THE CITY OF YORBA LINDA

2016 Yorba Linda General Plan

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1. Introduction and Vision

"Land of Gracious Living"

Yorba Linda is a city with a strong sense of community and small-town character. Our community is set among natural open space and crisscrossed by multi-use paths and trails. Our City is primarily residential in nature and has long been characterized by our semi-rural, suburban atmosphere. Recently recognized as one of the "100 Best Places to Live" in the United States[1], our community continues to uphold its shared values of responsible growth, preservation of existing neighborhood character, and conservation of natural resources.

Our History Defines Us

Our name "Yorba Linda" originated from Jose Yorba, a member of a Spanish expedition exploring the area now known as Orange County in 1769. In 1809, Jose Yorba petitioned the King of Spain for a land grant and was awarded 26,000 acres of land which came to be known as "Rancho Santiago de Santa Ana." Nearly a century later, in 1907, Jacob Stern, a Fullerton resident and owner of portions of the former Yorba lands, sold a large area to the Janss Corporation. Upon purchase, the Janss Corporation subdivided this property and named the new town "Yorba Linda:" "Yorba" after the early land grant family and "Linda" meaning pretty in Spanish. These Yorba Linda subdivisions were sold by the Janss Corporation for $150 an acre, emphasizing their agricultural potential.

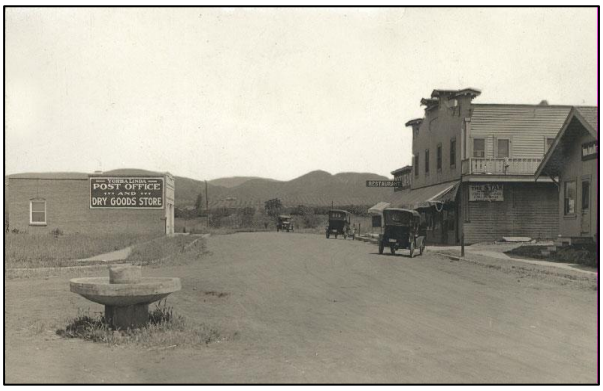
Between 1910 and 1920, early residents came to Yorba Linda with the intent of operating small farms, constructing numerous ranch houses and planting citrus groves. The construction of the Pacific Electric Railroad line between Yorba Linda and Los Angeles established an important transportation link providing growers a more efficient means to deliver their produce to major markets. Soon after, two packing houses were built adjacent to the railroad station and the center of the community was established.

During the 1920s, Yorba Linda continued to grow and prosper with agriculture as the main industry of the local economy. Several new commercial structures were built on the town's Main Street but the

[1] CNN's Money Magazine website, "Best Places to Live 2014." http://time.com/money/collection/best-places-to-live/?bestplaces_sorttop=rk, accessed June 17, 2015.

overall character of the community remained primarily agricultural. The Depression of the 1930s brought an economic slowdown to Yorba Linda, but the local population remained stable. The citizens of Yorba Linda weathered the economic hardship through an agricultural economy that continued to be productive. During the post-World War II era, Yorba Linda retained its small town character, and only experienced the tremendous population growth felt by other cities in Orange County from the previous two decades in the 1960's. The City of Yorba Linda was incorporated in 1967.

Janss Corporation Farmland



A View of Olinda Street, Circa 1920

Looking Forward

Today, our City remains a suburban community characterized by mostly single-family residential neighborhoods, key commercial centers, parklands and open space, multi-use trails, and important historic resources. Our community takes pride in the City's semi-rural charm while recognizing the need to responsibly manage growth to meet the community's future needs.

We understand it is necessary to reevaluate our community's vision, goals, policies, and priorities to ensure we are reflecting the values and desires of our residents. This update reexamines our existing General Plan through a community-based process so that future growth and change in our community is guided by the thoughts and aspirations of today's residents.

Establishing a Community-Based Vision

Our Vision for Yorba Linda was developed through a collaborative, community-based process of extensive outreach with stakeholders and the community, working sessions with City staff and department leaders, dialogue with the City Council, and meetings with the General Plan Advisory Committee. Comments, feedback, direction, and guidance from these public participation efforts informed the development of our Vision for Yorba Linda.

Following is an outline of community visioning events conducted for the General Plan update. Notes from these activities can be found in **Appendix B.**

- **Visioning Festival.** From June 21 through June 23, 2012, the City of Yorba Linda held three Community Walks, two Community Workshops, and one Visioning Charette. During these events, participants engaged in discussion about various topics including community character, the built environment and circulation, the natural environment, and parks and recreation. Workshop participants also recorded ideas related to Yorba Linda's "Treasures," "Challenges," and "Visions."
- **Staff Visioning.** On April 25, 2012 and May 21, 2012, the City held visioning meetings for members of the Planning Department and leaders of each City department. Participants discussed the overall usability of the General Plan, current community challenges, and visions for the future of Yorba Linda.
- **Youth Visioning Workshop.** On June 8, 2012, the City held a Youth Visioning Workshop at the 7th Grade AVID Class at Yorba Linda Middle School. Participants identified treasures and challenges in Yorba Linda, as well as their visions for the future of the City.
- **Summer Visioning.** On July 28, 2012, the City held a drop-in Visioning Session at the former Yorba Linda Hardware Store space during the Farmer's Market. Community members had an opportunity to view an informational PowerPoint, read about the General Plan update, and provide input.
- **General Plan Advisory Committee.** Members of the General Plan Advisory Committee attended various outreach events and community meetings to encourage the contribution of more ideas to the Visioning process.
- **Commission and Committee Meetings.** Presentations and updates were provided to City Committees and Commissions, including the Parks and Recreation Commission and the Planning Commission.
- **City Council.** Presentations and updates were provided to the City Council on input and feedback received at outreach events and community meetings.

Our Vision for Yorba Linda

Our vision for Yorba Linda is a statement of what we hope to preserve and enhance in implementation of the Yorba Linda General Plan. Our Community Vision sets the tone for the General Plan's goals, policies, and actions, and establishes a foundation based on community values and qualities unique to the City of Yorba Linda.

Based on our shared values and qualities, our Community Vision expresses the community's aspirations for the next decade and beyond to enhance quality of life in our community.

The City of Yorba Linda is a community that:

- *Provides high quality open space, parks, and recreational facilities for all;*
- *Manages development and growth to preserve the City's semi-rural/suburban characteristic;*
- *Supports an efficient circulation system;*
- *Values its heritage and strives to preserve historic buildings and neighborhoods;*
- *Embraces high aesthetic standards for new architecture and community design;*
- *Encourages growth in its tax base to support City services and ensure adequate infrastructure;*
- *Preserves natural resources to ensure long-term productivity of the environment;*
- *Encourages civic participation of all residents and stakeholders and reflects community values in official planning and decision-making; and*
- *Preserves its character by supporting community efforts dedicated to civic engagement, cultural activities, health and safety issues, and other aspects of improving the quality of life.*

2. Guide to the Yorba Linda General Plan

What is a General Plan?

Purpose and Approach

The Yorba Linda General Plan sets forth the City's policies regarding the types and locations of future land uses and activities. It describes the desired character and quality of development as well as the process for how development should proceed now and in the future.

The Yorba Linda General Plan reflects the aspirations and values of Yorba Linda's residents and their elected representatives. The City Council and appointed Commissions will use the General Plan in considering land use and planning-related decisions. City staff will use the General Plan on a day-to-day basis to administer and regulate land use and development activity. Citizens can use the General Plan to understand the City's approach to regulating development, protecting resources, and upholding community values.

Goals, Policies, and Implementation Measures

The following definitions will help readers understand and distinguish between these important components of the General Plan:

- Goals are general statements of values or aspirations held by the community.
- Policies are more precise expression about how a specific goal will be interpreted or implemented. Policies may include guidelines, standards, maps, or a combination of these components.
- Implementation Measures are actions the City takes to put the goals and policies into practice. These may include ongoing programs sponsored by the City; discrete, time-specific actions; or further planning actions.

Updating the General Plan

California Law requires municipal agencies to update their general plans to conform to changes in State law and other legal requirements, and to reflect community change since adoption of the last general plan. Policies and programs, which form the basis of any plan, are influenced by changes in population, economy, development in surrounding cities and other many factors.

The 2016 General Plan continues the major themes of the 1993 General Plan. Updates reflected in this General Plan Update are intended to:

- Provide for continued conformance with state law.
- Ensure internal consistency amongst General Plan Elements.
- Respond to issues raised by City residents and stakeholders during the public participation process.
- Address shortcomings in the 1993 General Plan identified by the community.
- Align the General Plan's policies to address major priorities and ensure that the City is in a position to respond to challenges and strategic opportunities.

These amendments will help ensure that Yorba Linda's General Plan remains a viable, effective policy guidance tool for the next 20 years. However, the revisions do not result in any significant departure from the direction and policies set forth in the previous General Plan, nor do they result in significant changes in the amount, type, or rate of development in the City.

Impact of Plan Adoption

Once adopted, the General Plan will be the basic policy guidance tool for land use and other municipal decisions. Therefore, the General Plan is not a regulatory document, and relies on other plans and programs for implementation such as the zoning ordinance, subdivision ordinance, design review process, capital improvement program, and a variety of other regulatory mechanisms.

In accordance with California law, the City's zoning ordinance must be consistent with the General Plan. This means that the zoning ordinance will need to be reviewed after adoption of this Plan to ensure consistency. During the preparation and public review of any future zoning ordinance amendments, topics such as building height, densities, and allowed uses will be discussed for specific parcels. The general rule is that the zoning ordinance can be more restrictive than the General Plan, but cannot allow a greater level or completely different type of development than that described by the policies and standards in the General Plan.

Environmental Review

The General Plan Update includes the preparation of a Program-Level Environmental Impact Report (PEIR) pursuant to the California Environmental Quality Act (CEQA). The PEIR provides the project summary, impact analysis, and associated mitigation measures. It also addresses other mandated components of a PEIR for a General Plan. Following circulation of the draft 2016 Yorba Linda General Plan and Draft PEIR, responses will be prepared for the comments received, and the Final PEIR will be certified prior to adoption of this updated General Plan.

Organization of the General Plan

The General Plan is organized into chapters, with related appendices containing technical or explanatory materials.

- Chapter 1: Introduction and Vision – provides an introduction to the General Plan and an overall vision for Yorba Linda.
- Chapter 2: Guide to the Yorba Linda General Plan – provides an overview of the General Plan document and update process.
- Chapter 3: Land Use Element – designates the type, density, intensity, and general distribution of land uses.
- Chapter 4: Circulation Element – identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, and other local transportation facilities.
- Chapter 5: Economic Development Element – establishes long-term goals for the growth and development of the local economy.
- Chapter 6: Housing Element – provides a comprehensive assessment of current and future projected housing needs for all economic segments of the community.
- Chapter 7: Historic Resources Element – sets forth goals and policies to preserve, enhance, and maintain buildings, sites, and areas that have been deemed architecturally and/or historically significant.
- Chapter 8: Open Space & Recreation Resources Element – details plans and measures for the long-range preservation and conservation of open space lands, including passive and active open space.
- Chapter 9: Conservation Element – addresses the conservation, development, and use of natural resources, including water, soils, rivers, and mineral deposits.
- Chapter 10: Public Health & Safety Element – establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.
- Chapter 11: Public Services Element – ensures the provision of adequate personnel, operations, and maintenance of the services and facilities required by residents and businesses.
- Chapter 12: Noise Element – identifies and appraises noise problems within the community and forms the basis for land use distribution.

- Chapter 13: Growth Management Element – sets forth goals and policies to ensure that the planning, management and implementation of traffic improvements and public facilities are adequate to meet the current and projected needs of the City.

3. Land Use Element

Introduction

The Land Use Element is often seen as the primary framework for the General Plan, as it sets forth the patterns of land use and activities that will support and enhance the character of the City. The Land Use Element defines goals and policies that will guide the way the City of Yorba Linda grows and changes over the next 20 years. It serves as a guide to both public officials and private citizens in describing the type, intensity, and general distribution of land uses for housing, business, industry, open space and public and semi-public uses.

Authority and Scope

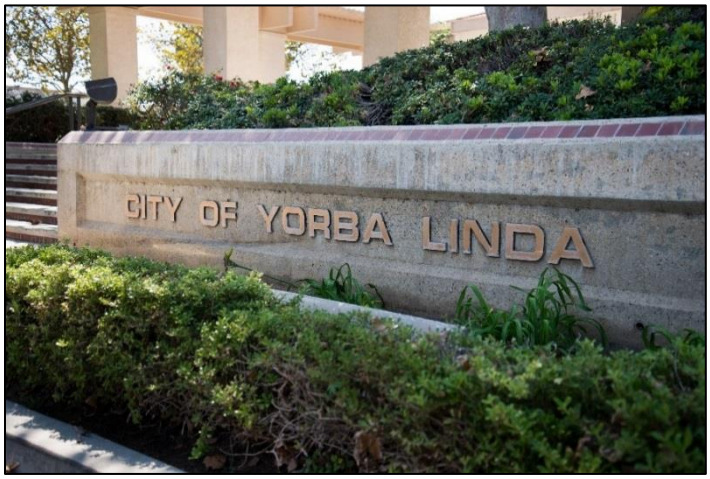
The State of California Government Code Section 65302(a) requires that a General Plan include *"a Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings, and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan."*

The Land Use Element has the broadest scope of any of the General Plan Elements. In addition to the State requirements set forth in the California Government Code, it has also been legally established that while the location of a particular land use may be expressed in general terms, a property owner must be able to identify the General Plan designation for his/her parcel from the land use diagram contained in the Land Use Element.

The primary implementing mechanisms of the Land Use Element is the Yorba Linda Municipal Code. California Government Code requires a General Law City's Zoning Ordinance and Zoning Map be consistent with the General Plan Land Use Element and Land Use Element Diagram. Specific Plans adopted by the City of Yorba Linda must also be consistent with the General Plan they implement.

The goals, policies and implementation programs of the Land Use Element support and reinforce the current quality of life in Yorba Linda as the "Land of Gracious Living". The Land Use Element establishes

the City of Yorba Linda's official policies, programs and actions related to land use citywide. The Element accomplishes this through the General Plan Land Use Map, narrative text, and quantifying tables. The General Plan Land Use Map depicts the permitted type and density/intensity of use for all lands within the City's jurisdiction and sphere-of-influence. Lands are designated according to residential, commercial, industrial, and open space uses. The land use policies contained in the Land Use Element are visually represented by the General Plan Land Use Map and visually describe citywide land use patterns.



Background

The essential components of the Land Use Element are the General Plan Land Use Map and the goals and policies that guide future development. The Land Use Map is divided into land use designations that define areas of the City by the type of use, the existing character of the neighborhood, and the intent of future growth. The Land Use Map serves as a graphic representation of the goals and policies of all General Plan Elements. Users of this document are advised to refer to the goals and policies, as well as the map when evaluating proposed development and capital improvement projects. The majority of the land area within the City is developed with single-family homes built between the 1960s and 1990s. Apartments, townhomes and condominiums can also be found throughout the City. Commercial development is mainly located along Yorba Linda Boulevard and Imperial Highway, along with smaller neighborhood-serving retail centers scattered within residential areas. The City's built-out nature presents opportunity for infill development and redevelopment to accommodate changing needs, market conditions, and demographics.

1993 General Plan Land Use

The vision of the 1993 General Plan was focused on achieving and maintaining a high quality of life for the residents of Yorba Linda while maintaining the pleasant residential suburban community feel that residents value. The land use plan in the 1993 General Plan was developed to support this vision. The land use plan generally categorized land use designation according to residential, commercial, industrial and open space uses. The issues that the 1993 Land Use Plan hoped to address included:

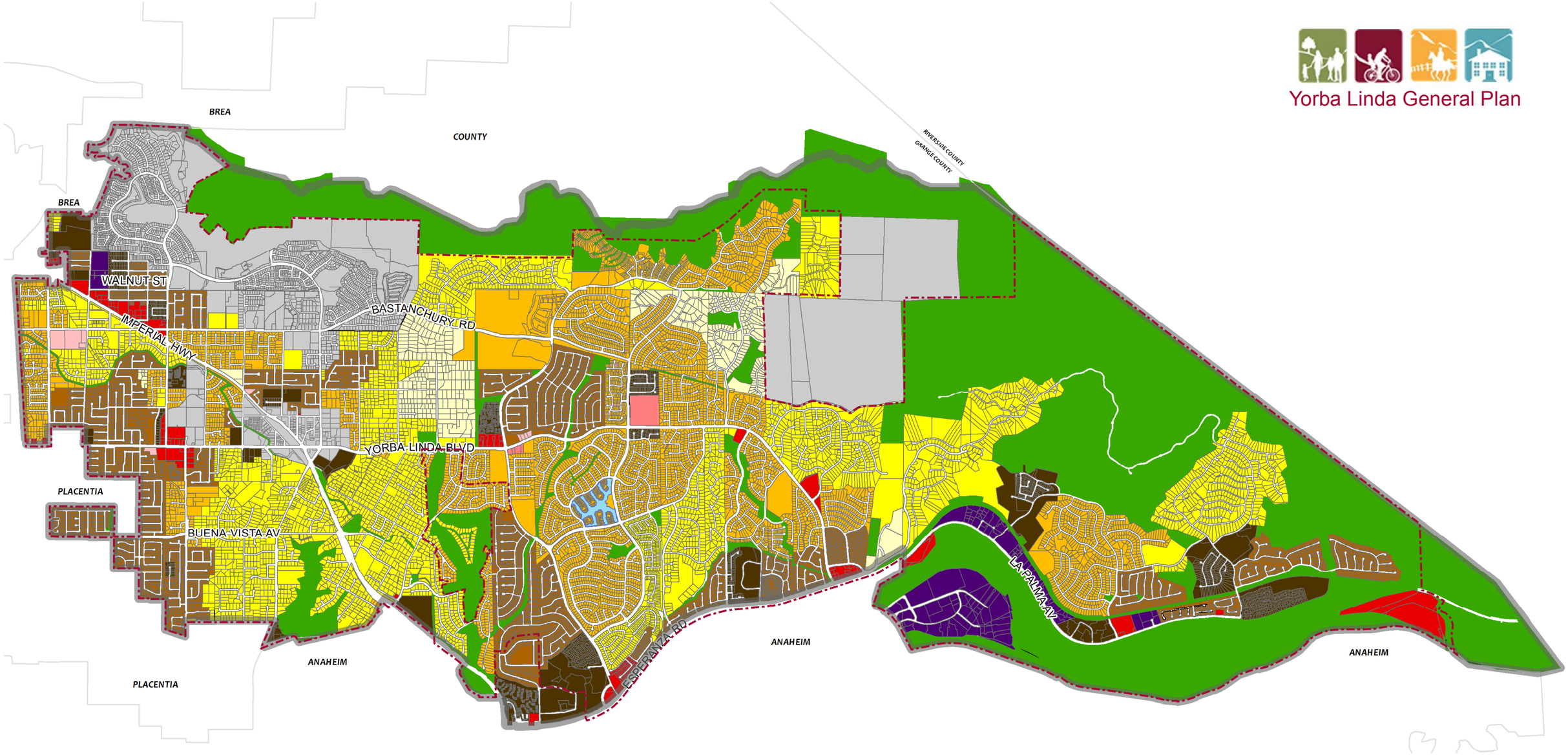
- Preserving the City's low density character;
- Focusing new development opportunities in the north and northwestern areas of the City;
- Allowing infill development that also preserve the character of established neighborhoods;
- Enhance pedestrian activity in commercial areas;
- Provide better commercial services for residents;
- Develop a centralized community core;
- Develop sub-regional commercial opportunities;
- Address issues with the North Orange County Community College site;
- Continue providing affordable housing; and
- Maintain and enhance open space linkages.

Table LU-1: Land Use Summary, and *Exhibit LU-1: Land Use Map,* below summarizes the current land use designations. *Table LU-1:Land Use Summary,* quantifies the acreage in Yorba Linda dedicated to each land use and the allowable intensity and/or density of development for each land use designation. The Land Use Map illustrates the dispersion of the General Plan land use designations in the City.

Table LU-1 Land Use Summary[4]		
Land Use Designation	Density/Intensity[1,2]	Acres
Residential Low (R-L)	1.0 du/acre	412.14
Residential Medium-Low (R-ML)	1.8 du/acre	2,356.05
Residential Medium (R-M)	3.0 du/acre	1,956.28
Residential Medium-High (R-MH)	4.0 du/acre	1,169.01
Residential High (R-H)	4 – 30 du/acre	545.89
Commercial General (C-G)	0.25 FAR	157.80
Commercial Neighborhood (C-N)	0.25 FAR	36.48
Commercial Office (C-O)	0.35 FAR	23.54
Industrial Manufacturing (I-M)	0.40 FAR	274.92
Open Space (O-S)	N/A	2,876.65
Area Plan[3]	Plan Specific	1,598.8
Right-of-Ways	N/A	1,718.60
Sphere of Influence	N/A	1685.98
TOTAL		14,812.15

Notes:
[1]Floor Area Ratio (FAR) calculates non-residential land use by dividing gross floor area by the total area of the lot.
[2]Dwelling units per acre (du/acre) is the number of residential units allowed per acre.
[3]Includes Cielo/Esperanza (Murdock Property), which is outside City limits, but within the Sphere of Influence (SOI). For this area, maximum dwelling unit potential is calculated at a target density of 1.0 du/ac.
[4]Estimates updated from 1993 General Plan based upon most currently available GIS and county assessor data. Changes in the land use designations and zoning have occurred since adoption of the 1993 General Plan.

Yorba Linda General Plan



Area Plans

- Area Plan
- City Boundary
- Sphere of Influence

Commercial

- C-Commercial
- C-Neighborhood
- C-Office

Residential

- R-Low
- R-Medium Low
- R-Medium
- R-Medium High
- R-High

Open Space

- OS-General
- Water/Lake

Industrial

- I-Manufacturing

N

1993 General Plan Land Use Map

K:\ORA_PLAN\094799001 - Yorba Linda General Plan\001_GENERAL PLAN DOCUMENT\Maps\MXD Maps\2_Land Use

Exhibit LU-1

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Existing (On-the-Ground) Land Use

The City of Yorba Linda is a mix of residential, open space, public, commercial, and industrial uses. The existing land uses in the City reflects the low-density character of the community. As shown in ***Table LU-2: Existing (On-the-Ground) Land Use***, below, Yorba Linda consists predominantly of residential and open space uses. Open space land uses are predominately located along the northern boundary of the City. Commercial corridors are focused along Imperial Highway, Yorba Linda Boulevard and Savi Ranch. The majority of industrial uses are located in the Savi Ranch area in the southeasterly portion of the City. ***Exhibit LU-2: Existing Land Uses Map***, illustrates the City's existing land use pattern.

Table LU-2
2016 Existing (On-the-Ground) Land Use[1]

Land Use	Acres
Single-Family Residential	5,692.17
Multi-Family Residential	348.31
Mobile Homes/Trailer Parks	34.68
Commercial	227.30
Office	24.37
Public/Institutional	181.51
Education	170.11
Industrial	166.67
Transportation, Communications, and Utilities	62.04
Open Space and Recreation	3,548.96
Agriculture	32.32
Water	18.33
Vacant (includes Sphere of Influence)	2,586.78
Rights-of-Way	1,718.60
TOTAL	14,812.15

[1] Estimates based upon most currently available GIS and county assessor data.

