendations, as well as their overall findings regarding the Fire Protection and Emergency Evacuation Plan, should be disclosed in this EIR.	Appears Adequate. The response appears appropriate.
321	Cielo Vista is a cumulative project; why call out here?	Appears Adequate. The response appears appropriate.
322	Would no impacts occur or would they be less than significant	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
323	MM PS-1 and PS-2 pertain only to payment of fees for fire protection and schools. Therefore, statement that "...payment of required fees would occur with public service providers..." is incorrect. Please revise.	Appears Adequate. The response appears appropriate.
324	This section focuses almost entirely on project and not on cumulative projects (1,787 dwellings). Please revise.	Appears Adequate. The response appears appropriate.
Recreation		
325	Section should include the City's Draft Parks and Recreation Master Plan Update and include in the regulatory section.	Appears Incomplete. While the response appear to be appropriate, in the spirit of cooperation, the response could be bolstered to clarify why the Final EIR does not include discussions of the Draft Parks and Recreation Master Plan Update that was considered for adoption in January 2014.
326	Park J is under SCE transmission lines and could require an EMF study.	Appears Adequate. The response appears appropriate.
327	The dog park is within the gated community but it could benefit the public if it were located at the entry to the development. However, depending on access, there could be surface street impacts from on-street parking.	Appears Adequate. The response appears appropriate.
328	Revise conceptual trail plan to include the continuity of the public use earthen multipurpose trails 35a and 36 as indicated in the City's General Plan Update - Riding, Hiking, and Bikeway Trails Component.	Appears Adequate. The response appears appropriate.
329	Should identify parks as minipark/greenbelt versus neighborhood or community parks, instead of passive and active. Include mention of the City's Draft Parks and Recreation Master Plan Update.	Appears Adequate. The response appears appropriate.
330	Existing conditions should include distance from the project site to parks, any existing park deficiencies for County and City, and should discuss open Space within the County.	Appears Adequate. The response appears appropriate.
331	Include additional regulatory documents.	Appears Adequate. The response appears appropriate.
332	The analysis should consider the potential impact on City parks as related to sports fields because they are not included within the proposed development.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
333	Clarify which park this discussion refers to and any impacts associated on the location of the park and its size if it is to be within City-owned property.	Appears Adequate. The response appears appropriate. The response includes which Options the park would be developed under and acknowledges coordination with the City.
334	The discussion should show how the proposed project meets the City's requirements and does not agree that the proposed miniparks/greenbelts will mitigate impacts related to programmable space.	Appears Adequate. The response appears appropriate.
335	Cumulative should include other projects in addition to Cielo vista and overall impacts to County and City recreational facilities.	Appears Adequate. The response appears appropriate.
Transportation and Traffic		
336	Peak hour factors (PHF) were not applied in the ICU analysis of the study intersections under any of the analysis scenarios.	Appears Adequate. The response appears appropriate.
337	Peak (95 th percentile) queue lengths should be evaluated at the southbound approaches of the intersections of San Antonio Way, Yorba Linda Blvd./Via Del Agua and Yorba Linda Boulevard/Stonehaven Drive to determine if peak queuing will potentially block access to and from side streets immediately north of the intersections.	Appears Adequate. The response appears appropriate.
338	Consideration should be given to conducting updated traffic counts.	Appears Adequate. The response appears appropriate.
339	The project should contribute fair-share funding towards the cost to upgrade the City's current traffic signal system to a traffic responsive system.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
340	The project must provide justification that it has the legal right to require third parties to extend or allow Aspen Way, Stonehaven drive, or San Antonio Road approximately 1,850 feet south of Aspen Way to connect to the project.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
341	Comments on Appendix O, Traffic Impact Analysis Report, are provided below. These comments should apply to Section 5.14, Transportation and Traffic, of the Draft EIR and should be updated accordingly.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
342	Please provide the appropriate speed limits for Stonehaven Drive and Via Del Agua.	Appears Adequate. The response appears appropriate.
343	Via Del Agua and Stonehaven Drive are both local roadway designed to carry relatively low traffic volumes.	Appears Adequate. The response appears appropriate.
344	Reference to “horizon year” is confusing in this sentence, that term is typically applied to a long-range future condition (i.e., 2035).	Appears Adequate. The response appears appropriate.
345	At a minimum the Esperanza Hills project should be responsible for contributing a fair share amount to the needed signalization of the Yorba Linda Boulevard/Via Del Agua intersection.	Appears Adequate. The response appears appropriate.
346	Section 10.0 should include a table showing project fair share contribution toward installing traffic signal at Yorba Linda Boulevard/Via Del Agua to mitigate significant impact under Existing Plus Project conditions.	Appears Adequate. The response appears appropriate.
347	There is no discussion of how the project will impact emergency evacuation time for the surrounding areas that will share access.	Appears Adequate. The response appears appropriate.
348	There is no discussion of how the project will impact the proposed Cielo Vista site plan. The alignment of proposed secondary access road should be shown superimposed on the current Cielo Vista site plan.	Appears Adequate. The response appears appropriate.
349	Comments regarding Section 11.4 – Via Del Agua and Stonehaven Drive Assessment – Option 1.	Appears Adequate. The response appears appropriate.
350	The traffic study arbitrarily calculates a physical capacity for the loop road and relates the forecast volume to the estimated capacity to derive Level of Service for the motorists using the street.....	Appears Adequate. The response appears appropriate.
351	Report states that analysis methodology calculates the 85 th percentile (design value) queue lengths to determine queuing impacts. The maximum value (95 th percentile) queue lengths should be evaluated instead to address project-related queuing impacts.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
352	In Table 11-1, the eastbound left-turn queue length is approximately the same under all scenarios with the project, and it is not clear whether or not the existing plus project queues assume signalization at the Yorba Linda/Via Del Agua intersection.	Appears Adequate. The response appears appropriate.
353	The project is estimated to generate over 3,600 trips per day, why weren't SR-91 freeway segments or ramp operations at the Weir Canyon Road/SR-91 interchange evaluated for this TIA report?	Appears Adequate. The response appears appropriate.
354	Correct the typo in Section 14.1 last sentence of first paragraph.	Appears Adequate. The response appears appropriate.
355	At a minimum the Esperanza Hills project should be responsible for contributing a fair share amount to the needed signalization of the Yorba Linda Boulevard/Via Del Agua intersection.	Appears Adequate. The response appears appropriate.
356	The statement that this residential street functions similar to a Commuter roadway is unfounded.	Appears Adequate. The response appears appropriate.
357	Report states that analysis methodology calculates the 85 th percentile (design value) queue lengths to determine queuing impacts. The maximum value (95 th percentile) queue lengths should be evaluated instead to address project-related queuing impacts.	Appears Adequate. The response appears appropriate.
358	Only 185 feet will be provided for staking at the eastbound left-turn lane at Yorba Linda Boulevard/San Antonio Road during the PM peak hour (Year 2035).	Appears Adequate. The response appears appropriate.
359	A minimum stacking length of 300 feet should be provided for the westbound left-turn lane Yorba Lina Boulevard/San Antonio Road.	Appears Adequate. The response appears appropriate.
360	Recommended left-turn lane measurement is not visible in Figure 17-3, please show length of striping and transition length in figure.	Appears Adequate. The response appears appropriate.
361	At a minimum the Esperanza Hills project should be responsible for contributing a fair share amount to the needed signalization of the Yorba Linda Boulevard/Via Del Agua intersection.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
362	At a minimum the Esperanza Hills project should be responsible for contributing a fair share amount to the needed signalization of the Yorba Linda Boulevard/Via Del Agua intersection.	Appears Adequate. The response appears appropriate.
Utilities and Service Systems		
363	The discussion of proposed conditions studies by the NEAPS should be moved to the proposed project discussion. Existing conditions, including capacities and any deficiencies should be identified in this section.	Appears Adequate. The response appears appropriate.
364	The project impact discussion refers to final design to ensure adequate systems are provided to serve the project. A mitigation measure should be added to ensure these systems are provided.	Appears Adequate. The response appears appropriate.
365	Reference is made to the “Friend” project. This project is not listed in the cumulative projects.	Appears Adequate. The response appears appropriate.
366	Additional information should be provided regarding the Development Agreement and what it will include, as it seems it will be the mechanism to which and sewer facilities and service will be provided.	Appears Incomplete. The response to this comment should be expanded to state that the anticipated infrastructure upgrades associated with full buildout of the project were included and evaluated in the context of the Esperanza Hills EIR or have previously been approved as part of a local approved CIP or similar program. As a result, infrastructure improvements that could ultimately be included in the DA have been evaluated under CEQA and do not required subsequent environmental review.
Alternatives		
367	Section would benefit from a summary of the project’s significant and unavoidable impacts similar to Section 10. Section 10 is missing transportation/traffic significant unavoidable impacts that were not considered in the alternatives’ analysis.	Appears Adequate. The response appears appropriate.
368	Analysis should be revised to correctly show the comparison of the alternative to the project.	Appears Adequate. The response appears appropriate.