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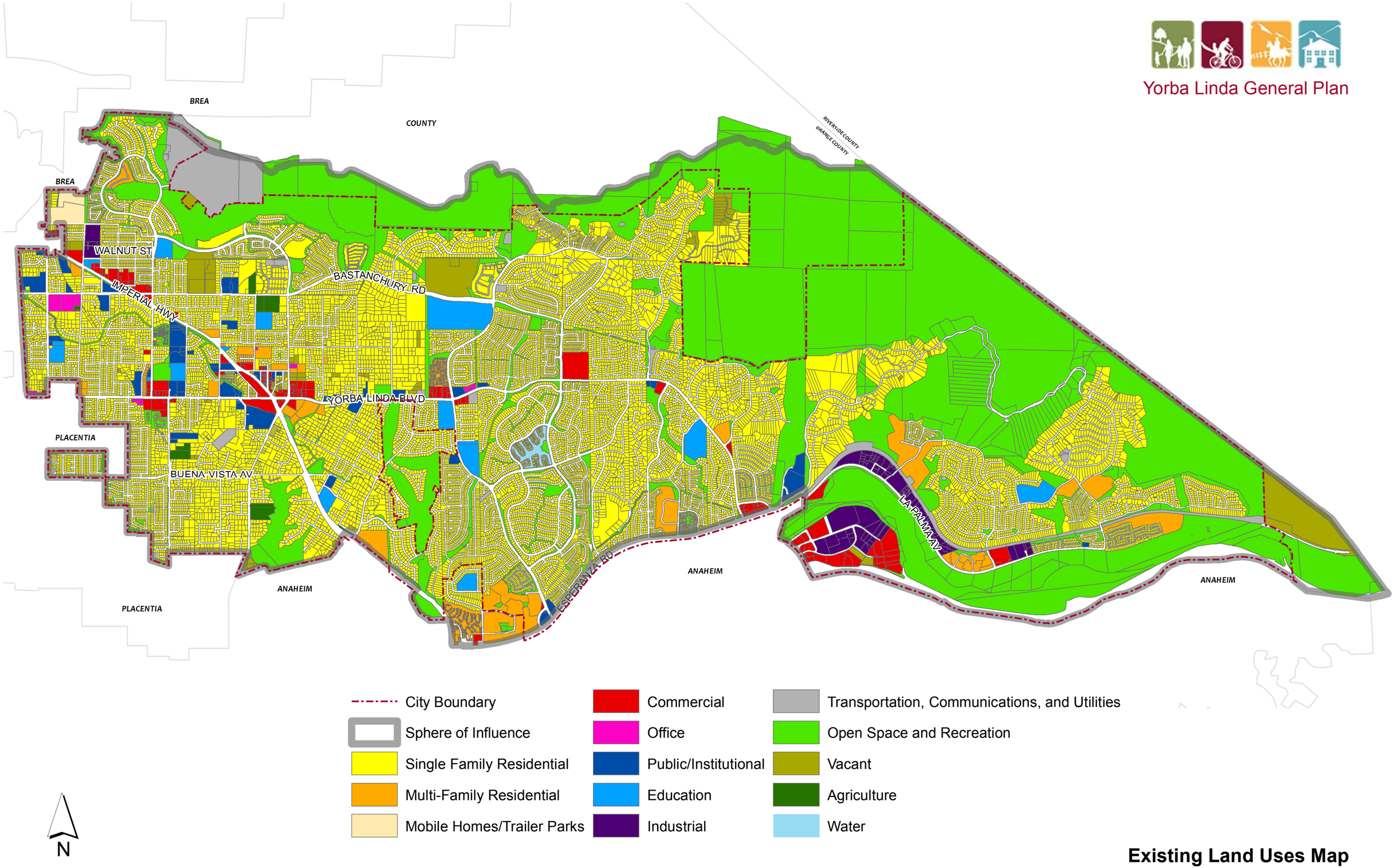
Yorba Linda General Plan



Existing Land Uses Map

SCAG Existing Land Use GIS data, 2015.
K:\ORA_PLAN\094799001 - Yorba Linda General Plan\WORKING FILES\Maps\MXD Maps

Exhibit LU-2

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Related Plans and Programs

There are a number of land use documents which have been adopted, through ordinance or resolution, which bear a relationship to the General Plan. Relevant plans and documents are listed as follows:

Yorba Linda Zoning Code

The principal method by which a city implements General Plan land use policy is the zoning code. Policies and standards which describe the types of uses permitted, their density/intensity, and development characteristics (design, property setbacks, etc.) are codified as precise requirements in the zoning ordinance. The authority to zone is inherent in the police power delegated to cities by the California Constitution. The Zoning Code consists of two basic elements: a map which delineates the boundaries of districts in which uses develop with similar standards are permitted and text which explains the purpose of the zoning district, lists the permitted uses, and defines the standards for development. In the event that the Zoning Code becomes inconsistent with the General Plan by reason of an update, annexation or amendment, the Zoning Code must be amended within a reasonable time to ensure consistency.

General Plan Environmental Impact Report (EIR)

The California Environmental Quality Act (CEQA) is a statute that requires state and local agencies to identify potential environmental impacts, and to avoid or mitigate those impacts, if feasible. Pursuant to CEQA, the City is required to prepare an Environmental Impact Report (EIR). The EIR analysis focuses on potential environmental impacts that could arise from implementation of the General Plan Update through development of land uses within the City's planning area, as regulated and guided by General Plan policies and implementation programs.

Parks and Recreation Master Plan

The updated Yorba Linda Parks and Recreation Master Plan was adopted in August 2014. The new Master Plan provides direction to continue the orderly and consistent planning, acquisition, development, and administration of the parks and recreation programming in Yorba Linda. The Master Plan guides the City's decision making with regard to overall policy and provides an inventory and assessment of recreation programs and service offerings, operations, maintenance, and capital improvements to be made over the next twenty years that will enhance the quality of life in Yorba Linda. The goals, programs, and strategies identified in the updated Parks and Recreation Master Plan are incorporated into the General Plan Update.

Specific Plans and Development Plans

State law authorizes cities to adopt specific plans and development plans for implementing their general plans in designated areas. These plans are intended to provide more finite specification of permitted uses, development standards, circulation and infrastructure improvements, and design guidelines. They are often used to ensure that multiple property owners and developers adhere to a common development plan.

Yorba Linda Town Center Specific Plan – The Yorba Linda Town Center Specific Plan is a comprehensive document that implements the vision for the Town Center Specific Plan Area as established by the Blue Ribbon Committee Findings and Recommendations. The area is bounded by Imperial Highway to the west, Yorba Linda Boulevard to the south, Lakeview Avenue to the east and Lemon Drive to the north. The heart and backbone of the study area is Main Street, which runs north and south between Imperial Highway and Lemon Drive. The Town Center Vision established a vital center to the city of Yorba Linda by offering a mix of commercial, entertainment and recreation uses to energize and unify the Town Center.

Shell Specific Plan – The Shell Specific Plan was developed to implement the Shell Property Area Plan and guide future uses through a Development Agreement between the City and the developer. The Specific Plan provided the regulatory framework for the development of infrastructure, housing, recreational, and other neighborhood supporting facilities in the Shell Property area.

Local Plans and Initiatives

The City of Yorba Linda has existing local policies that affect land use policy and decisions in the community.

Measure B - The Yorba Linda Right-to-Vote Amendment (Measure B), is a citizen-sponsored, voter-approved initiative, incorporated within the City's Municipal Code. Measure B was passed in 2006 and requires citywide election for the approval of certain "Major Amendments" to the City's "Planning Policy Documents" (as defined by Measure B) and imposed new noticing and public hearing requirements for "Regular Amendments", and established height restrictions for structures. The Yorba Linda Municipal Code identifies the following as "Planning Policy Documents" that are subject to the provisions of Measure B:

- The text of the Yorba Linda General Plan's Land Use Element,
- The Land Use Policy Map of the Yorba Linda General Plan,
- The text of the Yorba Linda Zoning Code,
- The Zoning Map of the City of Yorba Linda,
- Any Specific Plan for a geographic area within the City, or
- Any Development Agreement granting rights to develop private or public land.

The Municipal Code further defines "Major and Regular Amendments" to the identified Planning Policy Documents. A "Major Amendment" of any of the Planning Policy Documents means an amendment which results in any of the following changes to the development standards for any parcel of land affected by the proposed amendment:

- Increases the number of residential units which may be constructed on a parcel designated for residential uses.
- Increases the number of separate parcels which may be created from an existing parcel.
- Changes any residential land use to allow any other land use.
- Changes any non-residential land use to allow any residential land use greater than 10 net dwelling units per acre or allows a mix of commercial and residential uses.
- Increases the allowed maximum height of development.
- Provides for the private development of land owned by a government entity within five years of the date of the approval to develop the land.
- Repeals any of the Planning Policy Documents.

A "Regular Amendment" of any of the Planning Policy Documents includes any amendment which is not a Major Amendment.

Measure H & I - Following City Council approval of the 2008-2014 Housing Element and residential rezonings on October 4, 2011, a Measure B vote was placed on the June 5, 2012 Primary Election to approve the Savi Ranch Planned Development (Measure H) and other specific rezoning sites (Measure I) to meet the City's regional housing need per state law. Measure H and I identifies specific sites in the City. Both measures were passed by Yorba Linda voters.

Regional Plans and Initiatives

As part of Orange County and the larger southern California region, land use policy and decisions in Yorba Linda are related to other planning efforts and implementation plans that are large in scope.

SCAG RHNA - The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and sub-region can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity, fair share housing needs.

SCAG RTP/SCS- The Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is a is a long-range visioning plan that balances future mobility and housing needs

with economic, environmental and public health goals. The RTP/SCS embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura. What is at the heart of the 2016 RTP/SCS are over 2,000 transportation projects—ranging from freeway improvements, railroad grade separations, bicycle lanes, new transit hubs and replacement bridges. These future investments were included in county plans developed by the six County Transportation Commissions and seek to reduce traffic bottlenecks, improve the efficiency of the region's network and expand mobility choices for everyone.

The RTP/SCS is an important planning document for the region, allowing project sponsors to qualify for federal funding. The Southern California Association of Government's (SCAG) plan takes into account operations and maintenance costs, to ensure reliability, longevity and cost effectiveness. In addition, the RTP/SCS will be supported by a combination of transportation and land use strategies that will help the region achieve state greenhouse gas emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support our vital goods movement industry and utilize resources more efficiently.

AQMP- Periodically, the South Coast Air Quality Management District (SCAQMD) develop, adopts, and implements an Air Quality Management Plan (AQMP) for bringing their area of jurisdiction into compliance with the clean air standards established by national and state governmental legislation. Implementation of the AQMP requires a cooperative partnership of governmental agencies at the federal, state, regional, and local level. The AQMP sets forth a comprehensive and integrated program that will lead the South Coast basin into compliance with the federal 24-hour PM2.5 air quality standards, and provides an update to the basin's commitment towards meeting the federal 8-hour ozone standards.

Congestion Management Program (CMP) – A Congestion Management Program (CMP) is required in metropolitan areas with population exceeding 200,000, known as Transportation Management Areas (TMAs). Federal requirements state that in all TMAs, the CMP shall be developed and implemented as an integrated part of the metropolitan transportation planning process. The goals of the Orange County CMP are to support regional mobility and air quality objectives by reducing traffic congestion; to provide a mechanism for coordinating land use and development decisions that support the regional economy; and to determine gas tax fund eligibility. To meet these goals, the CMP contains a number of policies designed to monitor and address system performance issues.

Measure M- The Renewed Measure M (Measure M2) program provides more than $15 billion to improve transportation in Orange County over a 30-year period beginning in spring 2011. M2 is designed to reduce traffic congestion and enhance overall mobility. Improvements in the

plan include improving key freeways, upgrading major interchanges, and adding capacity and maintaining streets and roads. Other benefits include synchronization of traffic signals countywide, continuing support to grow a rail transit system, and protection of the environment from street runoff that may pollute waterways and beaches.

Description of 2016 General Plan Land Use

The City of Yorba Linda's official land use policy is illustrated in ***Exhibit LU-3: 2016 General Plan Land Use Map***. The map presents the general patterns and relationship of the various land uses in the 2016 Yorba Linda General Plan. ***Table LU-3: 2016 General Plan Land Use Summary***, summarizes the intensity/density standards for the new land use designations. The assumed buildout will be used as thresholds for evaluating impacts in the General Plan's Environmental Impact Report.

Table LU-3
2016 General Plan Land Use Summary[3]

Land Use Designation	Density/Intensity[1,2]	Acres
Residential Low (R-L)	1.0 du/ac	412.14
Residential Medium-Low (R-ML)	Up to 1.8 du/ac	2,356.05
Residential Medium (R-M)	Up to 3.0 du/ac	1,956.28
Residential Medium-High (R-MH)	Up to 4.0 du/ac	1,169.01
Residential High (R-H)	4.0 – 30.0 du/ac	545.89
Commercial General (C-G)	0.25 FAR	157.80
Commercial Neighborhood (C-N)	0.25 FAR	36.48
Commercial Office (C-O)	0.35 FAR	23.54
Industrial Manufacturing (I-M)	0.40 FAR	274.92
Open Space (O-S)	N/A	2,876.65
Area Plan	Plan Specific	1,598.81
Rights-of-Way	N/A	1,718.60
Sphere of Influence	N/A	1685.98
TOTAL		14,812.15

Notes:
[1] Floor Area Ratio (FAR) calculates non-residential land use by dividing gross floor area by the total area of the lot.
[2] Dwelling units per acre (du/acre) is the number of residential units allowed per acre.
[3] Estimates based upon most currently available GIS and county assessor data.
[4] Includes Cielo/Esperanza (Murdock Property), which is outside City limits, but within the Sphere of Influence (SOI). For this area, maximum dwelling unit potential is calculated at a target density of 1.0 du/ac.

The 2016 General Plan does not confer any rights to any parcels greater than those that were provided in the 1993 General Plan, as subsequently amended by the City Council or by a vote of the people of the City of Yorba Linda.

General Plan Buildout

An acreage calculation of the land use policy is presented in *Table LU-4: 2016 General Plan Buildout Analysis*. The acreages of various land uses on the General Plan Land Use Map are presented, along with a number of dwelling units and the amount of non-residential square footage. The values in *Table LU-4: 2016 General Plan Buildout Analysis*, include growth anticipated with the 2016 General Plan and presents assumed buildout of the land use policies. The majority of growth in the City is anticipated to occur in designated Focus Areas as summarized in *Table LU-5: 2016 Buildout in Focus Areas*. As further discussed in this chapter, "Focus Areas" are selected areas in Yorba Linda for customized policy treatment not generally applicable elsewhere in the City. "Focus Areas" differ from the "Area Plan" designations in that Focus Areas provide broad planning objectives to guide future development of larger, identified regions in the City and City's sphere of influence, whereas Area Plans provide specialized policy direction for smaller, particularized area in the City and City's sphere of influence. Consequently, some of the Focus Areas identified in the Land Use Element encompass parcels that are part of the smaller, designated Area Plans. Policies, development types, and intensity of development identified for parcels designated as "Area Plan" supersedes policy objectives identified for the larger Focus Area. The development potential in the Focus Areas and Area Plans represents a portion of the total buildout potential summarized in *Table LU-4: 2016 General Plan Buildout Analysis*. The following assumed buildout was used in the environmental analysis of this General Plan

Table LU-4 2016 General Plan Buildout Analysis[1]							
Land Use Designation	Density/ Intensity	Total Acres	*Vacant Acres*	Existing Dwelling Units	Existing Non-Residential Square Feet	Residential Development Potential (DU)	Non-Residential Development Potential (SF)
Residential Low (RL)	1.0 du/ac	412.14	*31.18*	530	-	31	-
Residential Medium-Low (R-ML)	Up to 1.8 du/ac	2,356.05	*112.02*	4,031	-	201	-
Residential Medium (R-M)	Up to 3.0 du/ac	1,956.28	*56.16*	6,176	-	168	-
Residential Medium-High (R-MH)	Up to 4.0 du/ac	1,169.01	*8.66*	5,791	-	34	-
Residential High (R-H)	4.0 – 30.0 du/ac	545.89	*78.68*	3,627	-	2,365	-
Commercial General (C-G)	0.25 FAR	157.80	*14.45*	61	1,016,687	-	72,244
Commercial Neighborhood (C-N)	0.25 FAR	36.48	-	1	397,682	-	-
Commercial Office (C-O)	0.35 FAR	23.54	*0.94*	2	234,668	-	-
Industrial Manufacturing (I-M)	0.40 FAR	274.92	*136.59*	-	1,529,271	441	1,807,891
Open Space (O-S)	N/A	2,876.65	-	27	19,638	-	-
Area Plan (Includes Murdock Property)	Plan Specific	1,598.81	*1,210.93*	1,709	617,179	583	125,635
Rights-of-Way	N/A	1,718.60	-	-	-	-	-
Sphere of Influence		1,685.98	*938.17*	3	30,200	-	-
TOTAL		14,812.15	2,586.78	21,958	3,845,325	3,823	2,005,770

[1]Estimates based upon most currently available GIS and county assessor data.

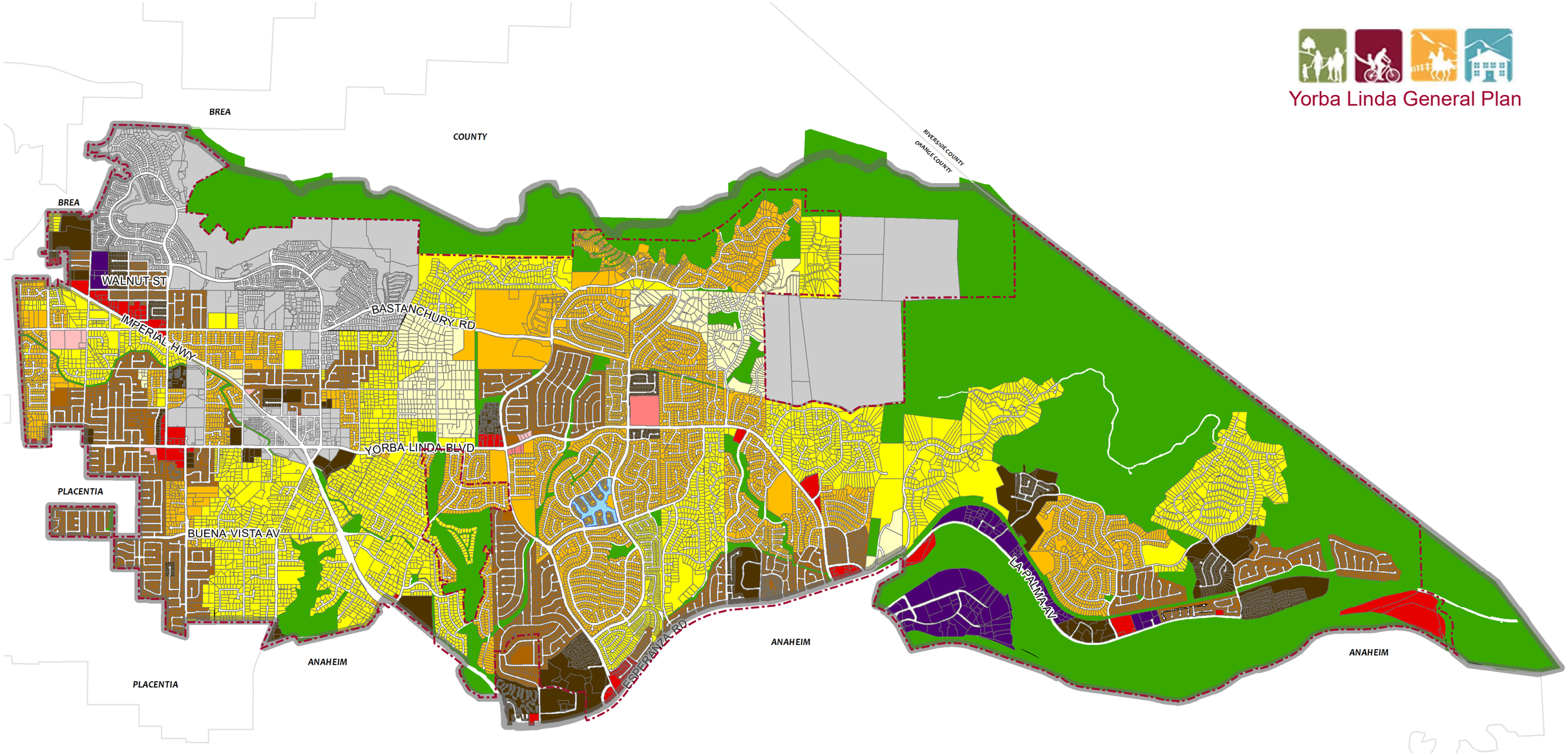
Table LU-5 2016 Buildout in Focus Areas[1]							
Focus Area	Land Use Designations	Total Acres	*Vacant Acres*	Existing Dwelling Units	Existing Non-Residential Square Feet	Residential Development Potential (DU)	Non-Residential Developme nt Potential (SF)
Focus Areas							
Cielo/Esperanza[2]	Sphere of Influence	1,002.48	-	-	-	536	-
	Murdock Area Plan	*552.90*					
	Non-Murdock Area Plan Parcels within Sphere of Influence[3]	*449.58*					
Civic Core	*Residential Medium-Low (R-ML)*	6.78	-	11	-	-	-
	Residential Medium (R-M)	7.08	-	25	-	-	-
	Residential Medium-High (R-MH)	6.05	-	-	-	-	-
	Residential High (R-H)	14.72	-	177	-	-	-
	Commercial General (C-G)	24.01	-	-	244,064	-	-
	Commercial Office (C-O)	1.94	-	-	16,338	-	-
	Open Space (O-S)	1.01	-	-	-	-	-
	Area Plan	50.70	-	-	4,147	-	-
Community Core	*Residential Medium-Low (R-ML)*	0.02	-	-	-	-	-

Table LU-5 2016 Buildout in Focus Areas[1]							
Focus Area	Land Use Designations	Total Acres	*Vacant Acres*	Existing Dwelling Units	Existing Non-Residential Square Feet	Residential Development Potential (DU)	Non-Residential Developme nt Potential (SF)
	Residential Medium (R-M)	2.35	*2.35*	-	2,909	7	-
	Residential Medium-High (R-MH)	13.33	-	60	-	-	-
	Residential High (R-H)	28.99	-	398	-	-	-
	Commercial General (C-G)	0.16	-	-	3,472	-	-
	Commercial Office (C-O)	1.09	-	-	4,218	-	-
	Open Space (O-S)	1.84	-	1	-	-	-
	Area Plan	100.19	*10.74*	129	541,549	47	125,635
Eastern Gateway	*Residential High (R-H)*	25.78	-	1	-	-	-
	Commercial General (C-G)	11.74	-	-	37,812	-	-
	Commercial Neighborhood (C-N)	9.99	-	-	121,100	-	-
	Industrial Manufacturing (I-M)	230.51	*5.95*	-	1,107,291	441	1,807,891
	Open Space (O-S)	283.13	-	-	-	-	-
Fairlynn	*Unincorporated*	13.53	*13.53*	-	22,330	-	-
Western Gateway	*Residential Medium-Low (R-ML)*	23.0	-	40	-	7	-
	Residential Medium-High (R-MH)	0.13	*0.07*	2	-	-	-

Table LU-5 2016 Buildout in Focus Areas[1]							
Focus Area	Land Use Designations	Total Acres	*Vacant Acres*	Existing Dwelling Units	Existing Non-Residential Square Feet	Residential Development Potential (DU)	Non-Residential Developme nt Potential (SF)
	Commercial General (C-G)	40.09	6.71	8	291,679	-	72,244
	Industrial Manufacturing (I-M)	17.03	-	-	421,980	-	-
Yorba Linda Country Club	*Unincorporated*	200.44	-	3	7,870	-	-
TOTAL		2,215.90	39.35	855	2,826,809	1,128	2,005,770

[1]Estimates based upon most currently available GIS and county assessor data
[2]Total acreage of Cielo/Esperanza Focus Area includes both the Murdock Property, we well as parcels surrounding the Murdock Area Plan that are within the County of Orange jurisdiction. The Murdock Area Plan and other surrounding parcels outside of the Murdock Property area are within the City of Yorba Linda's Sphere of Influence (SOI).
[3]Total acreage and buildout potential of the Sphere of Influence area outside of the Murdock Property is assumed for planning purposes only. Site considerations, including portions within the Chino Hills State Park, topography, access and environmental issues may reduce or eliminate development potential within this area.

Yorba Linda General Plan



City Boundary

Sphere of Influence

Area Plans

Area Plan

Commercial

C-Commercial

C-Neighborhood

C-Office

Residential

R-Low

R-Medium Low

R-Medium

R-Medium High

R-High

Open Space

OS-General

Water/Lake

Industrial

I-Manufacturing

N

2016 General Plan Land Use Map

K:\ORA_PLAN\094799001 - Yorba Linda General Plan\001_GENERAL PLAN DOCUMENT\Maps\MXD Maps\2_Land Use

Exhibit LU-3

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2016 General Plan Land Use Designations

State General Plan law requires the Land Use Element to establish standards for development density and intensity for land use designations described in the General Plan Land Use Map. Land Use designations describe the purpose and the type and intensity of development allowed in a given area. While terms like "residential," "commercial," or "industrial" are generally understood, State General Plan law requires a clear and concise description of the land use categories that are depicted in the Land Use Plan.

Residential land uses are described in terms of density of dwelling units per an acre (du/ac). A dwelling unit is a structure or part of a structure that is used as a residence by a single household. The acreage is the gross acreage of all the land within a given boundary. The density allowed is defined by the number of individual dwelling units that are permitted per a gross acre.

Intensity of development for non-residential land uses, such as commercial and industrial uses, is determined using floor area ration (FAR). FAR is the total gross floor area of all buildings on a lot divided by the total area of the lot. The maximum allowable FAR is represented as a number, such as 1.0, that is multiplied by the total lot area to determine the total built area permitted on that site.

The Land Use Element and General Plan Land Use Map contain the following land use designations:

Residential Land Uses

Residential – Low (1.0 du/ac) – The Low Density Residential category has been designated for the steep terrain along the northerly boundary of Yorba Linda as well as the historical "agricultural" areas that are centrally located within the planning area. Approximately 10 percent of the land allocated to residential uses in the planning area falls within this designation. The average density of this designation is 1.0 dwelling unit per acre. However, clustering may occur at greater intensities to compensate for topographical constraints. Excessive grading to the natural hillside landform is discouraged. This is a definitive determinant in establishment of specific density allotments within the designation.

Residential – Medium Low (1.8 du/ac) – The Medium-Low Density Residential category is intended for spacious single-family environments at an average density of 1.8 dwelling units per acre. Approximately one-third of the designated residential land in the Yorba Linda planning

area is allocated to this land use designation. This significantly contributes to the low density character of the City. Lot sizes per acre typically range from one-half to one-third of an acre per dwelling unit. The Medium-Low Density designation has been allocated to focus lower density development in the neighborhoods located in the northern and eastern portions of the City, as well as in some instances to respond to terrain with topographical constraints. This designation easily accommodates equestrian activities and properties permitting the keeping of horses.

Residential – Medium (3.0 du/ac) – The Medium Density Residential category accounts for approximately 28 percent of the designated residential land in the planning area. The Medium Density designation accommodates an average density of 3.0 dwelling units per acre, allowing typical single-family detached residential subdivisions, or more innovative clustered development of units in conjunction with provision of community recreational facilities and preservation of common open space area. This provides a degree of flexibility in the execution of this land use designation, which is prevalent in the central and eastern portions of the City.

Residential – Medium High (4.0 du/ac) – The Medium High Density Residential designation represents approximately 20 percent of the designated residential land in the planning area. Many of the older portions of the City on the west side, as well as newer development in the central and eastern portions of the City located in close proximity to the major Esperanza Road and La Palma Avenue east-west arterial, are designated for Medium High Density Residential development. This designation permits an average density of 4.0 dwelling units per acre, with minimum lot size of 7,500 square feet. This designation reflects development conditions which include acreage of limited size for residential development, proximity to arterial roadways and non-residential development, and property with locational restrictions which precludes development of high density development.

Residential – High (4 – 30 du/ac) – High Density Residential areas permit a variety of dwelling types ranging from single-family detached homes to attached products and apartments. The High Density Residential designation permits a density range of 4.0 to 30.0 dwelling units per acre. The appropriate housing type is predicated based on the site, location, and adjacent land uses. Clustering of buildings allows for the provision of appropriate private recreational and open space amenities. High density designations have been advantageously located throughout the planning area for proximity to retail, commercial, and employment opportunities, as well as providing a rational land use transition between lower density residential areas and non-residential land uses. A number of high density residential development are established in the eastern portion of Yorba Linda, reflecting less traditional site planning techniques such as zero lot line, patio homes, and condominium ownership attached products. The High Density Residential designation also includes sites identified under the City's Measure H and Measure I to meet the requirements of Housing Element law.

Commercial Land Uses

Commercial – General (0.25 FAR) – General Commercial areas provide for a variety of retail, services, and entertainment facilities. General Commercial uses include a full range of retail, furniture and appliances, convenience goods, restaurants, automotive establishments, and professional offices. Commercial services and entertainment uses, such as travel agents, dry cleaners, hair salons, sports clubs, movie theaters, and visitor services are also appropriate at these locations. Concentrations of General Commercial areas are located along Imperial Highway in the vicinity of Bastanchury Road and Valley View Avenue, at the intersection of Yorba Linda Boulevard and Richfield Road, along Yorba Linda Boulevard in the eastern portion of the City, and two centers along La Palma Avenue in the southeast section of the City. General Commercial is also designated as a use within portions of SAVI Ranch.

Commercial – Office (0.35 FAR) –Office Commercial includes financial institutions, medical facilities, and a wide range of professional uses. The largest concentration of Office Commercial is located on the corner of Bastanchury Road and Rose Dive and support medical facilities and offices. The other locations of Office Commercial are smaller sites, located in proximity to Neighborhood Commercial and General Commercial centers.

Commercial – Neighborhood (0.25 FAR) –The Neighborhood Commercial designation represents uses that provide convenience goods and services at a smaller scale and service radius in contrast to the more comprehensive General Commercial designation. The City contains three Neighborhood Commercial locations, two along Yorba Linda Boulevard in the East Lake Village area, and one within the Fairlynn county island.

Industrial Land Uses

Light Industrial/Business Park (0 .40 FAR) – The Light Industrial is primarily concentrated in the SAVI Ranch area and along La Palma Avenue in close proximity to the AT&SF Railroad and the 91 Riverside Freeway in the southeast portion of the City. Industrial uses are also found in the vicinity of Prospect Avenue and Imperial Highway. Industrial uses in Yorba Linda are appropriate for research and development, assembly and/or storage of products and wholesale facilities. The Light Industrial designation also permits commercial uses that support industrial uses, similar to uses in SAVI Ranch.

Open Space and Other Land Uses

Open Space (0 .00FAR) – The Open Space designation is intended for active and passive recreation areas, passive open space, conservation and public safety land uses, either public or private in nature. Such uses include: developed parklands, private recreation facilities and recreation amenities, flood control area, natural resources and conservation areas, and open space lands that may be contained within private ownership, but due to access and other topographical constraints, are not to be improved or developed. Active recreation can be

defined as recreational pursuits which are typically structured around organized riles and require man-made facilities and improvements, included graded spaces, tailored playing surface, buildings, parking areas, and similar modifications to the natural site. Passive recreation can be defined as generally unstructured recreational pursuits which occur within natural site features except for minor modifications to accommodate trails, limited vehicular access for service purposes, rest stops, enhance natural landscape materials, and similar non-intrusive changes to the site. Elementary, middle and high school facilities which contribute acreage to public recreation facilities are not reflected in the Open Space category.

Area Plans

The following areas are designated as "Area Plans," each of which contains a certain degree of specialized policy direction for the identified areas. Importantly, each Area Plan is not its own independent land use category. Rather, each Area Plan is comprised of one or more types of land uses (e.g.., residential, open space, commercial, or other) within the Area Plan's boundaries, and each Area Plan's discussion is intended to supplement the policies for the underlying land use category or categories in that Area Plan. Where a subject is not covered in a specific Area Plan discussion below, the policies identified elsewhere in the General Plan apply. To the extent the policies identified in the Area Plans' discussion are inconsistent with any other polices in the General Plan, the relevant Area Plan's policies shall prevail.

Community Core/Downtown Historical District Area Plan – The Community Core/Downtown Historical Area Plan focuses on an area around Old Towne Yorba Linda. Policies and implementation programs within this Area Plan will focus on maintaining compatibility between commercial and residential uses and preserving the "main street" character of the area. Within the Community Core designation, there are three subareas: Downtown Historical District, Community Commercial District, and Core Residential District. These areas are encompassed within and surround the Yorba Linda Town Center Specific Plan.

Within the Community Core/Downtown Historical District Area Plan, there are three subareas for which specific policies and implementation measures apply. These subareas are summarized as follows:

1. Downtown Historical District: This area is intended for downtown commercial and office uses as the primary land use focus. Residential uses support the daytime/evening/weekend intent of the area.
2. Community Commercial District: The Community Commercial District is intended for commercial, office, existing and proposed high density residential, and public uses which are peripheral to the Downtown Historical District. Uses in this area will encompass strip commercial centers, support retail and service uses, the Nixon Library, visitor serving uses, public and quasi-public uses, high density residential, and office uses.

3. Core Residential District: The Core Residential District consists of the Park Avenue/Park Place residential neighborhood. The primary use intended for this area is residential at densities up to 4 du/ac. Some portions of the Core Residential area may be developed at higher densities with adherence to historical theme guidelines. Significant historical structures may be required to be preserved for residential uses in this subarea.

Since the adoption of the 1993 General Plan, development projects have been completed and constructed within the Area Plan. In 2011, the City adopted the Town Center Specific Plan, which includes parcels in the Downtown Historic District subarea and the Community Commercial District subarea. Some remaining capacity for residential development may exist within the Area Plan, however the 2016 General Plan does not extend development capacity beyond the 1993 General Plan buildout.

Recommendations:

- *Promote enhanced development in the Commercial Core/Downtown Historical District.*
- *Establish a pedestrian orientation through promotion of concentrated commercial and office uses and adoption of streetscape/landscape design guidelines.*
- *A combination of resident-serving uses and uses that draw activity, which perform well fiscally, will be promoted.*
- *Allow higher density residential uses, including townhomes and other quality attached single family products, based on the fiscal analysis, to support daytime, evening, and weekend activity to the area.*
- *Actively pursue lot consolidation opportunities, comprehensive infill development and intensification of underutilized parcels to create a cohesive Community Core.*
- *Establish an advisory theme in conjunction with the design guidelines to enhance the pedestrian opportunities and cohesiveness in the area.*
- *The eligibility of the Downtown Historical District for registry as a Historic District will continue to play a role in the establishment of a historic advisory theme.*
- *Retain specific structures identified as historically significant and target for rehabilitation and adaptive reuse on an individual basis in the Historical Downtown and Core Residential subareas. Use the identified structures as focal points emphasizing the historical theme.*
- ***Require circulation improvements to promote pedestrian circulation and tie the public uses to the commercial and residential uses, as well as improve parking availability and access into the area.***

Shell Property Area Plan – The Shell Property Area Plan is an area to the northwest border of Yorba Linda, generally surrounding the Black Gold Golf Club. Policies and implementation programs within the Area Plan focus on open space and recreational uses and varying types of residential development. A combination of single-family detached, single-family attached, and attached multiple family residential uses is intended to be provided within this designation. This

Area Plan has the potential capacity of 2,338 dwelling units according to the 1993 General Plan. However, since adoption of the 1993 General Plan, the Shell Property has significantly changed, with the extensive development of infrastructure, housing, recreational, and other neighborhood supporting facilities. A Specific Plan was adopted for the Shell Property area and a Development Agreement between the City and the developer was formally executed. Some remaining capacity for residential development may exist, however the 2016 General Plan does not provide development rights beyond the 1993 General Plan buildout capacity of 2,338 dwelling units.

Murdock Property Area Plan– The Murdock Property Area Plan is the 543 acres located at the northern border of Yorba Linda, outside of City limits, but within the City's sphere of influence (SOI). The adjacent Open Space parcels are not included in the Area Plan, yet will play an important open space opportunity in the development of these properties as a unified, comprehensive project. The Area Plan designation for the Murdock Property is envisioned as a low density residential development and open space areas. A potential of 536 dwelling units are permitted within the Area Plan designation with an average overall density of 1.0 dwelling unit per acre. Residential uses will be sited for provision of open space in response to the topography of the property. Since adoption of the 1993 General Plan, there are two projects currently proposed in the Area Plan – Cielo Vista and Esperanza Hills. Moreover, given that these projects require discretionary approval by the County, the Cielo Vista and Esperanza Hills developments potentially may not be approved or completed as proposed. While some remaining capacity for residential development may exist within this Area Plan, the 2016 General Plan does not provide development rights beyond the General Plan buildout capacity of 536 dwelling units.

Recommendations:

- *Require circulation improvements to San Antonio Road and Via Del Agua .*
- *Permit residential development at an average of 1.0 dwelling units per acre.*
- *Incorporate open space, educational facilities, and recreation amenities as needed and to support the community.*

City Hall and Community Center Area Plan – The City Hall and Community Center Area Plan focuses on the area that includes Yorba Linda City Hall and Community Center. The Area Plan facilitates public or quasi-public uses, recreation, open space, or commercial recreation.

Focus Areas

The California Government Code provides that "the General Plan may be adopted as a single document or as a group of documents relating to subjects or geographic segments of the planning area". It is a common practice to focus special attention on selected areas of a community for customized policy treatment not generally applicable elsewhere in the jurisdiction. In the Yorba Linda General Plan, these portions of the community are referred to as "Focus Areas". Some are presently within the City limits; others are in adjacent unincorporated territory within the City's Sphere of Influence. The purpose of this special treatment is to recognize the need for targeted policy establishment where an area:

- Is experiencing pressures for change and requires immediate guidance;
- Represents a special community resource or opportunity where preservation and/or change need encouragement;
- Is characterized by unusual conditions or unique combinations of circumstances not found throughout the community;
- Has the potential or need for customized regulatory techniques (specific plan, master plan, performance zoning, planned developed zoning, etc.) and therefore requires other than conventional policy treatment;
- Consists of an opportunity which must receive high priority in order to avoid its loss;
- Which is appropriately considered to have more than one development option, requiring further, more detailed examination in order to identify the optimum maximum direction; or
- Has any combination of these factors.

The areas identified in *Exhibit LU-4: Focus Areas Map*, are designated as Focus Areas, which are covered by more specialized policy direction that complements and is consistent with citywide policies. Each Focus Area includes a broad vision and planning objectives to guide future community-based planning efforts. It is important to keep in mind that each Focus Area spans multiple parcels of land, and it is not intended for all objectives to be met on each property. Rather, future community-based planning efforts would seek to consider each Focus Area comprehensively. The City of Yorba Linda envisions that the majority of growth and change in the community will occur in these Focus Areas.

"Focus Areas" differ from "Area Plan" land use designations in that Focus Areas provide broad planning objectives to guide future development and they do not provide entitlement rights. Focus Area descriptions provide broad policy guidance for future land use changes. Any future change in land use policy within these Focus Areas would require a future General Plan Amendment.

Some of the Focus Areas may include parcels that are designated as Area Plan. Any policies, development types, and intensity of development identified for parcels designated as "Area Plan" supersedes policy objectives identified for the larger Focus Area.

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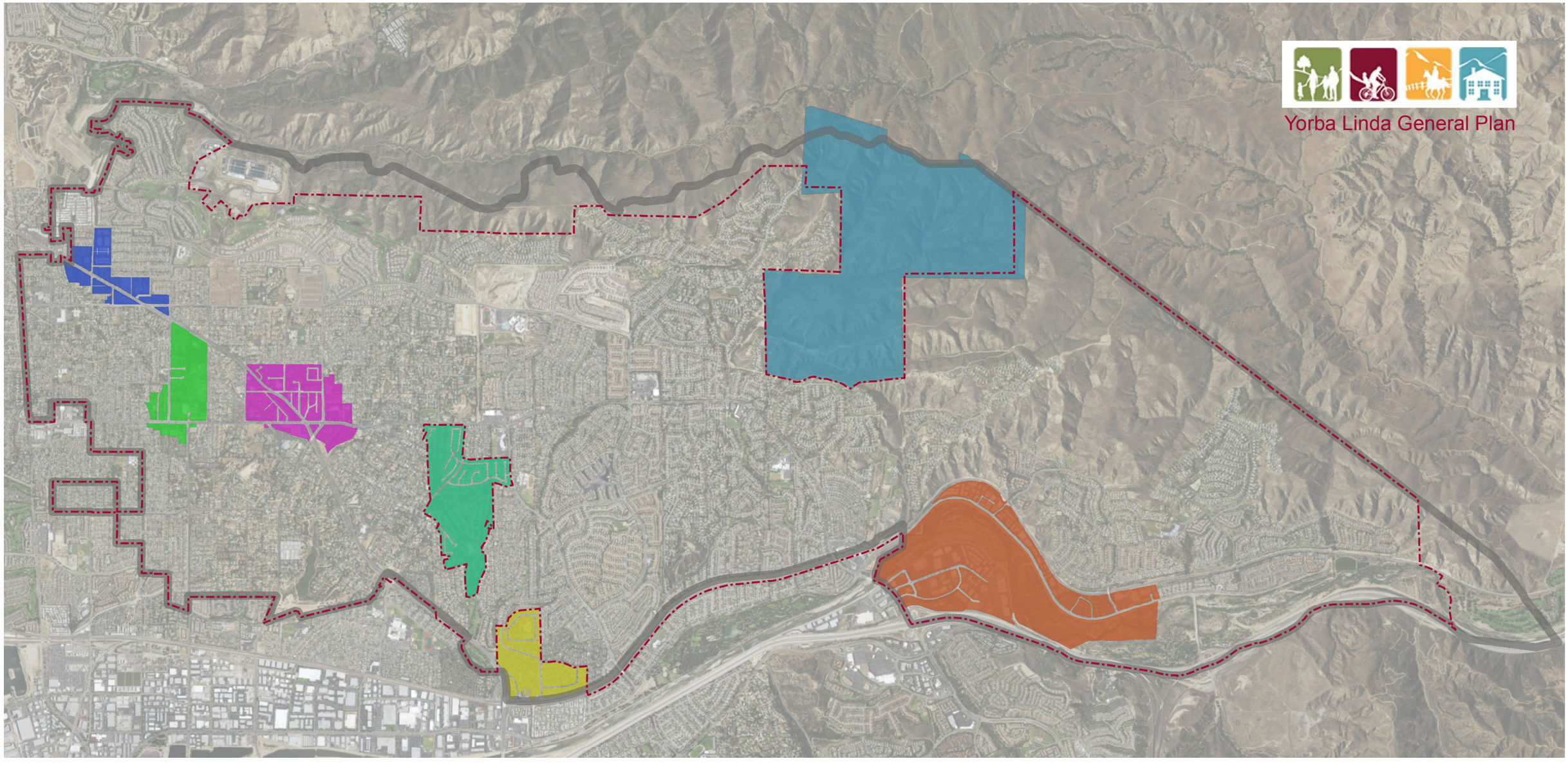

Focus Areas

- Cielo/Esperanza
- City Boundary
- Sphere of Influence
- Civic Core
- Community Core
- East Gateway
- Fairlynn
- West Gateway
- Yorba Linda Country Club

N

Focus Areas Map

K:\ORA_PLAN\094799001 - Yorba Linda General Plan\WORKING FILES\Maps\MXD Maps

Exhibit LU-4

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Focus Area A: West Gateway

The West Gateway Focus Area is composed of existing commercial, retail, and industrial businesses on the western border of the City. The area is found along both sides of Imperial Highway, which serves as a major arterial through the City.

The West Gateway Focus Area is envisioned as Yorba Linda's primary western gateway characterized by a mix of commercial, retail, and light industrial uses. The area will continue to serve as one of the City's main retail and commercial areas serving surrounding residential neighborhoods and residents citywide. Future objectives and priorities will focus on improvement of existing commercial areas to create strong retail centers that offer a variety of contemporary retail businesses and services in settings that include community gathering spaces and attractive landscape and hardscape features. Improvements to the streetscape and a system of wayfinding signage will contribute to the area's identity as a community gateway.

Planning Objectives

- Promote a unified character through unique streetscape design and wayfinding.
- Encourage rehabilitation of existing commercial uses.
- Provide a mix of amenities such as community gathering spaces and contemporary retail and commercial uses.
- Incorporate mobility improvements to enhance non-motorized connectivity to and from surrounding residential neighborhoods.

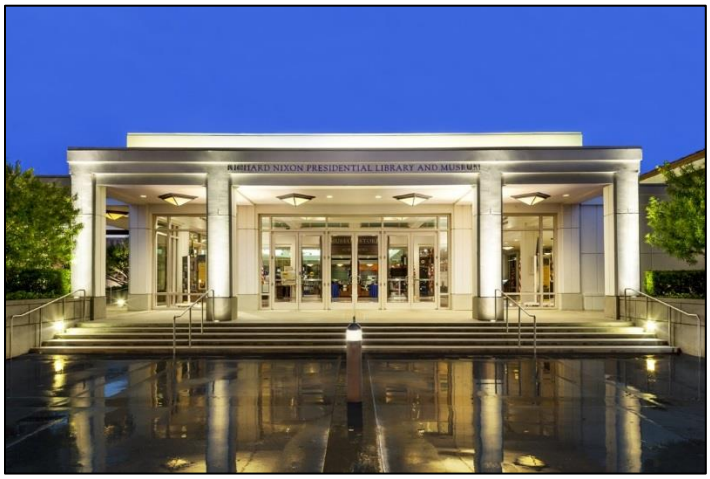
Focus Area B: Civic Core

The Civic Core Focus Area is focused primarily on the City's Civic Center, which includes City Hall, the Yorba Linda Community Center, Hurless Barton Park, and Veterans Park. The area is adjacent to established residential neighborhoods, schools, and neighborhood-serving retail uses to the south. The El Cajon Trail connects the area to other key community locations, such as the Richard Nixon Library and Museum and the Buena Vista Equestrian Center. This Focus Area includes parcels designated within "City Hall and Community Center Area Plan."

The Civic Core Focus Area is envisioned as one of the primary community gathering spaces in the City. The area will continue to support the City's civic uses and provide passive and active open space and recreation opportunities. Future objectives and priorities will include enhancing and preserving existing uses, improving connectivity and mobility between civic and community uses, neighborhood retail, and residential areas.

Planning Objectives

- Enhance existing uses in the area as a destination for residents and visitors alike.
- Encourage active living improvements including adjacent recreational trails, parks, and access for bicyclists, pedestrians, and equestrians.
- Improve connectivity between commercial/retail, civic and community uses, and residential neighborhoods.
- Include community design improvements to provide a sense of place and create a cohesive identity.



Focus Area C: Community Core

The Community Core Focus Area includes three main areas: the downtown historic district; commercial areas along the intersections of Yorba Linda Boulevard, Imperial Highway, and Lakeview Avenue; and the Park Avenue/Park Place residential neighborhood. The City's downtown historic district offers a pedestrian-friendly, old town atmosphere with historic buildings, shade trees, and paved intersections. Nearby commercial areas include support retail and service uses, strip commercial centers, office uses, and the Richard Nixon Library and Museum. The Park Avenue/Park Place residential neighborhood is comprised of older, single-family homes immediately adjacent to commercial centers and the Nixon Library. The El Cajon Trail connects the area to other key community locations, such as the Yorba Linda Community Center and City Hall. This Focus Area includes parcels designated within "Community Core/Downtown Historical District Area Plan."

The Community Core Focus Area is envisioned as a key activity center in the City focusing on retail, entertainment, tourist, and residential opportunities. The area will focus on preservation of historic resources and enhancement of Yorba Linda's Main Street to encourage and support additional retail and commercial uses. The Focus Area will highlight and enhance existing civic facilities, including the Yorba Linda Public Library and the Richard Nixon Library and Museum. Future development will blend with the existing themes within the Focus Area depending on the predominant project orientation. Circulation and mobility improvements will be prioritized to promote pedestrian circulation and connect public uses to commercial and residential uses, as well as improve parking availability access into the area.

Planning Objectives

- Preserve existing character and historic resources.
- Encourage rehabilitation and maintenance of historic structures.
- Promote pedestrian activity through sidewalk improvements, paseos, plazas, and other public spaces.
- Improve connectivity between public areas, commercial uses, and residential neighborhoods.
- Enhance civic buildings as key community features, including the Yorba Linda Public Library and the Richard Nixon Library and Museum.

Focus Area D: Yorba Linda Country Club

The Yorba Linda Country Club Focus Area is located outside of the City's boundaries, but is a county island within its sphere-of-influence. Existing uses include the Yorba Linda Golf Course and surrounding single-family residential areas.

The Yorba Linda Country Club Focus Area has been identified as a focus area due to its location, existing uses, and potential for annexation in the future. Residents within the county island utilize Yorba Linda roads and other infrastructure, therefore improved mobility and access to and from the area will be prioritized.

Planning Objectives

- Improve circulation and access between the county island and the City.
- Coordinate with the County to ensure adequate public services and infrastructure for area residents.

Focus Area E: Fairlynn County Island

The Fairlynn County Island Focus Area is located outside of the City's boundaries but is a county island within its sphere-of-influence. The area is along the southern edge of the City with existing residential neighborhoods and an elementary school. The area is also located along the El Cajon Trail.

The Fairlynn County Island has been identified as a focus area due to its location, existing uses, and potential for future annexation. Residents within the county island utilize Yorba Linda roads and other infrastructure, therefore improved mobility and access to and from the area will be prioritized.

Planning Objectives

- Improve circulation and access between the county island and the City.
- Coordinate with the County to ensure adequate public services and infrastructure for area residents.

Focus Area F: Cielo/Esperanza

The Cielo/Esperanza Focus Area is located outside of the City boundaries but is within its sphere-of-influence. The area is to the City's northeastern border on vacant county land. Currently, the County of Orange is processing two Specific Plan's for residential developments in this focus area. This Focus Area includes parcels designated within the "Murdock Property Area Plan."

Planning Objectives

- Improve circulation and access between the county island and the City.
- Coordinate with the County to ensure adequate public services and infrastructure for area residents.

Focus Area G: East Gateway

The East Gateway Focus Area is located on the eastern side of the City in parcels along the Santa Ana River and La Palma Avenue. Existing uses include industrial, commercial, residential, and open space areas. The area contains Savi Ranch, an approximately 158-acre planned development that generates over 60 percent of the City's sales tax revenues.

The East Gateway Focus Area is envisioned as Yorba Linda's primary eastern gateway characterized by a mix of commercial, residential, and open space areas. Savi Ranch will play an important role as a premier attraction in Yorba Linda and a sought after destination experience throughout Orange County. Future objectives and priorities include improvements to circulation and access to the area; cohesive streetscape design and wayfinding signage; and incorporation of new land use types.