369	Clearly state conclusions and specify if the alternative avoids a significant unavoidable impact.	Appears Incomplete. While the response provides information to whether the alternatives reduce impacts as compared to the proposed project, they do not clarify if the reduction would result in a less than significant level.

Comment	Nature of Comment	Assessment of County Response
370	Should have one alternative No Project/No Development and another that is No Project/Existing OC Zoning Alternative.	Appears Adequate. The response appears appropriate.
371	Consistently provide conclusions regarding whether the alternative is superior or inferior to the project.	Appears Adequate. The response appears appropriate.
372	Clarify which option under the proposed project each alternative is compared to so as to avoid confusion. Maybe compare to the option that had the greater impacts.	Appears Adequate. The response appears appropriate.
373	Move the discussion of land use and zoning to No Project Description and Land Use. Differentiate between General Plan designations and zoning districts or zones.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
374	Please clarify which alternatives were considered but rejected.	Appears Adequate. The response appears appropriate.
375	Throughout EIR please change to state that the site is designated OS(5).	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
376	The paragraph focuses on project rather than alternative locations. The section doesn't support the conclusions.	Appears Adequate. The response appears appropriate.
377	Clarify why providing both Stonehaven Drive and Aspen Way access is not needed to avoid/lessen potential impacts involving emergency access/evacuation.	Appears Incomplete. The response discusses additional roadway access at some point in the future, but does not provide additional detail as to why there was not an alternative with two access points.
378	The No Project analysis is confusing and should clarify if the no project analyzes no build, or build out under existing zoning/land use designations.	Appears Adequate. The response appears appropriate.
379	Refer to L17-370 regarding two No Project scenarios.	Appears Adequate. The response appears appropriate.
380	Clarify the GHG discussion and conclusion of impacts.	Appears Adequate. The response appears appropriate.
381	Disagree with the conclusion regarding fire prevention measures and exposure to residents.	Appears Adequate. The response appears appropriate.
382	Move the GHG statement to the GHG section.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
383	Conclusion regarding superior or inferior is missing from geology and disagree with the conclusion.	Appears Adequate. The response appears appropriate.
384	Disagree with the conclusion for Hydrology and Water Quality under the No Project Alternative.	Appears Adequate. The response appears appropriate.
385	Refer to L17-378 and L17-379 regarding the No Project Alternative.	Appears Adequate. The response appears appropriate.
386	Address whether this alternative would induce population/housing growth more or less than the project.	Appears Adequate. The response appears appropriate.
387	Revise to clarify whether the alternative would lessen or avoid the project's impacts and whether it is superior or inferior to the project.	Appears Adequate. The response appears appropriate.
388	Disagree with the conclusion of the alternative analysis related to utilities; the two reservoirs are proposed for the project; conclude as to whether the alternative is superior or inferior.	Appears Incomplete. The response appears to be appropriate with respect to the two reservoirs and their use for the public; however, the response does not provide a conclusion as to superior/inferior findings as compared to the project.
389	No need to restate project options, instead, suggest highlighting how the alternative differs from Options 1 and 2.	Appears Adequate. The response appears appropriate.
390	Comparisons to Project Options of 334 versus 340 dwelling units seems unnecessary.	Appears Adequate. The response appears appropriate.
391	Compare the alternative to the project, not the existing conditions.	Appears Adequate. The response appears appropriate.
392	Air Quality analysis states all options have the same site disturbance; however, the following discussion highlights the differences. Please clarify. Add project information to Tables 6-6-2 and 6-6-3 and add final conclusion regarding the alternative's superiority/inferiority.	Appears Incomplete. The response appears would benefit from additional information regarding on-site versus off-site construction activities and emissions. All emissions that are project related should be analyzed.
393	Add final conclusion regarding the alternative's superiority/inferiority.	Appears Adequate. The response appears appropriate.
394	Clarify GHG construction emissions if Option 2A involves more grading than the project.	Appears Incomplete. The response appears would benefit from additional information regarding on-site versus off-site construction activities and emissions. All emissions that are project related should be analyzed.

Comment	Nature of Comment	Assessment of County Response
395	Analysis should address the benefit of a different emergency evacuation and would the change in access impact the potential for wildland fires. Add a conclusion as appropriate.	Appears Adequate. The response appears appropriate.
396	Analysis should conclude if the alternative conflicts with County General Plan or Code and compare to the project.	Appears Adequate. The response appears appropriate.
397	Add conclusion regarding if significant unavoidable impacts would be avoided with this alternative.	Appears Adequate. The response appears appropriate.
398	Should summarize the project details in the traffic analysis.	Appears Adequate. Not addressed because not an environmental question or concern. Changes were not made to the Final EIR. While it would be courteous to provide an answer, they are not required for this particular comment. The response appears appropriate.
399	Option 2B description should focus only on Option 2B and highlight how it differs from the project. Provide a Site Plan for Option 2B.	Appears Adequate. The response appears appropriate.
400	Compare only Option 2B with the project. Last sentence in Aesthetics is confusing.	Appears Adequate. The response appears appropriate.
401	Air Quality should only compare the alternative to the project rather than to all access options.	Appears Incomplete. Response does not clarify the difference as related to emissions between this alternative and the project.
402	The use of “Option 1” in Table 6-7-2 heading and “Option 2A” in Table 6-7-3 heading is confusing and should be clarified.	Appears Adequate. The response appears appropriate.
403	Incorrect statement regarding hazards impacts. Conclusion is true for traffic but not wildland fires.	Appears Adequate. The response appears appropriate.
404	Disagree with conclusions because there are two access roads under Option 2B and three access roads provided under Option 2. Provide details to support the conclusion.	Appears Adequate. The response appears appropriate.
405	Clarify proportionate share reduction as compared to the project and clarify whether Option 1 or Option 2 access is assumed for this alternative.	Appears Adequate. The response appears appropriate.
406	Conclusion should state that the alternative would result in fewer short- and long-term air quality impacts compared to the project.	Appears Adequate. The response appears appropriate. The text was revised and clarified.

Comment	Nature of Comment	Assessment of County Response
407	Please clarify the reduction in acreage to biological impact area and address whether any impacts to specific resources would be avoided if PA2 is excluded.	Appears Adequate. The response appears appropriate.
408	Fewer dwellings/persons would be exposed to potential hazards. PA2 reservoir is proposed to meet demand created by PA2 development.	Appears Adequate. The response appears appropriate.
409	Fewer dwellings/persons would be developed resulting in proportionate decreases in water quality and erosion impacts.	Appears Adequate. The response appears appropriate.
410	Clarify details regarding calculation of DU/AC.	Appears Adequate. The response appears appropriate.
411	Add final conclusion regarding the alternative's superiority/inferiority.	Appears Adequate. The response appears appropriate.
412	Disagree with conclusions because the section did not analyze impact to RHNA, according to income and unmet housing needs for 4 th and 5 th cycles.	Appears Adequate. The response appears appropriate.
413	Conclude whether the alternative would avoid the project's significant adverse traffic impacts.	Appears Adequate. The response appears appropriate.
414	Clarify proportionate increases. Verify the DU numbers, and provide information regarding golf course.	Appears Adequate. The response appears appropriate.
415	Disagree with conclusion regarding aesthetics because alternative would include additional development.	Appears Adequate. The response appears appropriate.
416	Disagree with conclusion because additional dwellings/persons would be exposed to geologic/seismic hazards.	Appears Adequate. The response appears appropriate.
417	Disagree with conclusion because additional dwellings/persons would be exposed to potential wildland fire hazards.	Appears Adequate. The response appears appropriate.
418	Address population growth and clarify the DU numbers.	Appears Incomplete. The response appears appropriate regarding population growth. The response does not provide clarification between the two DU numbers.
419	Clarify public service impacts with an increase in demand under this alternative.	Appears Adequate. The response appears appropriate.
420	Questions the project's significant adverse traffic impacts.	Appears Adequate. The response appears appropriate.

Comment	Nature of Comment	Assessment of County Response
Summary of Cumulative Impacts		
421	Summarize cumulative analysis adequately. Refer to comment L17-4.	Appears Incomplete. The response regarding cumulative analysis appears appropriate; however, in the spirit of cooperation, the response should acknowledge the previous comments and response appropriately.
Growth-Inducing Impacts		
422	Section should include analysis regarding impediment to growth and fostering population growth indirectly.	Appears Adequate. The response appears appropriate.
423	Comments above regarding population and housing apply to this section as well.	Appears Adequate. The response appears appropriate.
424	Section should address project's growth in population and housing, in the context of SCAG's growth forecasts for the County and the City.	Appears Adequate. The response appears appropriate.
Inventory of Mitigation Measures		
425	Revise for consistency with the comments presented above.	Appears Adequate. The response appears appropriate.
Inventory of Significant Unavoidable Impacts		
426	GHG significant unavoidable impacts in Section 10 are inconsistent with Section 5.6.8. Please Clarify.	Appears Adequate. The response appears appropriate.
427	Noise significant unavoidable impacts in Section 10 are inconsistent with Section 5.10.8. Please Clarify.	Appears Adequate. The response appears appropriate.
428	Transportation/traffic significant unavoidable impacts in Section 10 are inconsistent with Section 5.14.7. Please Clarify.	Appears Adequate. The response appears appropriate.