Planning Objectives

- Promote a unified character through unique streetscape design and wayfinding.
- Improve mobility and connectivity through multi-modal transportation opportunities and street improvements.

- Explore additional access points to activity centers.
- Provide a mix of amenities such as community gathering spaces and contemporary retail and commercial uses.
- Support the Savi Ranch Land Use and Mobility plan.

Land Use Element Policy Program

Goal LU-1

A well planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.

Policy LU-1.1 Maintain within the City limits the average 2.8 dwelling unit per base acre low density residential character of the community through General Plan land use designations, and ensure that appropriate residential densities are included in future residential projects.

Policy LU-1.2 Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2035 as shown on the General Plan Land Use Diagram.

Policy LU-1.3 Promote future patterns of development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities.

Policy LU-1.4 Promote the development of the downtown as a focal point for the community.

Policy LU-1.5 Designate public parks in the City as Open Space and establish standards and requirements for the development of a minimum of 3 acres per 1,000 persons of new parks to provide for the needs of future population growth.

Policy LU-1.6 Permit development at an average density of 1.0 dwelling units per acre for the Murdock Area Plan supportive of the overall low density character of the community.

Goal LU-2

A sufficient number of high quality commercial corridors, centers, and properties in the City.

Policy LU-2.1 Promote a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of the area's present and future customers.

Policy LU-2.2 Monitor the appearance of commercial and retail service properties to prevent areas of decline by requiring maintenance and

rehabilitation, as required by law.

Goal LU-3

Land use compatibility.

Policy LU-3.1 Consider and mitigate the impacts on surrounding land uses and infrastructure when reviewing proposals for new development.

Policy LU-3.2 Manage the development of industrial and other uses which use, store, produce or transport toxic materials, air emissions, and other pollutants to provide proper mitigation measures.

Policy LU-3.3 As new development occurs in oil production areas, promote efforts to mitigate oil operations for compatibility with other types of land uses during phasing out of operations.

Policy LU-3.4 Support the review and monitoring of uses characterized by high levels of noise, nighttime patronage, and safety concerns by local law enforcement to prevent impact on adjacent residences, schools, religious facilities and similar sensitive uses.

Goal LU-4

Community design that contributes to the preservation and enhancement of character and identity in Yorba Linda.

Policy LU-4.1 Utilize the City's design review process to address community design concerns.

Policy LU-4.2 Promote an attractive streetscape and public right-of-way through citywide drought tolerant/low water use landscape improvements and maintenance.

Policy LU-4.3 Promote the establishment of physical and functional connections between various land uses, while preserving parkland and designated open space.

Policy LU-4.4 Promote standards and provisions that further enhance overall community design when reviewing existing City policies and regulations.

Policy LU-4.5 Require that all structures be constructed in accordance with the City's building and other pertinent codes and regulations; including new, adaptive reuse, and renovated buildings.

Policy LU-4.6 Emphasize attractive and functional urban design in new development.

Goal LU-5

Existing and future development coordinated with future infrastructure capacity.

Policy LU-5.1 Coordinate future infrastructure improvements through the City's Capital Improvement Program to ensure facilities meet the needs of existing and future land uses.

Policy LU-5.2 Ensure residential development is designed and developed so that they are complimentary to the overall design of the City.

Goal LU-6

Establish a unified and contiguous City boundary through the incorporation of county islands and lands within the City's Sphere-of-Influence.

Policy LU-6.1 Coordinate with LAFCO to ensure the needs and concerns of residents within potential annexation areas are addressed during any future annexations.

Policy LU-6.2 Ensure that, prior to any annexation activities, infrastructure improvements are completed in conformity with City standards while preserving semi-rural vision

Goal LU-7

Management of future large scale development opportunities.

Policy LU-7.1 Ensure the health, safety, and welfare of current and future residents within the City's Sphere-of-Influence areas.

Policy LU-7.2 Ensure that future development approvals are based upon the availability of infrastructure and services.

Policy LU-7.3 Promote development within the City's Sphere-of-Influence areas be no greater than the City's target average density of 2.8 dwelling units per acre, except within the Murdock Area Plan where the maximum dwelling unit potential will be calculated at 1.0 du/ac.

Goal LU-8

Hillside development that preserves and protects the unique natural and topographic features of the community.

Policy LU-8.1 Promote development within hillside areas that take into account density

based on slope severity and stability, topographic conditions, and natural resource protection and other environmental conditions.

Policy LU-8.2 Continue to uphold current development standards for determination of density and regulation of quality within hillside areas similar to the density of surrounding developed properties.

Goal LU-9

Preservation and enhancement of the natural landscape and topography of the City.

Policy LU-9.1 Preserve areas within the City that provide scenic, cultural, natural, or biological significance.

Policy LU-9.2 Ensure that land uses within designated and proposed scenic corridors are compatible with scenic enhancement and preservation.

Policy LU-9.3 Protect the scenic and visual qualities of hillside areas and ridgelines.

Goal LU-10

Provision of adequate school facilities to meet the needs of current and future students.

Policy LU-10.1 Ensure future development is coordinated with School District needs to serve the present and projected student population.

Policy LU-10.2 Support School District efforts to address current and future needs of the City's student population.

Policy LU-10.3 Ensure future development addresses impacts on school facilities and contributes its fair share towards expanding, upgrading, or providing school facilities.

Policy LU-10.4 Promote coordination between the planning and siting of schools and efforts to address parks and open space needs in the City to take advantage of potential joint use and coordinated use opportunities.

Policy LU-10.5 Provide a compatible and complementary mix of land uses that support and protect school sites.

Goal LU-11

Protection of water quality in the land use decision making process.

Policy LU-11.1 Ensure urban/stormwater runoff and water quality protection principles are properly considered in the land use decision making process.

Policy LU-11.2 Preserve wetlands, riparian corridors, and buffer zones to establish reasonable limits on the clearing of vegetation from the project site.

Policy LU-11.3 Promote the use of technology and design that maintain water quality and reduces stormwater pollutants from the development site.

4. Circulation Element

Introduction

The Circulation Element provides a framework for a functional circulation system for the City that promotes the safe, efficient, and reliable movement of people and goods throughout the community. The Circulation Element defines goals and policies that will enhance the development and maintenance of the transportation system and maximize freedom of vehicular and pedestrian movement in the community. A multi-modal transportation system that safely and efficiently serves residents, businesses, and visitors, and provides access to neighborhoods, communities, and regional centers is essential for upholding Yorba Linda's quality of life and implementing the vision for the community's future.

Authority and Scope

The State of California Government Code Section 65302(b) requires that a General Plan include *"a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan."*

The Circulation Element describes existing circulation conditions in the City, establishes standards for implementation of future improvements in conjunction with planned growth, and provides a method for measuring system performance for future updates. Section 65302 of the California Government Code recommends that the Circulation Element accomplish the following:

- Coordinate the transportation and circulation system of the City;
- Promote the efficient transport of goods and the safe and effective movement of all segments of the population;
- Make efficient use of existing transportation facilities; and
- Protect environmental quality and promote the discerning and equitable use of economic and natural resources.

To meet these objectives, the Circulation Element addresses the circulation improvements needed to provide sufficient infrastructure to accommodate future traffic conditions. Corresponding goals and

policies have been established to ensure that the circulation system will meet the needs of the City of Yorba Linda.

Background

Circulation in the City of Yorba Linda is provided by an integrated network of roadways, bicycle and pedestrian facilities, trails, and public transportation. The purpose of the transportation system is to provide the safe, efficient, and reliable movement of people and goods throughout the community. The transportation system provides the ability to travel between destinations and access to properties.

Roadway Network

The City's street and highway system is composed of a wide range of transportation facilities that serve two basic functions: mobility and land access. Mobility means providing the ability for motorist to travel between points of interest, while land access involves providing access to properties, which may include parking or driveway access.

Regional Access

The freeways providing regional circulation for the City include the Riverside Freeway (SR-91), State Route 57, and Imperial Highway (State Route 90). North-south arterials that extend through and beyond the boundaries of the City of Yorba Linda include Rose Drive, Richfield Road, Lakeview Avenue, and Fairmont Boulevard. East-west arterials that extend through and beyond the City limits include Bastanchury Road and Yorba Linda Boulevard. Imperial Highway extends through the City beginning at the northwest city limit, traveling in a southeasterly direction, and continuing beyond the southern city limit.

Local Access

The City of Yorba Linda is served by a combination of curvilinear streets and straight north-south and east-west arterials. Smaller collector and neighborhood streets connect neighborhoods and commercial land uses to the arterial street system.

City of Yorba Linda Functional Roadway Classification System

The City of Yorba Linda's circulation network serves two distinct and equally important functions: it provides access to adjacent land uses, and it facilitates the movement of persons and goods to and from, within and through the City. The design and operation of each street is determined by the importance placed on each of these functions. Streets that have a mobility and/or regional access function will typically have more lanes, higher speed limits and fewer driveways. Where direct access to properties is required, streets will generally have fewer lanes, lower speeds, on-street parking, and more frequent driveways to serve abutting properties.

To define the intended uses of roadways, many jurisdictions, including the City of Yorba Linda, use a functional roadway classification system. The system provides a framework for the design and operation

of the roadway system and helps identify preferred characteristics of each street. In the General Plan, the City of Yorba Linda uses a functional classification system consistent with classification systems used throughout Orange County. It includes the following street classifications:

- Smart Street
- Major
- Primary
- Secondary
- Collector

Typical cross sections for roadways in the City are presented in ***Exhibit CR-1: Typical Roadway Cross-Sections.*** The existing functional classifications for the arterial roadways in the City of Yorba Linda are presented on ***Exhibit CR-2: Existing Roadway Functional Classification***.

Smart Street

Smart Streets are arterials with enhanced traffic-carrying capacity. Increases in capacity are achieved by a variety of measures, including, but not limited to:

- Preferential and acceptably maintained traffic signal timing and synchronization;
- Prohibition of on-street parking;
- Intersection grade separations of critical through and/or turn movements;
- Addition of at-grade through or turn lanes at intersections;
- Access limitation to right turns only, or no access (street and/or driveways);
- Access consolidation;
- Frontage roads;
- Pedestrian grade separations; and
- Other elements that may be documented to be useful.

The intent of these measures is to minimize conflicts with cross traffic. These measures improve traffic carrying capacity and facilitate improved traffic flow along an arterial. This designation is intended to represent a roadway of a Primary, Major, or a Principal arterial classification.

In the City of Yorba Linda, Imperial Highway is a Smart Street with six-lanes from the west City limit to Yorba Linda Boulevard, and four-lanes from Yorba Linda Boulevard to the south City limit.

Major Arterial

A Major Arterial is a six-lane divided roadway, with 84 to 106 feet of curb-to-curb width within 100 to 120 feet of right-of-way. The optimal right-of-way width for a six-lane Major arterial would be 120 feet, but where full right-of-way is not available, the six-lane cross section could be accommodated within less right-of-way (Modified Major). A minimum right-of-way of 100 feet is considered appropriate where it is not feasible to obtain the desired right-of-way width of 120 feet. Major arterials are designated with

emphasis for automobile, goods movement, and/or transit, and may carry a component of regional through traffic not handled by the freeway system.

A Major arterial would typically consist of three through lanes in each direction, with one or two left-turn lanes and a dedicated right-turn lane at intersections. Major arterials in the City of Yorba Linda consist of:

- Yorba Linda Boulevard: from Rose Drive to Fairmont Boulevard
- Fairmont Boulevard: from Village Center Drive S to Esperanza Road
- Esperanza Road from City limit to Fairmont Boulevard

Primary Arterial

A Primary Arterial is a four-lane divided roadway, with 64 to 84 feet of curb-to-curb width within 80 to 100 feet of right-of-way. The right-of-way width for a Primary arterial would be 100 feet, but where necessary, the four-lane cross section could be accommodated within less right-of-way (Modified Primary). A minimum right-of-way of 80 feet is considered appropriate where it is not feasible to obtain the desired right-of-way width of 100 feet. Primary arterials are designated with emphasis for automobile, goods movement, transit and bicycle, and may function similarly to Major arterials, with the primary difference being vehicle capacity. Typically, Major arterials are expected to carry more vehicles than Primary arterials.

A Primary arterial would typically consist of two through lanes in each direction, with a left-turn lane, and may include a dedicated right-turn lane at intersections. Primary arterials in the City of Yorba Linda consist of:

- Yorba Linda Boulevard: from Fairmont Boulevard to Esperanza Road
- Lakeview Avenue: from Yorba Linda Boulevard to south of southern City limit
- Fairmont Boulevard: from Village Center Drive N to Village Center Drive S
- Bastanchury Road from City limit to Fairmont Boulevard
- Rose Drive from north City limit to Imperial Highway
- Esperanza Road from Fairmont Boulevard to Yorba Linda Boulevard
- La Palma Boulevard from Yorba Linda Boulevard to Gypsum Canyon Road

Secondary Arterial

A Secondary Arterial is a four-lane undivided roadway, with 64 feet of curb-to-curb width within 80 feet of right-of-way. Secondary arterials are designated with emphasis for automobiles and bicycles, and often provide a collector function, distributing traffic between local streets and Major and Primary arterials. Although some Secondary arterials may also serve as through routes, most provide more direct access to surrounding land uses.

A Secondary Arterial would typically consist of two travel lanes in each direction, with a left-turn lane at intersections. Secondary arterials in the City of Yorba Linda consist of:

- Buena Vista Avenue: from western City limit to Lakeview Avenue
- Valley View Avenue: from Yorba Linda Boulevard to Valleyview Circle
- Richfield Road: from Yorba Linda Boulevard to southern City limit
- Lakeview Avenue: from Yorba Linda Boulevard to Valleyview Avenue
- Kellogg Drive: from Yorba Linda Boulevard to Imperial Highway
- Village Center Drive: from Fairmont Boulevard N to Fairmont Boulevard S
- Yorba Ranch Road: from Yorba Linda Boulevard to Esperanza Road
- Paseo de las Palomas: from Fairmont Blvd. to Yorba Linda Blvd.

Collector Arterial

A Collector is a two-lane undivided roadway, with 40 feet of curb-to-curb width within 60 feet of right-of-way. Collector streets would typically consist of one travel lane in each direction and a parking lane or bike lane on each side. Collectors carry traffic from the neighborhoods to the higher classification street system. An Enhanced Collector would serve the same function as a Collector but would also have a center median.

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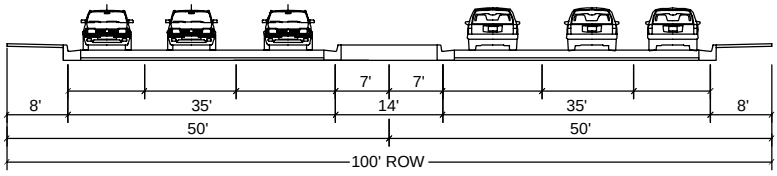
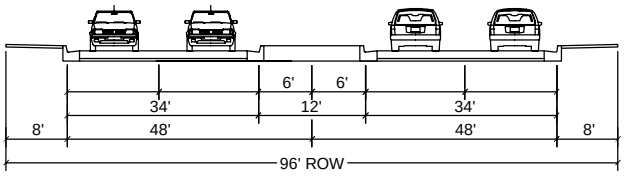


SMART STREET (SIX LANE)
Diagram Not To Scale



SMART STREET (FOUR LANE)
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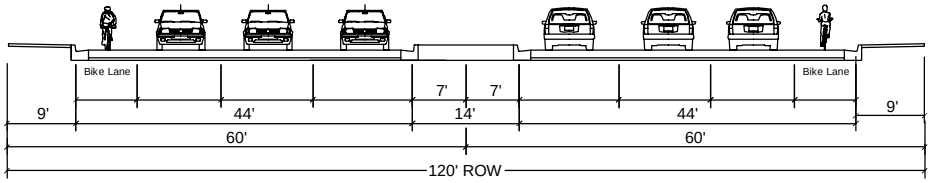
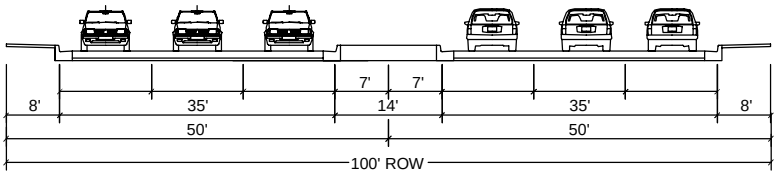
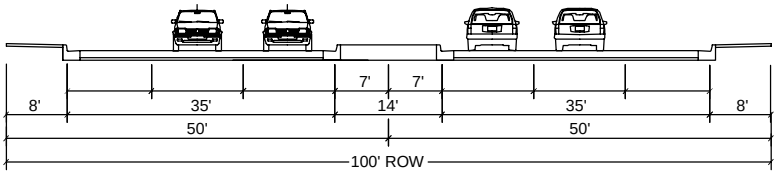


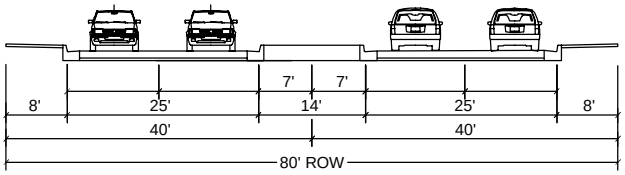
MAJOR
Diagram Not To Scale



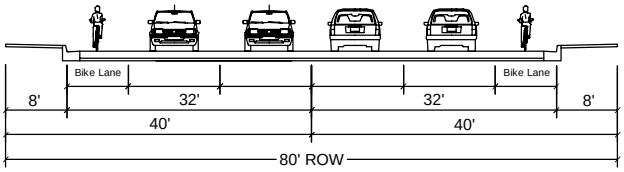
MODIFIED MAJOR
Diagram Not To Scale



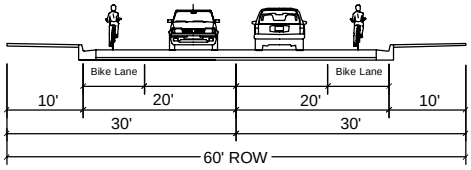
PRIMARY
Diagram Not To Scale



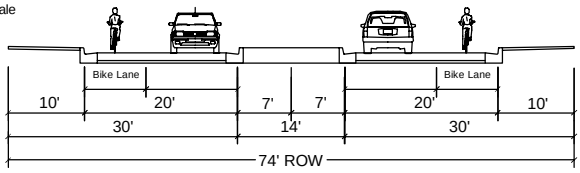
MODIFIED PRIMARY
Diagram Not To Scale



SECONDARY
Diagram Not To Scale



COLLECTOR
Diagram Not To Scale



MODIFIED COLLECTOR
Diagram Not To Scale

EXHIBIT CR-1
TYPICAL ROADWAY CROSS SECTIONS

Kimley»Horn

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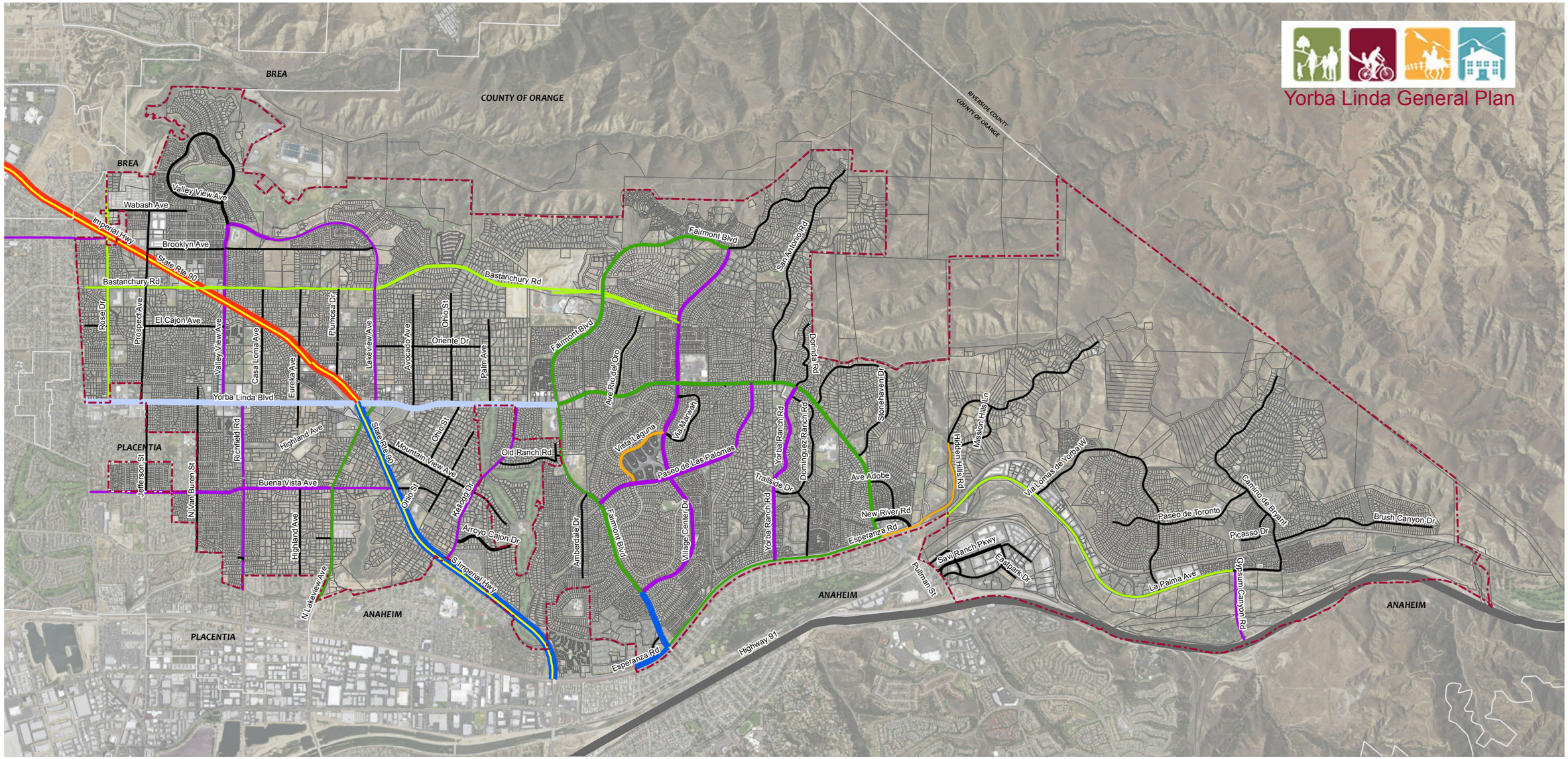

Existing Roadway Functional Classification

SCAG GIS data, 2015.
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Exhibit CR-2

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Existing Volumes and Levels of Service

Level of Service Definition for Roadways

Congestion is a result of a street network that carries traffic volumes in excess of the network's designed capacity. A roadway's capacity is a function primarily of the number of lanes provided to carry traffic volumes, and whether or not the roadway is divided with a median or center turn lane. Generally, the more lanes provided, the more capacity the roadway has to accommodate traffic demand. ***Table CR-1: Daily Traffic-Carrying Capacities by Roadway Type***, provides a summary of the theoretical daily traffic-carrying capacities for each of the roadway types.

Table CR-1 Daily Traffic-Carrying Capacities by Roadway Type	
Roadway Type	Estimated Daily Capacity[1]
Major Arterial	56,300 vpd
Primary Arterial	37,500 vpd
Secondary Arterial	25,000 vpd
[1]Estimated daily capacity , expressed as vehicles per day (vpd)	

The daily capacity of a roadway is also affected by a number of variables, including the type and number of intersection controls, signal timing, the presence and frequency of driveways, on-street parking, percentage of the daily traffic in the peak hour, the directionality of traffic in the peak hour, and other factors. The daily capacities shown above provide a general guideline as to the adequacy or deficiency of the roadway system.

Design capacity of a street or highway is the maximum volume of traffic a roadway is designed to carry at a selected level of service. The concept of Level of Service (LOS) is used to qualitatively describe prevailing conditions and their effect on traffic. Broadly interpreted, the LOS concept denotes any one of a number of differing combinations of operating conditions that may take place as a roadway is accommodating various traffic volumes. Service levels range from A through F with each level defined by a range of volume-to-capacity (V/C) ratios. ***Table CR-2: Level of Service***, provides a detailed description of each LOS.

Table CR-2 Level-of-Service (LOS)		
Level of Service	Description	Range of Volume to Capacity Ration (V/C) Ratios
LOS A	Primarily free-flow conditions at average travel speeds. Vehicles are seldom impeded in their ability to maneuver in the traffic stream. Delays at intersections are minimal.	0.00 – 0.60

Table CR-2 Level-of-Service (LOS)		
Level of Service	Description	Range of Volume to Capacity Ration (V/C) Ratios
LOS B	Unimpeded operations at average travel speeds. The ability to maneuver in the traffic stream is slightly restricted; delays are not bothersome.	0.61 – 0.70
LOS C	Stable operations; however, ability to change lanes and maneuver may be more restricted than LOS B and longer queues are experienced at intersections.	0.71 – 0.80
LOS D	Congestion occurs and a small change in volumes increases delays substantially.	0.81 – 0.90
LOS E	Severe congestion occurs with extensive delays accompanied by low travel speeds.	0.91 – 1.00
LOS F	Extremely low speeds and intersection congestion occurs with high delays and extensive queuing.	>1.00

As shown on the table above, traffic conditions are best when the daily traffic volumes on a roadway are less than 60% or 70% of the theoretical capacity of the roadway, while congestion and delays can be expected when the daily traffic volumes approach or exceed 100% of the roadway capacity. The threshold Level of Service for the City of Yorba Linda for intersection and daily roadway operation is LOS D for planning purposes.

Existing roadway volumes were compared to roadway capacity to assess existing levels of service. Analysis of existing traffic conditions in Yorba Linda indicate that all roadway segments currently operate at LOS C or better except for the following roadway segments (portions of these segments may not be within the City limits, but are included for analysis purposes):

- Imperial Highway (Rose Drive to Valley View Avenue)
- Imperial Highway (Lakeview Avenue to Kellogg Drive)
- Imperial Highway (Kellogg Drive to Orangethorpe Avenue)

A total of 30 intersections were also analyzed for the Circulation Element. Study intersections generally consist of intersections of two arterial roadways (Secondary or higher) within the City of Yorba Linda, as well as selected intersections that are currently carrying high peak hour volumes or have other operating characteristics based on input from City staff. Selected study intersections, existing peak hour traffic volumes, lane geometry, and traffic control for each study intersection are provided in detail in *Appendix*

F: Traffic Analysis and Report. The Intersection Capacity Utilization (ICU) analysis conducted concluded that all study intersections currently operate at LOS D or better under existing conditions.

Truck Routes

The designation of truck routes within a city limits is intended to direct truck traffic to those streets where they would cause the least amount of neighborhood intrusion and where noise and other impacts would not be considered nuisances. The City of Yorba Linda has designated one roadway as a truck route to provide for the regulated movement of trucks through the City: Imperial Highway. This designated truck route is illustrated on *Exhibit CR-3: Truck Routes*. The City anticipates truck traffic will access the City along the area freeway system, including State Route 91 and State Route 57.

Trucks are directed to use Imperial Highway to the greatest extent possible to get to and from their destination. The designation of truck routes does not prohibit trucks from using non-designated roads or streets to make deliveries, once the truck has progressed as far as possible on the designated truck route, or for other reasons as defined in the Motor Vehicle Code of the State of California.

Bicycle and Pedestrian Facilities

Bicycle lanes and bicycle routes are provided on a number of roadways within the City of Yorba Linda. Existing bicycle facilities are shown in *Exhibit CR-4: Bikeways*. The bike system is intended to provide bicyclists with connections between neighborhoods, parks, schools, and other neighborhood and recreational facilities. Most city bikeways are Class II – on-street bike lanes marked in the curb or parking lane on selected city streets. Generally, bikeways are described according to the following classifications:

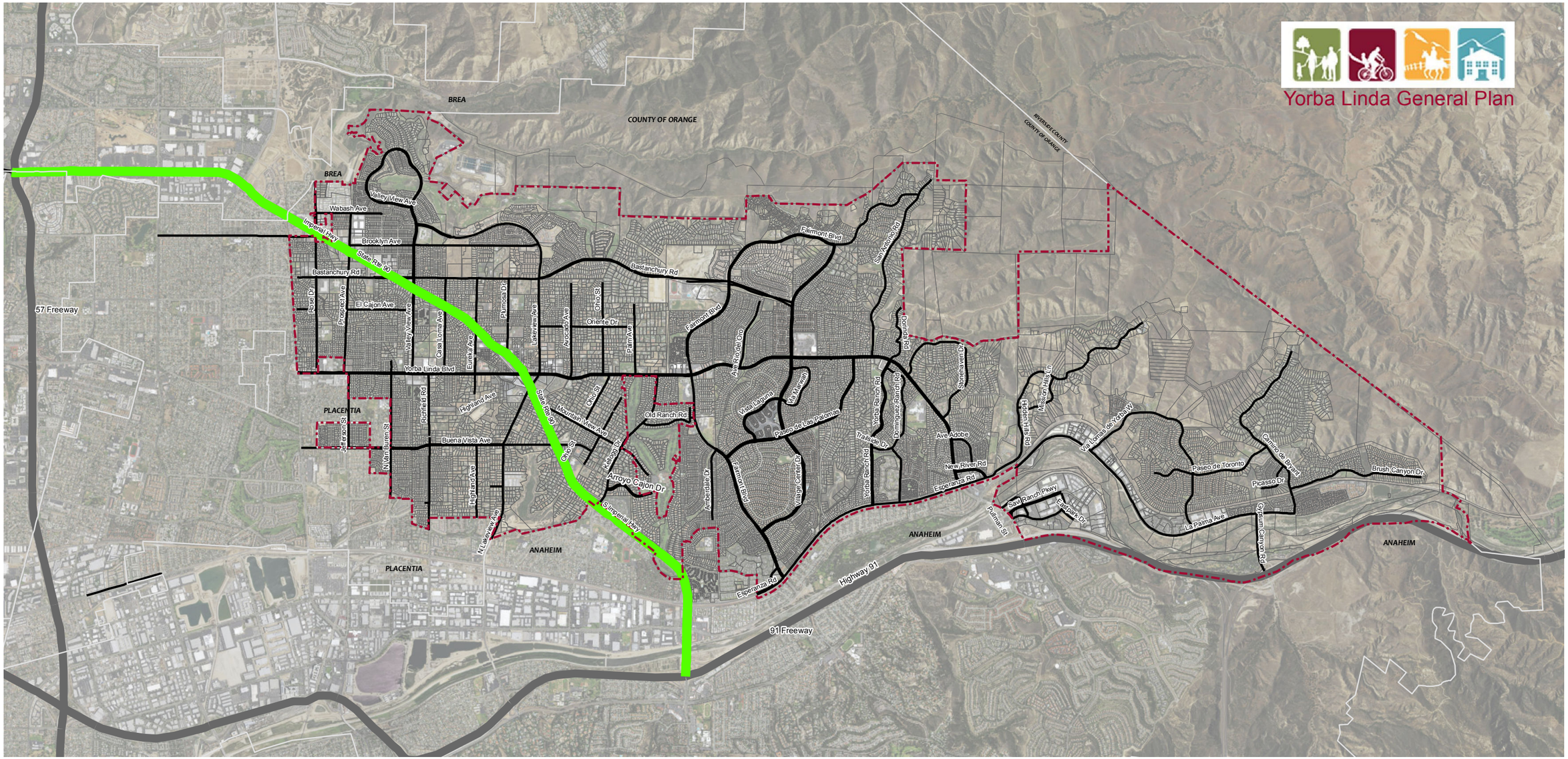
- Class 1 Bikeway – Referred to as a bike path, share-use path, or multi-purpose trail. Provides for bicycle travel on a paved right-of-way completely separated from any street or highway. Other users, such as pedestrians and those in wheelchairs, may also be found on this type of facility.
- Class 2 Bikeway – Referred to as a bike lane. Provides a striped lane for one-way bicycle travel on a street or highway.
- Class 3 Bikeway – Referred to as a bike route. Provides for shared use with motor vehicle traffic.

Sidewalks are generally provided along the arterial roadways and on the vast majority of residential streets throughout the city. The City of Yorba Linda circulation system has been designed to ensure that adequate facilities are provided for pedestrian circulation, especially in the vicinity of schools, parks, major retail facilities, and other locations with high levels of pedestrian activity.

Public Transportation

The Orange County Transportation Authority (OCTA) operates local public transit routes that extend into and through the City of Yorba Linda. The 2016 OCTA Bus Service Plan revised bus service in order to address the decline in bus ridership and revenue. The revised plan eliminated two bus routes in Yorba

Linda, Line 20 and Line 26, starting in October 2016. Following this change, there will be three bus routes that serve areas in close proximity to the City limit, which is shown on ***Exhibit CR-5: Public Transportation***. The Inland Empire-OC Metrolink line runs east to west just south of Yorba Linda. The nearest Metrolink station stop to the City of Yorba Linda is located in Anaheim Canyon.



City Boundary

Roads

Truck Route

Imperial Highway

N

Truck Routes

SCAG GIS data, 2015.
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Exhibit CR-3

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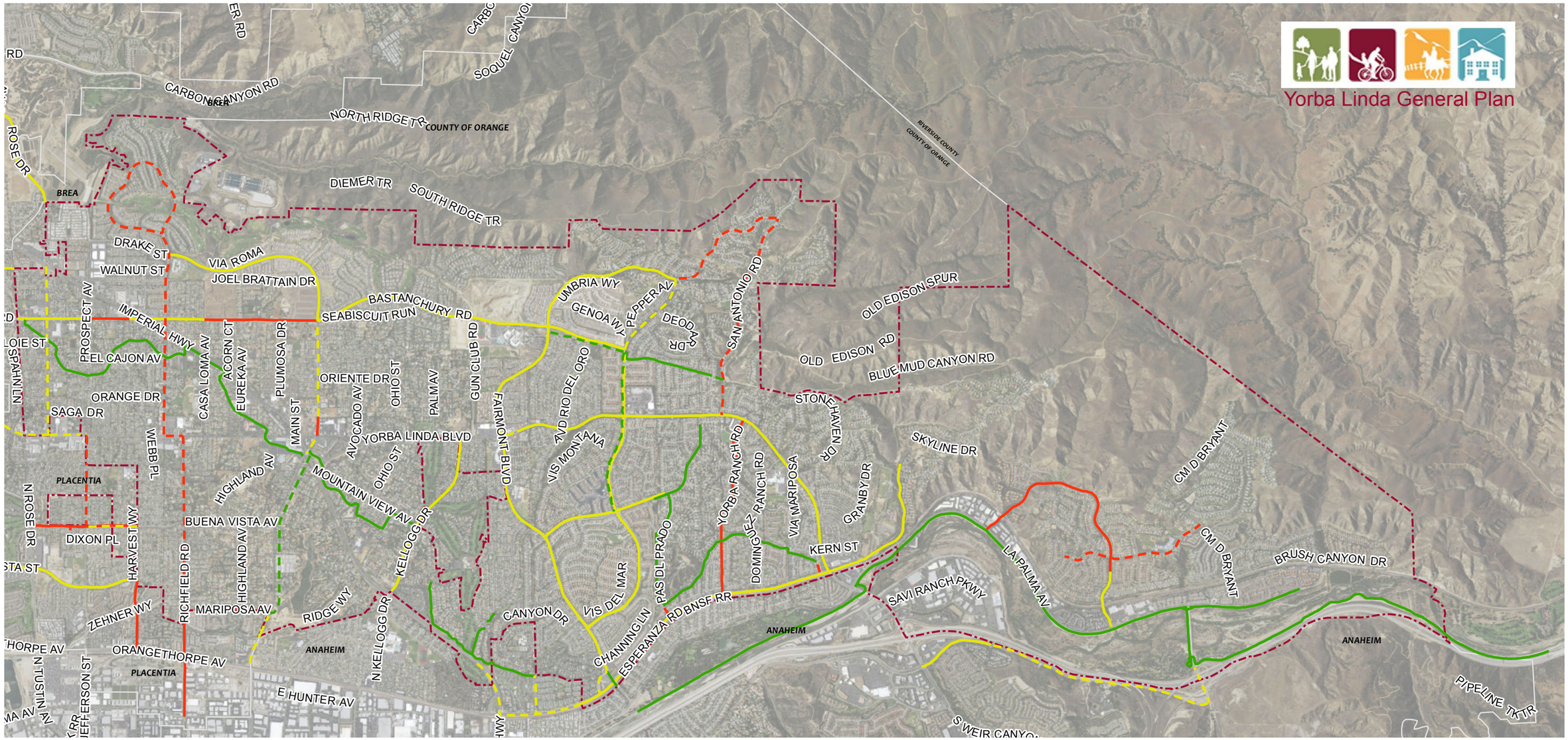

Bikeways

- City Boundary
- Class I, Existing
- Class I, Proposed
- Class II, Existing
- Class II, Proposed
- Class III, Existing
- Class III, Proposed

N

Bikeways

City of Yorba Linda Trail Map and OCTA GIS data, 2015.
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Exhibit CR-4

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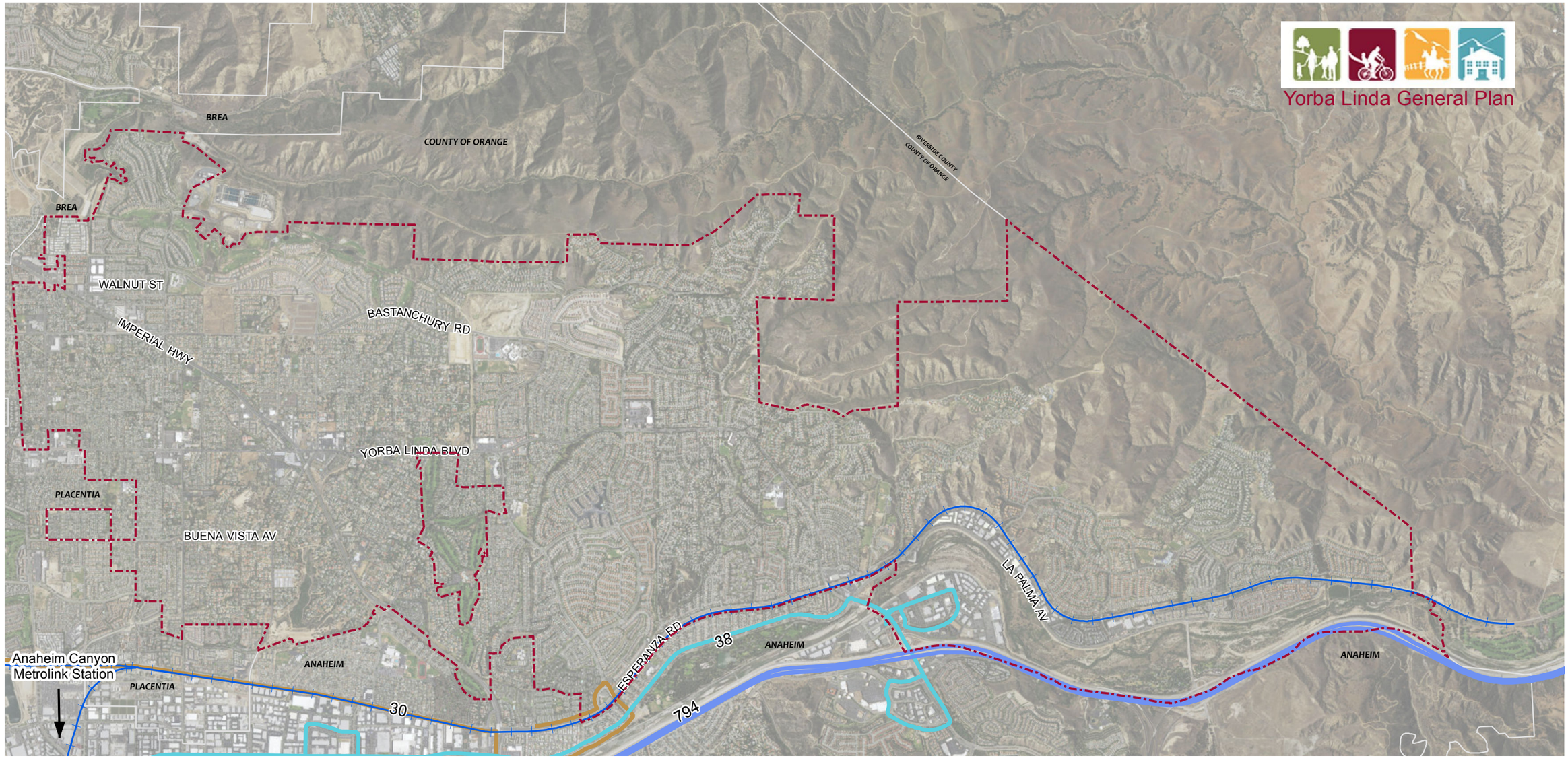

City Boundary

Metrolink

Bus Route

30

38

794

N

Public Transportation

California Geologic Survey GIS data, 2015.
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Exhibit CR-5

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Complete Streets

In 2008, the State Legislature adopted Assembly Bill 1358, the California Complete Streets Act. Implementation of the Act requires cities and counties, upon substantive revision of the circulation element of a general plan, to modify their circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, including motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.

The Complete Streets Act is premised on the notion that a balanced, multimodal transportation network would serve to reduce greenhouse gas emissions, make the most efficient use of transportation infrastructure, and improve public health by encouraging physical activity by shifting short trips in the automobile to biking, walking, and the use of public transit. In an effort to meet the requirements of the Complete Streets Act, the Circulation Element include goals and policies to prioritize and develop programs supporting Complete Streets principles and standards in Yorba Linda.

Related Plans and Programs

Transportation and circulation issues extend beyond the Yorba Linda city limits. State and regional agencies have developed programs to forecast and manage county-wide and region-wide transportation issues. To better coordinate with other public agencies, the City must consider existing transportation system planning efforts to facilitate effective decisions about improvements to the local transportation system.

State Regulations

Assembly Bill 1358, Complete Streets Act– The California Complete Streets Act of 2008 requires circulation elements to address the transportation system from a multi-modal perspective. The bill states that streets, roads, and highways must "meet the needs of all users…in a manner suitable to the rural, suburban, or urban context of the general plan." Essentially, this bill requires a circulation element to plan for all modes of transportation where appropriate—including walking, biking, car travel, and transit. The Complete Streets Act also requires circulation elements to consider the multiple users of the transportation system, including children, adults, seniors, and the disabled.

Assembly Bill 32, Global Warming Solutions Act– With the passage of the Global Warming Solutions Act of 2006, the State of California committed itself to reducing greenhouse gas (GHG) emissions to 1990 levels by 2020. The California Air Resource Board (ARB), which is coordinating the response to comply with AB 32, is currently on schedule to meet this deadline. In 2007, ARB adopted a list of early action programs that could be put in place by January 1, 2010. In 2008, ARB defined its 1990 baseline level of emissions, and by 2011 it completed rules for reducing GHG emissions. Rules on emissions, as well as market-based mechanisms like the proposed cap and trade program, came into effect January 1, 2012. The cap and trade

program controls pollution by a governing agency selling permits on the amount of pollutants a firm can emit. A firm's pollutants cannot exceed the limit. Firms requiring the need to increase their emissions must purchase permits from other firms requiring fewer permits.

Senate Bill 375– In 2008, the California Air Resources Board (ARB) adopted its Proposed Scoping Plan for AB 32. This scoping plan included the approval of SB 375 as the means for achieving regional transportation-related GHG targets. SB 375 provides guidance on how curbing emissions from cars and light trucks can help the state comply with AB 32. SB 375 also provides CEQA streamlining incentives for preferred development types. Residential or mixed-use projects qualify if they conform to the Sustainable Communities Strategy. Transit-oriented developments also qualify if they 1) are at least 50 percent residential, 2) meet density requirements, and 3) are within one-half mile of a transit stop. The degree of CEQA streamlining is based on the degree of compliance with these development preferences.

Senate Bill 743– SB 743 passed in 2013 and amends the California Environmental Quality Act (CEQA) to give individual agencies the ability to opt out of a congestion management program. Additionally, this bill requires the State Office of Planning and Research (OPR) to develop alternative impact criteria for transportation impacts in transit priority areas. The biggest impact of this senate bill may be the requirement for OPR to look at changing CEQA significance thresholds for traffic throughout the state. This could remove level of service (LOS) as a topic for environmental analysis under CEQA. Proposed changes to the CEQA Guidelines were released for public review in January 2016.

Regional Plans and Initiatives

Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy (SCAG RTP/SCS)– The SCAG RTP/SCS provides a regional transportation plan for six counties in Southern California: Orange, San Bernardino, Riverside, Los Angeles, Ventura, and Imperial. The primary goal of the RTP is to increase mobility for the region. With recent legislation, this plan also encompasses sustainability as a key principle in future development.

Orange County Congestion Management Program (CMP)– The Orange County Congestion Management Program (CMP) was established in 1991 to reduce traffic congestion and to provide a mechanism for coordinating land use and development decisions. Compliance with the CMP requirements ensures a city's ability to compete for State gas tax funds for local transportation projects. Within the City of Yorba Linda, the CMP Highway System includes two arterials: Rose Drive and Imperial Highway. There are no specific CMP requirements for roadway segment monitoring.

Transportation Demand Management (TDM) strategies are geared toward increasing vehicle occupancy, promoting the use of alternative modes, reducing the number of automobile trips, decreasing overall trip lengths, and improving air quality. The adoption of a TDM ordinance

was required of every local jurisdiction for Orange County's 1991 Congestion Management Program (CMP). The adoption of these ordinances is no longer a statutory requirement, however OCTA continues to encourage local jurisdictions to promote and support TDM strategies in their community. Such strategies may include, but are not limited to, the following:

- Encouraging employers to establish and help subsidize telecommuting, provide monetary incentives for ridesharing, and implement alternative work hour programs;
- Implementing bus loading facilities at worksites;
- Implementing pedestrian facilities such as sidewalks, paved pathways, and pedestrian grade separations over arterial streets to connect worksites to shopping, eating, recreation, parking, or transit facilities; and
- Participating in the development of remote parking facilities and the high-occupancy vehicles (i.e., shuttles, etc.) to serve them.

OCTA Commuter Bikeways Strategic Plan– The Commuter Bikeways Strategic Plan (CBSP) is a regional planning document that identifies existing and proposed bikeways in Orange County. Through the cooperation of the cities and the County, an inventory was taken of existing bikeways, and priorities for new bikeways were identified. Prioritization of the proposed bikeways, as identified in the plan, was based on several factors, including input from local jurisdictions and the public, as well as connectivity to transit and regional destinations. In addition to analysis of existing and proposed bikeways, the document provides information on bicycle amenities, such as bike lockers, parking signage, and trail markings. It also includes a discussion on safety and education programs, innovative roadway markings, bikeway fundamentals, and funding sources.

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Circulation Element Policy Program

Goal CR-1

A circulation system that meets the needs of current and future residents, businesses, and visitors of the City, has adequate capacity for projected future traffic demands at acceptable levels of service, and facilitates the safe and efficient movement of people and goods throughout the City.

Policy CR-1.1 Develop and maintain a road system that is based upon, and is in balance with, the Land Use Element of the General Plan.

Policy CR-1.2 Utilize a roadway classification system that is based on functional hierarchy and conforms to the Orange County Transportation Authority's roadway classification system to the greatest extent possible.

Policy CR-1.3 Develop street design standards that conform with Caltrans and Orange County Transportation Authority Highway Design Manuals to the greatest extent feasible.

Policy CR-1.4 Maintain a Level of Service (LOS) "D" or better along all City arterials and at intersections during peak hours.

Policy CR-1.5 Minimize intrusion of commuter traffic on local streets through residential neighborhoods.

Policy CR-1.6 Provide, where feasible, increased east-west traffic capacity through the City.

Policy CR-1.7 Review new development or redevelopment projects adjacent to established residential neighborhoods for potential traffic intrusion impacts.

Policy CR-1.8 Work jointly with adjacent jurisdictions to achieve capacity improvements for intersections outside of the City, but have significant impacts on the community.

Policy CR-1.9 Inventory existing bridge conditions and prioritize necessary improvements to maintain adequate capacity and safety.

Policy CR-1.10 Maintain a citywide Major Thoroughfare Traffic Impact Fee Program.

Goal CR-2

A network of regional roadway facilities that coordinates transportation needs and requirements across jurisdictions.

Policy CR-2.1 Coordinate and maintain partnerships with surrounding cities and regional agencies for an efficient and effective circulation system.

Policy CR-2.2 Maintain an Arterial Highway System in the City that is in conformance with, the Orange County Master Plan of Arterial Highways, to the greatest extent possible.

Policy CR-2.3 Continue to support the addition of capacity enhancement improvements such as high occupancy vehicle lanes, general purpose lanes and auxiliary lanes to the Riverside Freeway (SR 91).

Policy CR-2.4 Continue to participate in regional transportation planning efforts to coordinate priorities with neighboring jurisdictions.

Goal CR-3

An efficient circulation system that utilizes transportation system management and demand management strategies.

Policy CR-3.1 Coordinate with a broad range of regional and state agencies to promote and support Transportation Demand Management (TDM) strategies and programs.

Policy CR-3.2 Provide for safe and efficient traffic operations, by maintaining City standards for the installation and operations of traffic control devices.

Policy CR-3.3 Continue to adhere to OCTA's Congestion Management Program.