Comment Letter L18, Submitted by the Engineering-Public Works Dept., City of Yorba Linda, February 3, 2014		
Cover Letter		
1	Opening statement from the City's Engineering/Public Works Department acknowledging the DEIR and requests recirculation of the document based on these comments.	Appears Adequate. Response for the introduction of a list of comments appears to be appropriate.

Comment	Nature of Comment	Assessment of County Response
Traffic Comments		
2	Implement traffic calming measures on streets and apply sight distance studies and design criteria at all intersections, horizontal curves, and vertical curves. Also consider graded slopes and landscaping at sight distance limited areas.	Appears Incomplete. The response appears to be appropriate with respect to line of sight analysis and design; however, in the spirit of cooperation, the response could be bolstered to clarify sight distance requirements to ensure that the issue is not being deferred. The responses do not address traffic calming measures.
3	Please correct posted speed limits on Imperial Highway north and south of Yorba Linda Boulevard.	Appears Adequate. The response appears appropriate. Text revisions were made to address the concerns regarding posted speed limits.
4	Prepare traffic signal warrants to justify the need for a signal at the Yorba Linda Boulevard/Via Del Agua intersection.	Appears Adequate. The response appears appropriate. Traffic signal warrants are included in the Final EIR.
5	Intersection at Savi Ranch Parkway may have right-of-way constraints and require split-phasing, resulting in further delays. Confirm with City of Anaheim.	Appears Incomplete. The response appears to be appropriate with respect to consultation with Anaheim and the split-phasing; however, in the spirit of cooperation, the response could be bolstered to clarify why split-phasing will not be necessary.
6	The project should contribute fair-share funding towards the cost of upgrade to the City's current traffic signal system in order to accommodate special signal timing required for fire emergency evacuations.	Appears Incomplete. The response appears to be appropriate; however, in the spirit of cooperation, the response could be bolstered with respect to how signal timing, if not currently available, would impact the evacuation timing and circulation.
7	A minimum of two vehicle access points must be provided for better traffic circulation and fire safety concerns.	Appears Adequate. The response appears appropriate.
8	Project Applicant is responsible for installing a traffic signal at Yorba Linda Boulevard and Via Del Agua.	Appears Adequate. The response appears appropriate.
9	The "T" intersection at the main entrance should have 3-way stop control and parking restrictions should be "No Stopping Any Time."	Appears Adequate. The response appears appropriate.
Engineering Comments		
10	Chapter 2, Section 2.5 - Revise mitigation measures to state proposed BMPs that will treat storm water runoff. Add implementation of LID and Green Street design features to the mitigation measures column. Add that project impacts are potentially significant and identify the water quality mitigation measures and BMPs.	Appears Incomplete. While the response appears appropriate, in the spirit of cooperation, the response could be bolstered to identify anticipated BMPs and LID measures that appear to be appropriate for the project in order to ensure that the issue is not being deferred.

Comment	Nature of Comment	Assessment of County Response
11	Chapter 4, Access – include discuss of access to Bridal Hills and Yorba Linda Land. Indicate this access point on all Options exhibits.	Appears Adequate. The response appears appropriate.
12	Chapter 5, Section 5.8.4 – Provide Green Street design BMPs and LID design process to the project to arrive at the appropriate BMPs.	Appears Adequate. The response appears appropriate.
13	Chapter 5, Section 5.8.4 – dry extended detention basin cross sections in Exhibit 5-92 are inconsistent with Exhibits 5-89 and 5-90.	Appears Adequate. The response appears appropriate.
14	Chapter 5, Section 5.8.4 – 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 Homeowners' Association.	Appears Adequate. The response appears appropriate.
15	Chapter 5, Section 5.8.6 – Revise COA-9 to be required prior to recordation of map such that the storm drain easements are to be shown on the final tract map.	Appears Adequate. The response appears appropriate.
16	Chapter 5, Section 5.14 – Add a roadway exhibit that indicates place holder street names and tentative street grad3es, include typical roadway sections and reference the corresponding County standard plans. All roadways not to public standards are considered private streets and privately maintained.	Appears Adequate. The response appears appropriate.
17	Chapter 5.13.4.2, Trails – conceptual Trails Plan shall include the continuity of the public use Earthen Multipurpose Trails 35a and 36 as indicated in the City General Plan update.	Appears Incomplete. The response refers reader to Exhibit 5-23 and notes the California Department of Parks and Recreation authority to formalize connections to the Old Edison Trail in Chino Hills State Park; however, the response does not acknowledge connection to City Trails 35a and 36.