Policy CR-3.4 Promote employers to provide transit subsidies, bicycle facilities, alternative work schedules, ridesharing, telecommuting and work-at-home programs, employee education, and preferential parking for carpools/vanpools.

Policy CR-3.5 Effectively operate and maintain transportation facilities and infrastructure to improve system capacity and meet traffic demand.

Policy CR-3.6 Promote the reduction of single occupant vehicle trips, through transportation demand management programs, such as

ridesharing, telecommuting, and parking management.

Policy CR-3.7 Ensure the circulation system promotes a wide variety of travel modes to serve the greatest cross section of residents, employees and businesses.

Policy CR-3.8 Encourage new development to provide access to transit, bicycle, pedestrians, and other non-vehicular modes of transportation.

Goal CR-4

Improved aesthetic quality and maintenance of arterial highways and local roadways.

Policy CR-4.1 Promote landscaped medians and greenbelts along major arterials, highways, and freeways on available right-of-ways with drought-tolerant plants where economically feasible.

Policy CR-4.2 Promote maintenance of existing and future landscaped rights-of-way and easements.

Policy CR-4.3 Promote the continuation of existing landscape maintenance districts.

Goal CR-5

A safe, integrated, and efficient public transportation system.

Policy CR-5.1 Continue to work with the Orange County Transportation Authority (OCTA) to promote the development of additional regional public transportation services and support facilities that will serve those who live and work in Yorba Linda.

Policy CR-5.2 Encourage public and private shuttle services to provide greater transit choices.

Policy CR-5.3 Coordinate with the Orange County Transportation Authority (OCTA) to investigate potential locations for future "Park and Ride" facilities.

Goal CR-6

An efficient non-motorized transportation system.

Policy CR-6.1 Promote the development and maintenance, where feasible, of safe and convenient non-motorized transportation and multi-purpose trails throughout the City.

Policy CR-6.2 Provide for safe pedestrian, bicycle, and equestrian access throughout the City.

Policy CR-6.3 Support the recommendations and action strategies of the Parks and Recreation Master Plan for multi-purpose trails, equestrian facilities, and bikeways.

Policy CR-6.4 Promote existing and new traffic generators to incorporate facilities, such as bicycle racks and storage, into the development.

Goal CR-7

Adequate facilities for heavy vehicle traffic that balances reduction of environmental impacts with efficient goods movement.

Policy CR-7.1 Maintain the City's official truck routes to minimize the impacts of truck traffic on residential neighborhoods and other sensitive land uses.

Policy CR-7.2 Seek to minimize noise and other impacts of truck traffic, deliveries, and staging in residential and mixed-use neighborhoods.

Policy CR-7.3 Provide sufficient truck loading areas to minimize interference of truck traffic with efficient traffic circulation.

Policy CR-7.4 Maintain the current truck weight limitation ordinance as part of the municipal code and implement provisions for enforcement, including development of traffic indices and pavement structural strength evaluation.

Goal CR-8

Limited transport of hazardous materials through the City of Yorba Linda in conformance with the State and county HAZMAT program.

Policy CR-8.1 Implement the HAZMAT route that is in conformance with HAZMAT and Emergency guidelines and complements the designated truck route policy of the City of Yorba Linda.

Policy CR-8.2 Require that the transportation of hazardous materials generated within the City be accomplished through the most direct route to the designated HAZMAT routes, the nearest designated HAZMAT Freeway, and the nearest appropriate HAZMAT disposal facility, as discussed in the Safety Element of the General Plan.

Goal CR-9

Efficient parking systems that support a safe vehicular transportation system, while minimizing the friction between parked and moving vehicles.

Policy CR-9.1 Monitor parking supply and utilization to identify deficiencies or conflicts with the movement of traffic as they develop.

Policy CR-9.2 Promote the development and maintenance of adequate parking facilities commensurate with parking demand.

Policy CR-9.3 Promote the maintenance of existing off-street parking facilities.

Policy CR-9.4 Ensure parking facilities for new development reduce or eliminate reliance on off-street facilities for parking needs.

Goal CR-10

A transportation system that promotes use by multiple modes of travel through Complete Streets.

Policy CR 10.1 Establish model street network cross sections and design guidelines that promote multimodal travel in Yorba Linda.

Policy CR 10.2 Ensure future Complete Streets improvements are evaluated to ensure resident, bicyclist, equestrian, and pedestrian safety as a top priority.

Policy CR 10.3 Promote incorporation of Complete Streets concepts when designing new roadways or making improvements to existing roadways in conjunction with new development.

Policy CR 10.4 Promote and prioritize complete streets where improvements will demonstrably improve safety of sidewalk and bicycle access to schools.

Policy CR 10.5 When developing model Complete Street cross sections, promote the participation of various user groups.

Policy CR 10.6 Consider reducing the number of lanes where existing infrastructure or site conditions limits the ability to construct Complete Streets.

Policy CR 10.7 Coordinate with the County of Orange for potential Complete Street improvements within the City's Sphere of Influence

Policy CR 10.8 Ensure any future improvements to the transportation system are

	integrated with the city's existing and future bikeway and trail systems.
Policy CR 10.9	Promote and prioritize Complete Streets where improvements to existing roadways will demonstrably improve integration with the City's bike and trail system
Policy CR 10.10	Incorporate design features and other techniques to improve neighborhood multimodal capabilities for pedestrians.
Policy CR 10.11	Prioritize opportunities for complete streets integration into the General Plan Focus Areas.

Goal CR-11

Additional sources of funding to construct, maintain, and operate transportation facilities and services needed to achieve the City's circulation goals.

Policy CR 11.1	Investigate additional sources of funding and support the development of a stable, dedicated funding source to provide continuing maintenance, operation, and management of the City's transportation network.
Policy CR 11.2	Work with Caltrans and adjacent jurisdictions to identify funding for improvements that address cumulative effects of planned development on the freeway system.

5. Economic Development Element

Introduction

The Economic Development Element provides a framework to allow the City to increase the local tax base and improve the standard of living of all residents in Yorba Linda. Recognizing that the City operates within a broader regional and global economic setting, the following policies and programs support a diverse, competitive, and sustainable local economy. Such an economy allows the City to increase municipal revenues in order to continue to deliver quality services and enhance the prosperity of residents.

The Economic Development Element includes a variety of policies that have a less direct effect on land use, but are designed to achieve a solid tax base to provide ongoing and enhanced City services. These include policies aimed at supporting existing and new businesses that reflect changes in industry and creating the types of jobs most beneficial to the local economy. A vibrant economy supports the quality of life enjoyed by Yorba Linda residents and enhances the financial stability of the City.

Authority and Scope

The Economic Development Element is an optional element of the General Plan, pursuant to Section 65303 of the California Government Code, which allows that, "*the general plan may include any other elements or address any other subjects which, in the judgement of the legislative body, relate to the physical development of the county or city*."

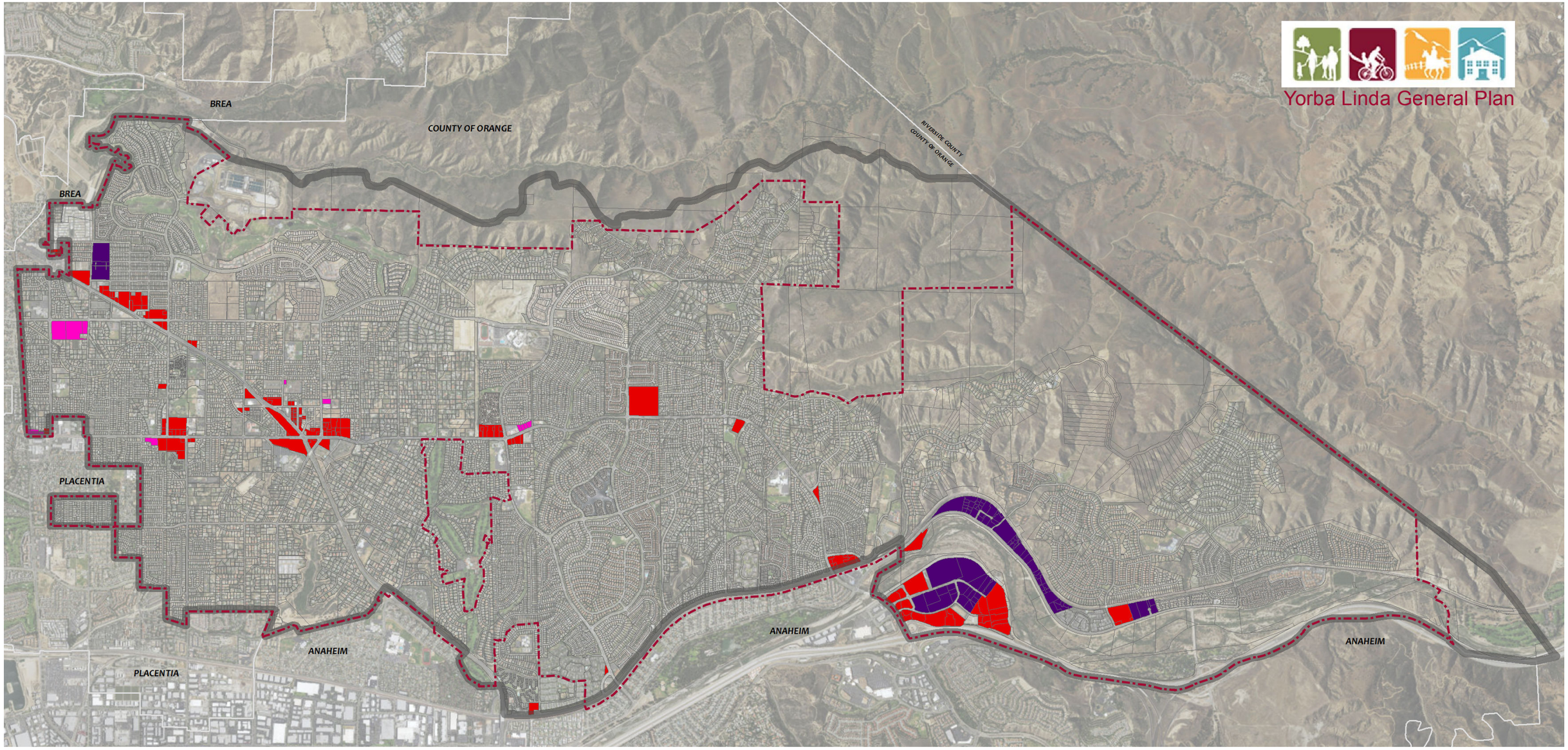
Background

Yorba Linda has been cited as one of the "100 Best Places to Live" in the United States,[1] so it is no surprise that the community continues to attract new residents. The City is home to the Richard M. Nixon Presidential Library and Museum, which draws an average of 95,000 visitors a year. The Arthur Hills championship designed Black Gold golf course is located in the foothills of Yorba Linda and has been named one of the top three public golf courses in Orange County by the Orange County Register.

[1] CNN's Money Magazine website, "Best Places to Live 2014." http://time.com/money/collection/best-places-to-live/?bestplaces_sorttop=rk, accessed June 17, 2015.

Yorba Linda's commercial areas are located along major corridors, including Yorba Linda Boulevard, Imperial Highway and the California State Route 91, making them easily accessible to the community and Orange County region. ***Exhibit ED-1: Areas of Employment***, shows the location of employment areas in the City. Employment areas are locations with existing commercial and industrial uses.

According to the California Employment Development Department, as of June 2015, Yorba Linda had one of the lowest unemployment rates in Orange County at 3.8 percent, while the County as a whole had an employment rate of 4.3 percent. Yorba Linda had a labor force of 34,600 people. According to the 2009-2013 American Community Survey, over 95 percent of the population, age 25 years and older, have attained a high school degree or higher, and over 48 percent have attained a bachelor's degree or higher. The median household income is $112,259, with the largest share of people working in educational services, and health care and social assistance (21 percent).



City Boundary

Sphere of Influence

Employment Land Use

Commercial

Office

Industrial

N

Areas of Employment

SCAG Existing Land Use GIS data, 2015.
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Exhibit ED-1

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Future Developments

Looking forward, Yorba Linda has two future developments that will benefit the local economy.

Savi Ranch - Savi Ranch is an approximately 158 acre mix of industrial, retail and automotive uses located in the southeastern portion of the City, directly north of the California State Route 91. Currently, over 60 percent of the City's sales tax revenue is generated by the area's business. Savi Ranch is also the City's major employment center, with 25 percent of the community's jobs. Analysis of the existing conditions of Savi Ranch have shown that there is potential to accommodate 1.4 million square feet of additional development of commercial, office and industrial uses.

Yorba Linda Town Center - The City of Yorba Linda has partnered with a private developer to enhance the City's downtown area. The Yorba Linda Town Center is projected to be completed by the end of 2017. The project will provide a pedestrian-friendly, high-end retail, entertainment, and restaurant district in the heart of Yorba Linda. The Town Center will consist of over 125,000 square feet of theater, grocery, retail, and restaurant uses centered on a common open space area.

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Economic Development Element Policy Program

Goal ED-1

A competitive and diverse local economy and supportive business climate that increases the City's ability to expand existing businesses and attract new businesses.

Policy ED-1.1 Attract new businesses that will enhance the availability of jobs, goods, and services for residents in a manner consistent with the City's quality of life goals

Policy ED-1.2 Support local businesses and foster a positive relationship between the business community and City government.

Policy ED-1.3 Promote Yorba Linda among its citizens and the wider business community as a livable City and an excellent place to do business.

Policy ED-1.4 Promote clusters of commercial activities in selected areas of the City in order to create identifiable centers of interest for residents and visitors.

Goal ED-2

A stable fiscal environment that has a foundation in local economic resources and adapts to changing market conditions.

Policy ED-2.1 Foster a fiscally healthy City government and enlarge the City's revenue base as necessary to sustain and support the community.

Policy ED-2.2 Prioritize capital improvement investments based on anticipated revenue streams.

Policy ED-2.3 Support policies and regulations that direct the City to follow prudent financial standards and to maintain strong financial reserves.

Goal ED-3

An educated, skilled, and competitive workforce to match the employment needs of the local and regional economy.

Policy ED-3.1 Promote and support efforts by local educational institutions, businesses, and public agencies to integrate local college graduates into the City and regional workforce.

Policy ED-3.2 Promote policies that retain existing skilled workers and attract skilled workers from beyond the region.

Goal ED-4

Yorba Linda as a tourist and visitor destination point.

Policy ED-4.1 Promote the City's Nixon Presidential Library and Museum as well as many other historic attractions in the community as a tourist and visitor destination.

Policy ED-4.2 Work with other north Orange County cities and tourism groups to promote northern Orange County as an important tourist and visitor destination.

6. Housing Element

I. Introduction

Role and Organization of the Housing Element

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Yorba Linda Housing Element is an eight-year plan extending from 2014-2021.

Yorba Linda's Housing Element identifies strategies and programs that focus on:

1. Preserving and improving housing and neighborhoods;
2. Providing adequate housing sites;
3. Assisting in the provision of affordable housing;
4. Removing governmental and other constraints to housing investment; and
5. Promoting fair and equal housing opportunities.

The City's 2014-2021 Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);

- A review of potential market, governmental, and infrastructure constraints to meeting Yorba Linda's identified housing needs (Section III);
- An evaluation of residential sites, financial and administrative resources for housing, and resources for energy conservation (Section IV);
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and program (Section V);
- Appendices documenting the residential sites inventory and public participation process.

Sources of Information

In preparing the Housing Element, and the Needs Assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each data table in the Element.

- Demographic and housing data is derived from the 2010 Census, 2006-2010 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;
- SCAG's 2008-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- 2012 housing market information is obtained through newspaper and internet rent surveys, and DataQuick sales transactions;
- Employment data by industry type and commuting patterns are provided through the Census 2012, OnTheMap Application
- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

Public Participation

Section 6553(c)(6)(B) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Yorba Linda solicits input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City sought public input early during development of the draft Element through a public workshop conducted at the Yorba Linda Community Center before the General Plan Advisory Committee (GPAC) on January 29, 2013. The Workshop was advertised through a display ad in the Yorba Linda Star newspaper, with direct notices provided to various stakeholder groups and interested individuals, including: for-profit and non-profit developers active in the City; residential property owners; civic organizations; advocacy groups representing special needs populations; and local business organizations, among others. Approximately forty people attended the Community Workshop. A copy of the meeting notification list; agenda and PowerPoint presentation is included in Appendix A of the Element. A second, similarly noticed public workshop was conducted before the GPAC on May 20, 2013 for review of the initial draft 2014-2021 Housing Element, with public hearings conducted before the Planning Commission and City Council on June 12 and July 16 respectively.

Some of the common themes that arose out of the community meetings include:

- Majority of developmentally disabled residents living with parents – critical need for housing options as parents age and can no longer care for disabled child. Need a range of housing types, including:
    - Affordable rental housing
    - Supportive housing
    - Small group homes
- Senior population will continue to grow as baby boomers age, necessitating focus on senior housing needs
- Aging infrastructure in the westerly area of the community may require improvements to accommodate higher density development
- Concern with the number of multi-family sites on the Westside - need better dispersal across the community

The housing needs and issues raised by the public are addressed within the Housing Element. For example, the Element includes program actions to: 1) pursue supportive housing funds and discuss with affordable housing providers options to integrate units for persons with developmental disabilities; 2) conduct expanded education and outreach on opportunities for second units; and 3) develop and disseminate guidelines for Universal Design to better allow persons to age in place. Information from the Yorba Linda Water District has also been incorporated into the Element on the projected replacement timelines for aging water mains.

Upon submittal of the draft Housing Element to the State Department of Housing and Community Development (HCD) for review and comment, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document. In addition, the draft Housing Element is placed on the City's website at www.ci.yorba-linda.ca.us.

Relationship to Other General Plan Elements

Yorba Linda has initiated a comprehensive update of its current 1993 General Plan, along with preparation of a Parks & Recreation Master Plan. The updated General Plan will revisit the community's priorities and visions for the future, looking out over the next 20 years. The Yorba Linda General Plan will be comprised of the following elements:

- Land Use
- Housing
- Circulation and Mobility
- Open Space and Parks and Recreation
- Conservation
- Safety
- Noise
- Economic Development
- Community Design
- Historic Resources

The City's 2014-2021 Housing Element is being coordinated with the City's overall General Plan update and with the General Plan Advisory Committee (GPAC). However, the Housing Element is being prepared in a more expedited time frame and will be adopted in advance of the balance of the General Plan in adherence to the mandatory update cycle for SCAG (Southern California Association of Governments) jurisdictions. The City will ensure consistency between the Housing Element and the other updated General Plan elements so that policies introduced in one element are consistent with other elements. As now required upon adoption of the Housing Element (Government Code Section 65302), the City's Safety and Conservation Elements will include an analysis of policies regarding flood hazards and flood management information (http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf).

II. Housing Needs Assessment

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components:

Demographic Profile

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Yorba Linda residents.

Population Growth and Trends

Table II-1: Regional Population Growth Trends 1980-2010, presents population growth trends in Yorba Linda from 1980-2010, and compares this growth to neighboring jurisdictions and the entire County of Orange. Orange County experienced a high level of growth both during the 1980s (25%) and 1990s (18%), and reduced considerably in the 2000s (6%). Yorba Linda experienced dramatic growth in the 1980s (86%) but was more similar to other neighboring cities in the 1990s (12%) and 2000s (9%). Yorba Linda's growth between 2000-2010 was higher than the County and neighboring communities.

In terms of future trends, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast projects a 9.8 percent increase in Yorba Linda's population over the 2008-2020 period for an estimated population of just under 70,000 in 2020.

Table II-1:
Regional Population Growth Trends 1980 - 2010

Jurisdiction	1980	1990	2000	2010	Percent Change		
					1980-1990	1990-2000	2000-2010
Anaheim	219,311	266,406	328,014	336,265	22%	23%	3%
Brea	27,910	32,873	35,410	39,282	18%	8%	11%
Fullerton	102,235	114,144	126,003	135,161	12%	10%	7%
Placentia	35,037	41,259	46,488	50,533	18%	13%	9%
Yorba Linda	**28,251**	**52,422**	**58,918**	**64,234**	**86%**	**12%**	**9%**
Total Orange County	1,932,709	2,410,556	2,846,289	3,010,232	25%	18%	6%

Source: U.S Census 1980, 1990, 2000 and 2010

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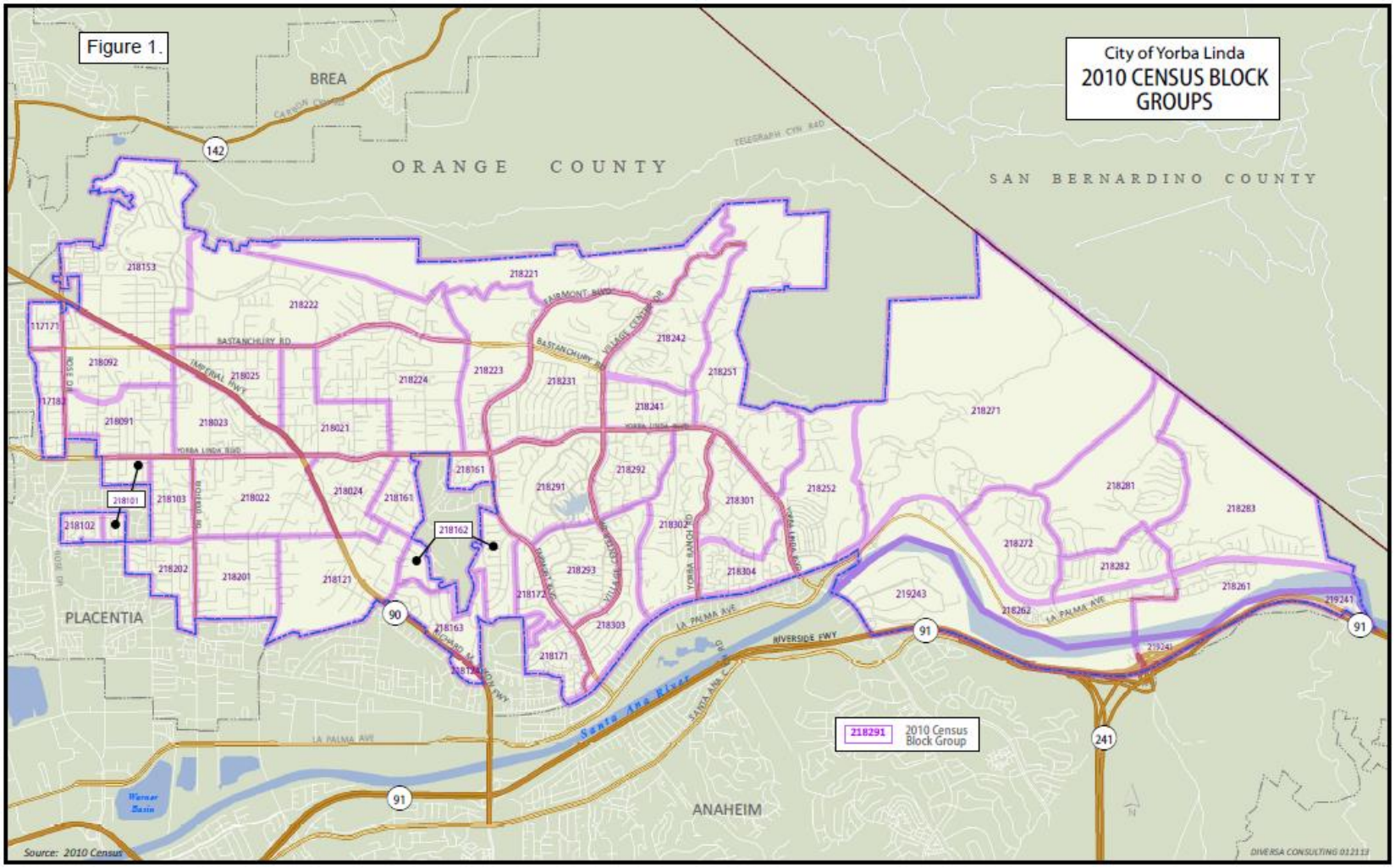
Figure 1.
City of Yorba Linda
2010 CENSUS BLOCK GROUPS
BREA
ORANGE COUNTY
SAN BERNARDINO COUNTY
PLACENTIA
ANAHEIM
218101
218162
218291
2010 Census Block Group
Source: 2010 Census

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Age Characteristics

Table II-2: Age Distribution 1990-2010, displays the age distribution of the City's population in 1990 and 2010, and compares this with Orange County as a whole. As displayed in the table, 24 percent of Yorba Linda's population is comprised of children under the age of 18, which is comparable to the countywide population. A comparison of the 1990 and 2010 Census shows a decrease in the proportion of school age children (from 21% to 19%).

The biggest change in Yorba Linda's age profile is a shift from a younger population to a more mature population. This aging trend is borne out by an increase in the median age from 32.5 years in 1990 to 41.7 years in 2010, well above the countywide median age of 36.2 years.

The City evidenced a sharp decline in its young adult (25-44 years) population over the two decades (from 37% to 22%), while experiencing significant growth in the middle adult (45-64 years) and senior (65+ years) populations. The middle adult population increased by over 11,000 persons (from 19% to 33%), and the senior population grew by about 5,000 persons (from 5% to 12%). Factors contributing to this shift in the City's age structure include an aging in place of young adults into middle age, a corresponding aging of the middle age population into senior citizens, and the limited number of new young adults and families moving into the community due in part to high housing costs. As discussed later in the section, Yorba Linda has also experienced a decline in both the number and proportion of families with children over the past two decades.

Table II-2:
Age Distribution 1990 - 2010

Age Group	1990		2010		
	Persons	Percent	Persons	Percent	Orange Co. %
Preschool (<5yrs)	4,433	8%	3,094	5%	6%
School Age (5-17 yrs)	11,178	21%	12,378	19%	18%
College Age (18-24yrs)	4,553	9%	5,894	9%	10%
Young Adults (25-44 yrs)	19,601	37%	13,848	22%	28%
Middle Age (45-64)	10,038	19%	21,414	33%	26%
Seniors (65+ years)	2,619	5%	7,606	12%	12%
TOTAL	52,422	100%	64,234	100%	100%
MEDIAN AGE	32.5 Years		41.7 years		36.2 years

Source: U.S Census 1990 and 2010

Race and Ethnicity

Table II-3: Racial and Ethnic Composition 1990-2010, displays the racial/ethnic composition of Yorba Linda's population in 1990 and 2010, and compares this with the Countywide distribution. White residents continue to represent the vast majority of the City's population, though similar to the region, have continued to decrease in relative proportion, declining from 79 percent in 1990 to 66 percent in 2010. The City's Asian/Pacific Islander population nearly doubled between 1990-2010, increasing from 10 to 18 percent, and for the first time reaching a level comparable to the Countywide proportion. The City experienced a more modest growth in its Hispanic population, increasing from 9 to 14 percent over the past two decades, well below the 34 percent of Hispanics Countywide. The African American population remained at about one percent of the population, and "Other Races" and American Indians also remained at less than one percent. Despite Yorba Linda's increasing diversity, the City remains less ethnically diverse than Orange County as a whole.

Table II-3:
Racial and Ethnic Composition 1990 - 2010

Racial/Ethnic Group	1990		2010		
	Persons	Percent	Persons	Percent	Orange Co. %
White	41,512	79%	42,183	66%	44%
Asian/Pacific Islander	5,200	10%	11,692	18%	18%
Hispanic	4,948	9%	9,220	14%	34%
African American	551	1%	789	1%	1%
Other Race	164	<1%	230	<1%	3%
American Indian	47	<1%	120	<1%	<1%
TOTAL	52,422	100%	64,234	100%	100%

Source: U.S. Census 1990 and 2010.

Employment

The recent economic recession had a significant impact on job growth in Orange County, with the loss in over 100,000 jobs between 2006 and 2010.[1] Since that time, the economy has begun to turn around, with the Orange County Business Council reporting an increase in 35,000 private sector jobs in the County during the first three quarters of 2012, and projected continued job growth in 2013 and 2014.[2] Within Yorba Linda, the Southern California Association of Governments (SCAG) documents 2008 employment levels at 19,000, with projected 2020 employment of 17,200 and 2035

[1] Orange County Projections (OCP) 2006 and 2010. OCP forecasts are consistent with SCAG's Regional Transportation Plan/ Sustainable Communities Strategy.
[2] 2012 Orange County Workforce Housing Scorecard, Orange County Business Council

employment of 17,300, indicating SCAG is not projecting the City's employment base to return to pre-recessionary levels.[3]

Table II-4: Major Employers in Yorba Linda, identifies the largest employers in Yorba Linda, and illustrates the strong presence of medical research and services; restaurants and retail. Several of the City's major employers are located in the Savi Ranch Retail Center.

Table II-4: Major Employers in Yorba Linda	
Nobel Biocare	Benefit Services
Viasys Respiratory Care	Placentia-Yorba Linda Unified School District
Costco Wholesale Corporation	White Brothers
Century 21 Achievers	St Jude Heritage Medical Group
Briad Restaurant Group	Albertsons
Celerity	
Source: City of Yorba Linda	

The Census identifies approximately 11,400 primary jobs in Yorba Linda in 2010.[4] As depicted in *Table II-5: Primary Jobs by Industry Sector 2010*, retail trade (14.9%) is the most dominant employment sector, followed by accommodation and food services (12.4%), and manufacturing (10.2%).

Table II-5: Primary Jobs by Industry Sector 2010

Industry Sector	# Jobs	% Total Jobs
Retail Trade	1,697	14.9%
Accommodation and Food Services	1,417	12.4%
Manufacturing	1,159	10.2%
Construction	1,067	9.3%
Health Care and Social Assistance	1,056	9.3%
Administration & Support, Waste Mgmt and Remediation	839	7.3%
Professional, Scientific and Technical Services	800	7.0%
Other Services (excluding Public Administration)	784	6.9%
Wholesale Trade	696	6.1%
Finance and Trade	467	4.1%
Public Administration	330	2.9%
Real Estate and Rental and Leasing	263	2.3%
Educational Services	234	2.0%
Utilities	200	1.8%

[3] SCAG Regional Transportation Plan/Sustainable Communities Strategy, April 2012

[4] The Census defines a "primary job" as the highest paying job for a worker for the year, but excluding self-employed or "informally" employed" workers.

Table II-5: Primary Jobs by Industry Sector 2010		
Industry Sector	# Jobs	% Total Jobs
Arts, Entertainment and Recreation	194	1.7%
Information, Management of Companies	89	0.8%
Oil and Gas Extraction, Agriculture, Forestry, Fishing	78	0.6%
Transportation and Warehousing	46	0.4%
TOTAL	11,416	100%

Source: U.S. Census 2010. OnTheMap Application. http://onthemap.ces.census.gov/.

Over 40 percent of Yorba Linda's primary employment is in lower paying retail, hospitality, construction and service-related industries, with wages generally below the level necessary to afford to live in the City. The Census[5] documents that 88 percent of the 11,400 persons employed within Yorba Linda commute in from outside the City limits, indicative of the shortage of local affordable housing opportunities for the community's workforce. However, Yorba Linda is not unique among Orange County communities in this regard, with the cities of Anaheim, Brea, Fullerton and Orange exhibiting similarly high proportions of their workforce commuting in from outside the City limits. On a countywide basis, 42 percent of persons employed within Orange County are commuting in from other counties, compared to 24 percent in Los Angeles County and just 18 percent in San Diego County.

Workforce Housing Scorecard

In December 2012, the Orange County Business Council published the results of its second Workforce Housing Scorecard. This report provides a comprehensive evaluation of the current and future state of Orange County's housing supply and demand, and its effect on business competitiveness. The initial Workforce Scorecard published in 2008 identified the significant shortage of housing for the County's growing workforce, and its impact on the ability of employers to attract and maintain key workforce talent. The challenge for young families to afford housing in Orange County is apparent, with over 50,000 residents aged 20 to 34 leaving the County between 2000-2010 while the more affordable Inland Empire and San Diego regions experienced a 21 percent increase in this same age group. The Scorecard warns that the continued loss of this younger population will weaken Orange County's future workforce pool and negatively impact the long-term regional economy.

- ✓ Based on the following criteria, the Scorecard rates each jurisdiction's record over the 1991-2010 period in addressing workforce housing needs:
- ✓ Number of jobs, rewarding cities that promote job growth
- ✓ Housing unit density
- ✓ Housing growth, rewarding cities that promote housing growth
- ✓ Jobs/housing balance

Of the 34 cities in Orange County, Yorba Linda ranked 20th in its success over the past two decades in generating both new jobs and the supply of homes necessary to house these new workers. In terms

[5] OnTheMap Application. http://onthemapces.census.gov

of future projections, the City's ranking improves to 13th under the Scorecard for the 2010-2020 period.

Household Profile

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Yorba Linda.

Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

The 2010 Census documents 21,576 households in Yorba Linda, with an average household size of 2.97 persons and average family size of 3.29 persons (refer to Table II-6). This represents a decrease in household size (3.12) from 1990, and is similar to the Orange County average household size of 2.99. The decrease in Yorba Linda's household size reflects the decline in family households with children, and increase in senior citizens over the past two decades.

Families comprise the overwhelming majority of households in Yorba Linda (82%), including families with children (37%), and those without children (45%). However, over the past two decades, the number of families with children decreased by approximately 400, resulting in a decline in their relative proportion from 50 to 37 percent of all households. In contrast, the proportion of family households without children increased from 35 to 45 percent, and single-person households increased from 11 to 14. Over 80 percent of the City's net growth in 4,800 new households between 1990 and 2010 was due to the growth in childless family households. *Figure 2: Family Households with Children*, depicts the percentage of family households with children by census block group, and illustrates presence of high concentrations (40–50%) in neighborhoods distributed throughout Yorba Linda.

Table II-6: Household Characteristics 1990 - 2010					
Household Type	1990		2010		Orange Co.%
	Households	Percent	Households	Percent	
Families	14,214	85%	17,704	82%	71%
With children	8,338	(50%)	7,940	(37%)	(34%)
Without children	5,876	(35%)	9,764	(45%)	(37%)
Singles	1,812	11%	3,119	14%	21%
Other non-families	748	4%	753	3%	8%
Total Households	**16,774**	**100%**	**21,576**	**100%**	100%
Average Household Size	3.12		2.97		2.99
Average Family Size	3.37		3.29		3.47

Source: U.S. Census 1990 and 2010

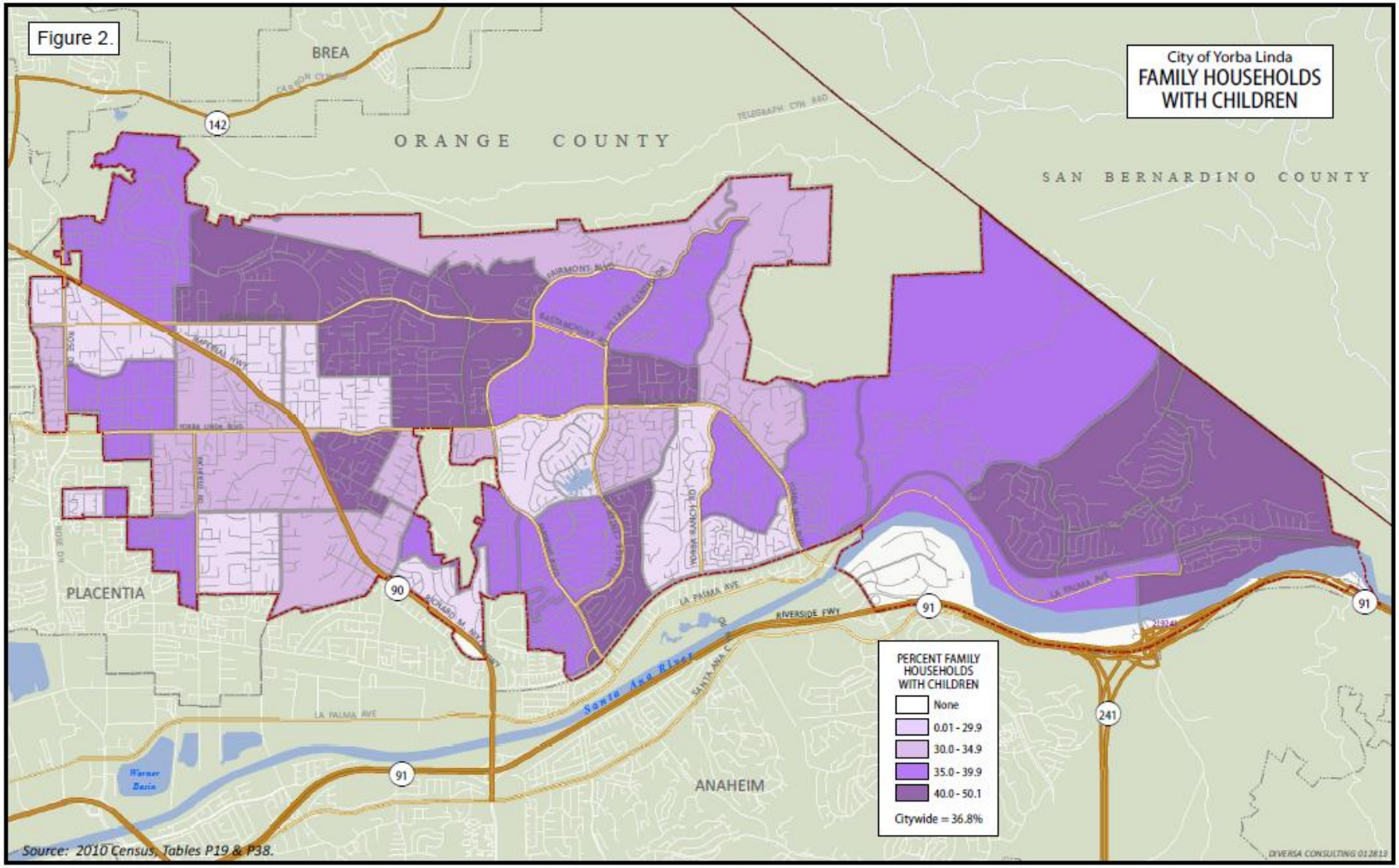
Figure 2.
City of Yorba Linda
FAMILY HOUSEHOLDS WITH CHILDREN
BREA
ORANGE COUNTY
SAN BERNARDINO COUNTY
PLACENTIA
ANAHEIM
Santa Ana River
Warner Basin
PERCENT FAMILY HOUSEHOLDS WITH CHILDREN
None
0.01 - 29.9
30.0 - 34.9
35.0 - 39.9
40.0 - 50.1
Citywide = 36.8%
Source: 2010 Census, Tables P19 & P38.

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Household Income

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in ***Table II-7: State Income Categories***, which are thus used throughout the Housing Element.

Table II-7:
State Income Categories

Income Category	% County Area Median Income (AMI)	2012 Orange County Income Limits			
		1 person household	2 person household	3 person household	4 person household
Extremely Low	0-30% AMI	$20,250	$23,150	$26,050	$28,900
Very Low	0-50% AMI	$33,750	$38,550	$43,350	$48,150
Low	51-80% AMI	$53,950	$61,650	$69,350	$77,050
Moderate	81-120% AMI	$71,650	$81,900	$92,100	$102,350
Above Moderate	120%+ AMI	> $71,650	> $81,900	>$92,100	>$102,350

Source: California Dept of Housing and Community Development, 2012 Income Limits.

Table II-8: Household Income Distribution, presents the distribution of household income in Yorba Linda by income category. Despite the City's overall affluence, Yorba Linda does have its share of lower income households, with 22 percent earning less than 80 percent of the County median. Extremely low-income (ELI) households (<30% AMI) comprise five percent of households, and have significant housing needs. According to the CHAS Data compiled by HUD, two-thirds of the City's ELI households are homeowners (761 households), with 72 percent of these ELI homeowners spending more than half their income towards housing, placing them at risk of being unable to maintain, or potentially losing their homes. Among the City's estimated 380 ELI renter households, 73 percent spend more than half their incomes on rent.

Table II-8:
Household Income Distribution 2010

Income Level	Households	Percent
Extremely Low Income	1,141	5%
Very Low Income	1,328	6%
Low Income	2,295	11%
Moderate Income	3,027	14%
Above Moderate Income	13,618	64%
TOTAL	21,409	100%

Source: SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

Many of the workers who make up Yorba Linda' workforce earn modest incomes, making it challenging to afford to live in the City. *Table II-9: Orange County Wages for Select Occupations 2012*, presents a sampling of occupations in Yorba Linda, which falls within very low-, low- and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Yorba Linda with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low and even most low income occupations, such as childcare workers and retail sales managers, cannot afford the median rent in Yorba Linda.

Table II-9: Orange County Wages for Select Occupations 2012			
Very Low Income (<$38,550 - 2 person household)	**Mean Hourly Wage**	**Mean Annual Income**	**Max. Affordable Housing Cost**
Waiters/Waitresses	$10.72	$22,294	$557
Home Health Aides	$11.91	$24,782	$620
Child Care Workers	$12.88	$26,807	$670
Bank Tellers	$13.42	$27,925	$698
Retail Salespersons	$13.66	$28,417	$710
Nursing Aides, Orderlies, and Attendants	$14.02	$29,149	$729
Security Guards	$14.24	$29,621	$741
Emergency Medical Technicians &	$14.52	$30,201	$755
Preschool Teachers, except Special	$16.61	$34,547	$864
Low Income ($38,550-$61,650 - 2 person household)	**Mean Hourly Wage**	**Mean Annual Income**	**Max. Affordable Housing Cost**
Tax Preparers	$19.37	$40,295	$1,007
Bookkeeping, Accounting & Auditing	$20.32	$42,271	$1,057
Bus Drivers, Transit and Intercity	$20.48	$42,597	$1,065
Child, Family, and School Social Workers	$20.56	$42,772	$1,069
Retail Sales Manager	$21.47	$44,650	$1,116
Real Estate Sales Agent	$25.94	$53,952	$1,349
Food Service Managers	$26.76	$55,660	$1,392
Architectural and Civil Drafters	$27.88	$57,997	$1,450
Carpenters	$28.18	$58,624	$1,466
Moderate Income ($61,650-$81,900 - 2 person household)	**Mean Hourly Wage**	**Mean Annual Income**	**Max. Affordable Housing Cost**
Occupational Therapist Assistants	$30.02	$62,447	$1,561
Market Research Analysts	$33.16	$68,977	$1,724
Chemists	$33.25	$69,152	$1,729
Firefighters	$34.01	$70,743	$1,769
Librarians	$34.77	$72,324	$1,808
Computer Programmers	$36.40	$75,706	$1,893
Property and Real Estate Managers	$36.52	$75,972	$1,899

Architects (except Landscape and Civil)	$37.96	$78,955	$1,974
Medical Scientists (except Epidemiologists)	$38.97	$81,067	$2,026

Source: 2012 California Occupational Employment Statistics – Orange County; 2012 State HCD Income Limits.
Income categories based on two person household with single wage earner.
Max affordable housing cost based on 30% of income, including rent/mortgage, utilities, taxes, insurance, HOA fees

Special Needs Populations

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households and farmworkers. In addition, many often have lower incomes as a result of their condition. *Table II-10: Special Needs Populations 2010*, summarizes the special needs populations in Yorba Linda. Each of these population groups, as well as their housing needs, is described below.

Table II-10:
Special Needs Populations 2010

Special Needs Groups	Persons	Households	Percent*
Seniors (65+)	7,606		12%
With a Disability*	2,281		(30%)
Senior Households		4,619	21%
Renter		735	(16%)
Living Alone		551	
Owner		3,884	(84%)
Living Alone		964	
Persons Living with Disabilities*	4,424		7%
Large Households		3,084	15%
Renter		485	(16%)
Owner		2,599	(84%)
Female-Headed Households*		1,775	8%
with Related Children*		835	(47%)
Farmworkers**	31		
TOTAL Persons/Households	64,234	21,576	

Source: U.S. Census 2010; *American Community Survey 2008-2010; **SCAG RHNA Existing Needs Statement, 2012.
Note: Numbers in ( ) reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's senior households, 16% are renters and 84% are owners

Senior Households

The 2010 Census identifies 12 percent (7,606) of Yorba Linda's residents as over the age of 65, reflecting an increase in over 3,000 seniors over the past decade. Nearly one-third have some type of disability related to self-care or mobility, which may limit their ability to live independently. About 21 percent of Yorba Linda's households are headed by a senior, the majority of which are homeowners (84%).

One-quarter of the City's senior homeowners live alone, and over the long term may require supportive services to remain independent in their homes. *Figure 3: Senior (Age 65+) Homeowners Living Alone*, illustrates the percentage of homeowners in each census block group that are seniors living alone. Neighborhoods with the highest concentrations of individual senior homeowners include: the northwest corner of the City, which includes the Lake Park Mobile Home Community; the older neighborhoods surrounding the Town Center and immediately south of Yorba Linda Boulevard; and neighborhood in Travis Ranch located between Yorba Ranch Road and Yorba Linda Boulevard.

The elderly have a number of special needs including housing, transportation, health care, and other services. Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Yorba Linda's 735 senior renter households, 80 percent are lower income, with nearly one-third extremely low income. As shown later in Table II-22, Yorba Linda has two senior housing projects providing 224 rental units affordable to a mix of very low and low-income households. The State of California Community Care Licensing Division identifies 25 residential care homes for the elderly in Yorba Linda, providing 235 beds for seniors age 60+ requiring 24 hour assisted living. In addition to the 24 small residential care facilities (6 or fewer beds) "board and care" homes, there is one larger facility with 93 beds.

For those seniors who live on their own, many have limited incomes and physical limitations, both of which may inhibit their ability to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City offers a Residential Rehabilitation Program which provides grants to lower income home owners, including senior and disabled households, with funding for home repairs and improvements. This program can assist home owners with the cost of installing assistance devices.

The City of Yorba Linda and the Yorba Linda Senior Citizens Club coordinate a number of senior activities at various community facilities throughout the community, including the Senior Citizens Center. Programs offered include recreational and social activities, a senior lunch, food distribution, preventative healthcare, and transportation services.

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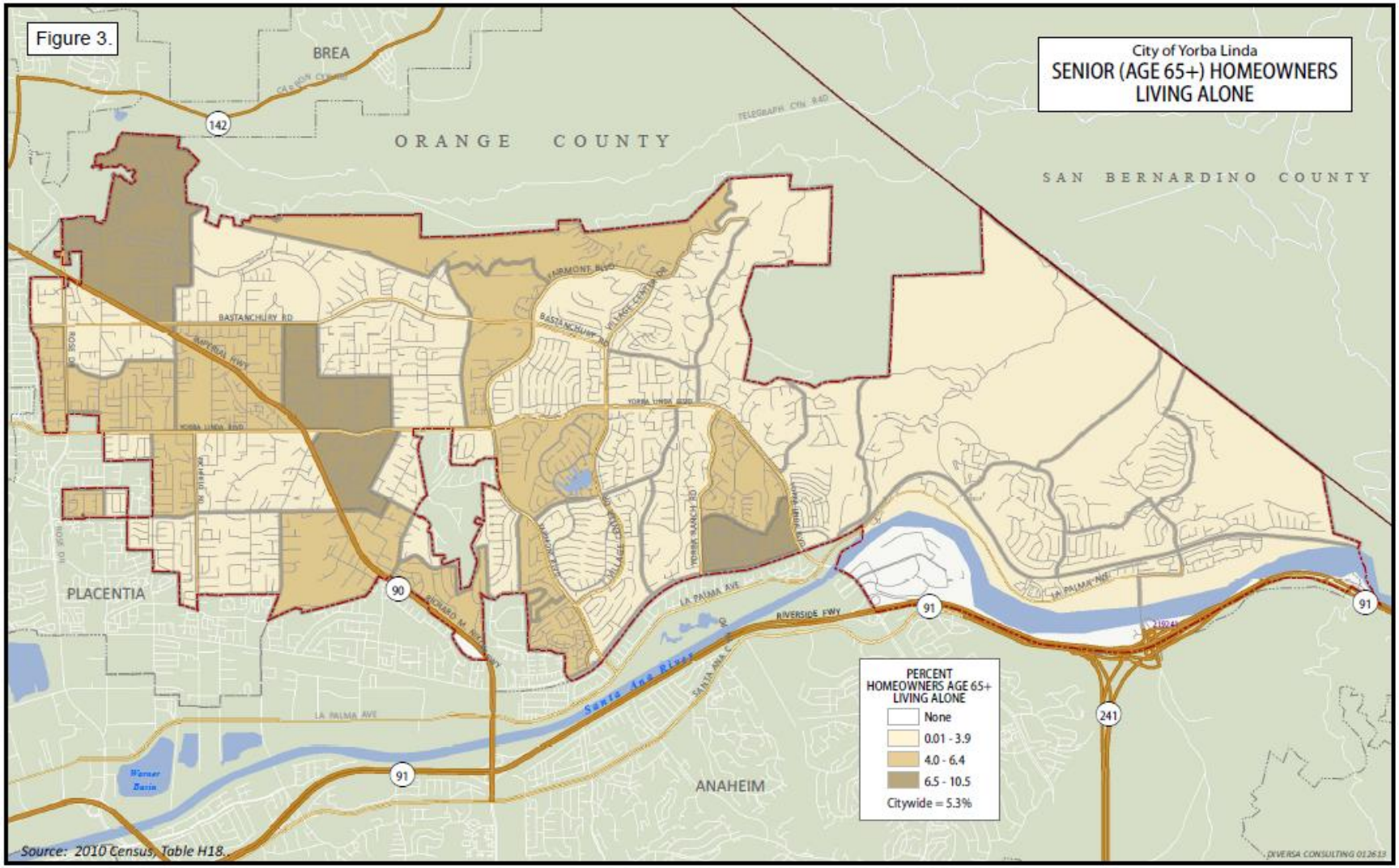
Figure 3.
City of Yorba Linda
SENIOR (AGE 65+) HOMEOWNERS LIVING ALONE
BREA
ORANGE COUNTY
SAN BERNARDINO COUNTY
PLACENTIA
ANAHEIM
Santa Ana River
PERCENT HOMEOWNERS AGE 65+ LIVING ALONE
None
0.01 - 3.9
4.0 - 6.4
6.5 - 10.5
Citywide = 5.3%
Source: 2010 Census, Table H18.

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Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford available units of adequate size.

In Yorba Linda, large households comprise 15 percent of total households in the City (2010 Census). Of these large households, just 16 percent, or 485 households, are renters, with45 percent of these renter households earning lower incomes. Based on the CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD, approximately 62 percent of Yorba Linda's large renter households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

Yorba Linda's housing stock includes approximately 1,500 rental units with three or more bedrooms, in general, the appropriate sized unit to house the city's 485 large renter households (2006-2010 American Community). While numerically there may be a sufficient number of large rental units, the problem is primarily related to the lack of affordability of these larger units, many of which are single-family home rentals. However, market rents for a 3-bedroom apartment exceed the level of affordability for lower income large family households.

Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The American Community Survey reports 1,775 female-headed family households in Yorba Linda; 835 of these households had children. Of those households with children, 11 percent lived in poverty, compared to a poverty rate of just one percent among all Yorba Linda families. Thus, female-headed households with children need assistance with housing subsidies, as well as accessible and affordable day care.

The City of Yorba Linda sponsors an assortment of classes for youth and teens throughout the year. The City has an Activity Center, a Field House, a number of parks, and shared school/park facilities that provide two indoor gymnasiums, baseball and soccer fields, volleyball and basketball courts, and horse trails.

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2008-2010 American Community Survey (ACS) identifies 4,424 Yorba Linda residents as having one or more disabilities, representing seven percent of the City's population. One- third of these adult residents are unable to live independently. The ACS documents the presence of following types of disabilities among Yorba Linda's disabled residents:

- Ambulatory – 55%
- Cognitive – 31%
- Hearing – 27%
- Vision – 135

Of the City's senior population, 30 percent suffer from a disability. As Yorba Linda's population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

The State Community Care Licensing Division identifies one adult residential facility (6 person capacity) in Yorba Linda that provides 24-hour non-medical care for adults age 18- 59 who are unable to provide for their own daily needs. A far greater number of licensed care facilities are available for seniors in Yorba Linda, with 25 residential care facilities for the elderly, providing capacity for 235 persons.

Developmental Disabilities[6]

The State Welfare and Institutions Code (Section 4512) defines a "developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found

[6] SB 812, passed by the California legislature in 2010, now requires the housing element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources to serve this population.

to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

The Regional Center of Orange County (RCOC) is among 21 regional centers operated by the State Department of Developmental Services to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives.

The RCOC serves approximately 17,000 individuals with developmental disabilities and their families. Within Yorba Linda's two zip codes, the Regional Center currently provides services to 297 residents with developmental disabilities, generating an estimated need for 100 housing units:

Table II-11:
Developmentally Disabled Residents Served by RCOC

Zip Code	0 - 14 years	15 - 22 years	23 - 54 years	55 - 65 years	65+ years	Total
92886	93	47	75	5	1	221
92887	29	21	24	1	1	76
Citywide Total	**122**	**68**	**99**	**6**	**2**	**297**
Est. Housing Need	**30**	**34**	**35**	**1**	**0**	**100**

Source: Regional Center of Orange County (RCOC), 2012

* The following need factors have been developed by the Golden Gate Regional Center and can be used to generally estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% needhsg; age 65+ 20% need hsg.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, inclusionary housing, and Section 8 rental vouchers. In addition to services offered through the Regional Center, Project Independence in Costa Mesa has assisted hundreds of developmentally disabled individuals to gain the necessary skills to live independently.

Yorba Linda supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and has adopted provisions for reasonable accommodation. Housing Element programs to facilitate affordable housing can also assist residents with developmental disabilities.

Homeless

Every two years, the Orange County Community Services Homeless Prevention Division and its partners conduct a Point-In-Time Homeless Count and Survey (PITS) to collect data on the number and characteristics of the homeless in Orange County. The 2011 PITS[7] identified 6,939 homeless individuals in the County, including 1,708 persons in families with children (25%). The following summarizes some of the key findings of the survey:

- Nearly two-thirds (62%) of the homeless counted were unsheltered, with 38% in shelter facilities, including emergency shelters, transitional housing programs and motel voucher programs
- Job loss (39%) and alcohol/drug use (17%) were cited by homeless individuals as the top two causes for their current episode of homelessness
- 55% of respondents indicated this was their first episode of homelessness
- Over half (57%) of homeless respondents indicated they had one or more disabling conditions, including 24% with a physical disability, 20% suffering from mental illness, 25% experiencing chronic health problems, and 33% currently using alcohol and/or other drugs

While the PITS does not enumerate the homeless count by jurisdiction, in the representative survey sample of 794 homeless throughout the County, just 3 persons identified Yorba Linda as their last place of residence. By comparison, the 2010 Census identifies no homeless individuals in Yorba Linda. Most of the homeless observed in Yorba Linda are transient, moving through the City along Imperial Highway and Yorba Linda Boulevard. However, on occasion, the police have observed some small (1-2 people) encampments in the Featherly Regional Park area, when water is low.

"2-1-1 Orange County" was established in 2005 to provide a comprehensive information and referral system to link County residents with community health and human services support. The service is available seven days a week, 24 hours a day. Callers are connected with certified, multi-lingual information and referral specialists who utilize a database to provide information on services including shelter and housing resources, food, and substance abuse assessment and treatment.

Table II-12: Inventory of Homeless Services and Facilities- North Orange County, provides an inventory of facilities and services for the homeless in North Orange County that serve Yorba Linda.

[7] http://www.pointintimeoc.org/2011_oc_homeless_report_final.pdf

Table II-12: Inventory of Homeless Services and Facilities - North Orange County	
Organization	**Beds and/or Services Provided**
Anaheim Interfaith Center P.O. Box 528 Anaheim, CA 92815 (714) 774-8502	Provides transitional housing and supportive services for 9 homeless families – for a 6-9 month period. Case management counseling, and other services are provided.
Fullerton Interfaith Emergency Services (New Vista Shelter) 244 E. Valencia, Room 16 Fullerton, CA 92634 (714) 680-3691	Provides transitional housing for families and singles for up to 4 months. Also provides food, basic supplies, case management, referrals, and childcare assistance.
H.I.S. House P.O. Box 1293 Placentia, CA 92670 (714)993-5774	Provides 40 beds for families and individuals for up to 6 months. Services include job counseling and referrals, job training, financial management, counseling, and life skills classes.
Lutheran Social Services 215 N. Lemon Street Fullerton, CA (714) 738-1058	Provides clothing, limited transportation, referrals, prescriptions, utilities, counseling and English as a Second Language (ESL) classes.
Orange County Rescue Mission One Hope Drive Tustin, CA 92782 (714) 247-4300	Provides transitional and emergency housing, including housing for domestic violence victims, families and singles. Redeveloping the Tustin Marine Corps Air Station to create a unique full-service facility to address the needs of the homeless. Provides food assistance, counseling, education, job training, mental wellness, life skill training, and medical services to provide a solid foundation for the transition to self-sufficiency.
Salvation Army Emergency Family Services Offices 1515 West North Street Anaheim, 92801 (714) 491-1020	Provides food distribution, utility assistance, transportation (gas vouchers, bus tickets), clothing, household items, other forms of assistance and community referrals.
Sheepfold Women's Services Center Anaheim, CA (714) 237-1444	The Service Center in Anaheim provides assistance with legal obligations, medical and dental appointments. Sheepfold also provides transitional housing at a facility in Brea for battered women and their children, with a capacity of 6 families.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. In their 2012 RHNA Existing Needs Statement, SCAG identifies just 31 Yorba Linda residents employed in the industries of farming, fishing or forestry, representing 0.1 percent of the City's labor force. Yorba Linda retains some limited land dedicated to agricultural production. Therefore, given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

Housing Stock Characteristics

This section identifies the characteristics of Yorba Linda's physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

Housing Growth

Table II-13: Regional Housing Growth Trends 1980-2010, displays housing production in the City, compared to neighboring cities and the entire Orange County region. Yorba Linda's growth rate over the last three decades has consistently been above that of its neighboring cities and Orange County as a whole. Yorba Linda's housing stock increased by 91 percent between 1980 and 1990, 13 percent between 1990 and 2000, and another 14 percent between 2000 and 2010. In comparison, Countywide housing growth was just eight percent over the most recent decade.

The 2010 Census documents Yorba Linda's housing stock at 22,305 units, reflecting the addition of over 2,700 units since 2000. Upon completion of the Vista Del Verde and North Yorba Linda Estates hillside communities, future residential development will be primarily limited to smaller infill sites designated for medium and higher density development.

Table II-13: Regional Housing Growth Trends 1980-2010							
Jurisdiction	1980	1990	2000	2010	Percent Change		
					1980-1990	1990-2000	2000-2010
Anaheim	82,725	93,177	99,719	104,237	13%	7%	5%
Brea	11,203	12,648	13,327	14,785	13%	5%	11%
Fullerton	39,506	42,956	44,771	47,869	9%	4%	7%
Placentia	11,379	13,733	15,356	16,872	21%	12%	10%
Yorba Linda	**9,058**	**17,341**	**19,567**	**22,305**	**91%**	**13%**	**14%**
Orange County	721,514	875,072	969,484	1,046,118	21%	11%	8%

Source: U.S. Census 1980, 1990, 2000 and 2010.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. As measured by the 2010 Census, the residential vacancy rate in Yorba Linda was 1.2 percent for ownership units and 4 percent for rental units, indicating a modest pent-up demand for both ownership and rental housing in the City.

Housing Type and Tenure

Table II-14: Housing Type 1990-2010, presents the mix of housing types in Yorba Linda. Of the City's 22,305 housing units in 2010, 88 percent were single-family homes and 10 percent were multi-family units, unchanged since 1990. As the areas remaining for large scale single-family development diminish, the relative proportion of multi-family units in the City can be expected to increase. Yorba Linda also has one mobile home park containing just under 300 mobile home units, comprising one percent of the City's housing.

Table II-14: Housing Type 1990 – 2010						
Unit Type	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	13,248	76%	15,344	79%	17,523	78%
SF Attached	1,968	11%	2,077	11%	2,152	10%
Total SF	***15,216***	**88%**	***17,421***	**89%**	***19,675***	**88%**
2 to 4 Units	606	3%	533	3%	744	3%
5 or more units	1,115	6%	1,270	7%	1,458	7%
Total Multi-Family	***1,721***	**10%**	***1,803***	**9%**	***2,202***	**10%**

Mobile Homes & Other	404	2%	310	2%	428	2%
Total Housing Units	**17,341**	100%	**19,534**	**100%**	**22,305**	**100%**
Vacancy Rate	**3.27%**	--	**1.61%**	--	**3.27%**	--

Source: U.S. Census 1990, 2000, and 2010. Dept of Finance 2010 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. According to the 2010 Census, 84 percent of Yorba Linda's households were homeowners, demonstrating stability since 1990 when 84 percent of the households were also owner-occupied (*Table II-15: Housing Tenure 1990-2000*). Yorba Linda's homeownership rate continues to be higher than the countywide homeownership rate of 59.3 percent.

Table II-15:
Housing Tenure 1990 – 2010

Occupied Housing Units	1990		2010	
	Households	Percent	Households	Percent
Renter	2,635	16%	3,468	16%
Owner	14,139	84%	18,108	84%
Total	**16,774**	**100%**	**21,576**	**100%**

Source: U.S. Census, 1990 and 2010

Figure 4: Percent Renter Households, illustrates the percentage of renter households in Yorba Linda by census block group. The areas with the highest concentration of rental housing are generally located in the neighborhoods surrounding Imperial Highway, west of Kellogg Drive; and in the far southeast corner of the City, which is the location of the 400 unit Archstone Apartment community.

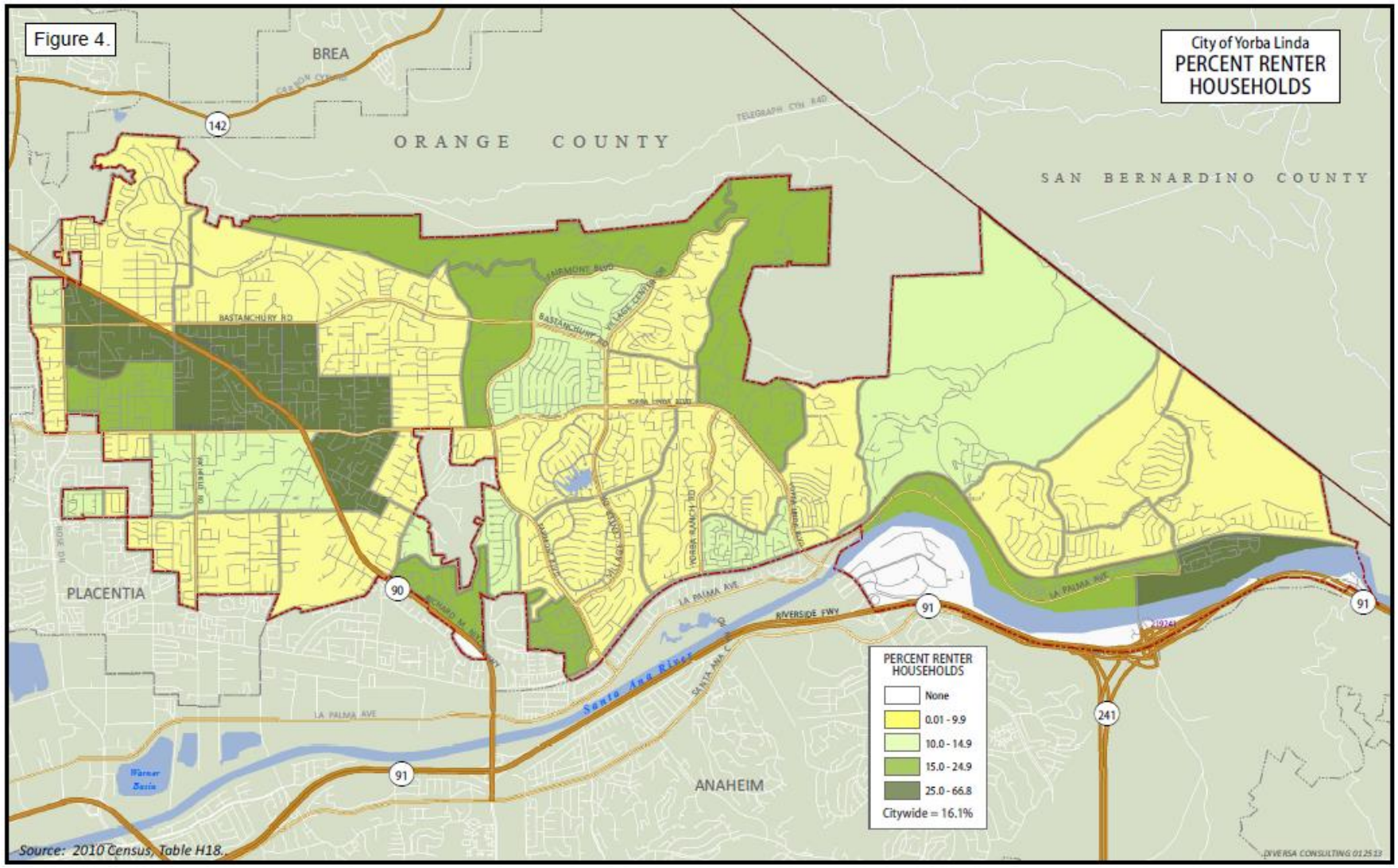
Figure 4.
City of Yorba Linda
PERCENT RENTER HOUSEHOLDS
BREA
ORANGE COUNTY
SAN BERNARDINO COUNTY
PLACENTIA
ANAHEIM
Santa Ana River
Warner Basin
BASTANCHURY RD
LA PALMA AVE
RIVERSIDE FWY
PERCENT RENTER HOUSEHOLDS
None
0.01 - 9.9
10.0 - 14.9
15.0 - 24.9
25.0 - 66.8
Citywide = 16.1%
Source: 2010 Census, Table H18.
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Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. *Table II-16: Age of Housing Stock 2010*, displays the age of Yorba Linda's occupied housing stock by owner/renter tenure as of 2010.

Almost half (45%) of Yorba Linda's housing stock is 30 years or older in 2010 (built in the 1970s or before). By 2020, an additional 30 percent of the housing stock (built during the 1980's) will reach 30 years in age. Problems with property maintenance and housing deterioration have not been a significant issue thus far in Yorba Linda. High property values and a strong sense of neighborhood pride have contributed to well-maintained neighborhoods. Nonetheless, given the community's aging housing stock, combined with a growing senior population who may face difficulties maintaining their homes, both code enforcement and housing rehabilitation programs are important and can be focused on older areas of the City.

Table II-16:
Age of Housing Stock 2010

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	154	5%	406	2%	3%
2000-2004	310	9%	1,445	8%	8%
1990-1999	300	9%	2,725	15%	14%
1980-1989	832	25%	5,765	32%	31%
1970-1979	996	30%	4,522	25%	26%
1960-1969	485	14%	2,288	13%	13%
1950-1959	156	5%	677	4%	4%
1940-1949	40	1%	134	1%	1%
1939 or earlier	95	3%	79	0%	1%
TOTAL	3,368	100%	18,041	100%	100%

Source: SCAG Region Occupied Housing Units by Tenure by Year Built, SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

In terms of developing a general estimate of the number of units in need of rehabilitation in Yorba Linda, the City used the following approach. Using 30 years as the benchmark when residential structures begin requiring major systems replacement or repair, units built prior to 1980 can be considered as potential candidates for rehabilitation needs. Of Yorba Linda's approximately 1,800 pre-1980 rental units, an estimated 20 percent, or 360 units, may require some degree of rehabilitation over the Housing Element planning period. Among the City's 7,700 pre-1980 owner

units, an estimated five percent, or 385 units, may be in need of rehabilitation. No units have been identified as needing replacement.

Housing Costs and Affordability

Rental Housing Market

Current rental information (January 2013) for Yorba Linda was obtained from Internet rental listings in the Orange County Register, Craigslist and Rental Source websites. ***Table II-17: Survey of Vacant Rental Units. January 2013***, presents the results of the rent survey by unit type, including apartments/ condominiums/townhomes, single-family homes, and individual rooms for rent.

A total of 60 non-duplicative multi-family units were advertised for rent in Yorba Linda, including 15 apartments and 45 units identified as townhomes or condominiums. Median monthly rents were $1,040 for a studio, $1,200 for a one-bedroom unit, $1,700 for a two bedroom unit, and $2,050 for a three bedroom unit. While no three bedroom apartments were advertised, townhome/condominiums helped to fill the gap in larger unit rentals.

A greater number of single-family homes were listed for rent in Yorba Linda than multi-family units, with 81 home rentals identified in the rent survey. Median rents ranged from $1,800 for a two-bedroom home, $2,550 for a three bedroom home, and $2,900 for a home with four or more bedrooms. The significant number of single-family home rentals is likely a reflection of the "shadow market" occurring in many California communities where homeowners looking to move are unable to sell or are unwilling to take a large hit to their equity, and instead chose to rent out their homes.

In addition to the full rental units surveyed, 41 individual rooms were listed for rent within condominiums and single-family homes, ranging in price from $350 to $850. Many of the rooms were marketed to students as convenient to both California State University, Fullerton and California State University, Pomona. Rooms provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, particularly useful for senior homeowners on fixed incomes.

Table II-17: Survey of Vacant Rental Units, January 2013			
Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
Apartments /Condominiums/Townhomes			
Studio	2	$950 - $1,125	$1,040
1	5	$655 - $1,280	$1,200
2	23	$1,600 - $1,850	$1,700
3	30	$1,200 - $5,400	$2,050
Single-Family Homes			
2	2	$1,650 - $1,950	$1,800
3	38	$1850 - $3,500	$2,550
4+	41	$1,700 - $4,600	$2,900
Rooms for Rent			
1	41	$350 - $850	$645

Source: www.craigslist.org, Orange County Register (http://re.ocregister.com/eng/rentals/yorba-linda- ca-usa), www.rentalsource.com

Homeownership Market

Table II-18: Single-Family Homes and Condominium Sales Jan-Dec 2012, compares single-family and condominium sales prices during calendar year 2012 in Yorba Linda and nearby communities by zip code, and contrasts this with sales during the prior year. The *Los Angeles Times* reports 778 single-family homes sold in Yorba Linda in 2012. After several years of decline, sales prices were fairly stable from the prior year, with a median sales price of $590,000 in zip code 92886 (generally west of Fairmont Blvd) and $650,000 in zip code 92887 (east Yorba Linda). Home prices in Yorba Linda were significantly higher than the countywide median of $500,000, as well as Anaheim, Brea, Fullerton and Placentia.

The *Los Angeles Times* reports 170 condominium sales in Yorba Linda in 2012. The median price in the 92886 zip code was $245,000 (4% increase from 2011) and $230,000 in the 92887 zip code (10% increase). In contrast to prices for single-family homes, condominium prices in Yorba Linda are less expensive than the County as a whole.

Table II-18: Single-Family Homes and Condominium Sales Jan-Dec 2012							
Community	Zip Code	# Homes Sold	Median Home Price	% Change from 2011	# Condos Sold	Median Condo Price	% Change from 2011
Anaheim	92801	263	$320,000	3.4%	98	$250,000	2.0%
	92802	175	$350,000	-0.4%	51	$250,000	-4.8%
	92804	450	$345,000	4.5%	112	$165,000	-14.9%
	92805	324	$320,000	3.2%	98	$237,000	23.0%
	92806	226	$380,000	2.7%	33	$224,000	4.2%
Anaheim Hills	92807	411	$443,000	-4.3%	68	$204,000	-6.7%
	92808	218	$575,000	1.8%	122	$301,000	2.0%
Brea	92821	265	$467,000	6.1%	22	$295,000	-7.5%
	92823	46	$522,000	-13.1%	0	n/a	n/a
Fullerton	92831	200	$450,000	4.7%	90	$217,000	3.3%
	92832	141	$339,000	1.2%	33	$180,000	52.3%
	92833	371	$390,000	6.7%	136	$326,000	0.2%
	92835	246	$552,000	-0.1%	57	$197,000	-1.1%
Placentia	92870	445	$455,000	-1.1%	94	$250,000	17.1%
Yorba Linda	**92886**	**549**	**$590,000**	**-0.8%**	**99**	**$245,000**	**4.3%**
	92887	**229**	**$650,000**	**-1.5%**	**71**	**$230,000**	**9.5%**
Orange County	All Zip Codes	23,032	$500,0000	4.4%	9,875	$287,000	6.0%

Source: DQNews – 2012 Los Angeles Times Zip Code Chart, http://www.dqnews.com

While the prior Table II-18 provides an overview of the subregional housing sales market, the following *Table II-19: Home and Condominium Sales Prices Jan-Dec 2012*, provides detailed information on all sales of existing and new single-family homes and condominiums within Yorba Linda during calendar year 2012. A total of 808 single-family home sales were recorded during this period, a 20 percent increase in the number of homes sold during 2011. Sales prices ranged from a median of $421,000 (two-bedroom) to $892,000 (four-bedroom). The overall median single-family sales price was $630,000, a $15,000 increase from the prior year's home sales.

Condominiums comprised twenty percent of Yorba Linda's residential sales during 2012. Median prices for condominiums ranged from $169,000 (two-bedroom) to $525,000 (four- bedroom). With a median price of $250,000 for all 190 condominiums sold in Yorba Linda during this period, median sales prices have increased approximately $30,000 from 2011 levels.

Table II-19:
Home and Condominium Sales Prices Jan-Dec 2012

Bedrooms	Units Sold	Price Range	Median Price	Ave. Unit Size	Avg. Year Built
Single Family Homes					
2	52	$144,500 - $965,000	$421,000	1,500 sf	1972
3	325	$104,000 - $2,200,000	$569,000	1,850 sf	1977
4	385	$157,500 - $2,575,000	$695,000	2,400 sf	1977
5	46	$164,000 - $1,499,000	$892,000	2,900 sf	1979
Total	**808**	**$104,000 - $2,575,000**	**$630,000**	**2,100 sf**	**1977**
Condominiums					
1	10	$117,500 - $182,000	$169,000	660 sf	1997
2	67	$171,500 - $324,000	$210,000	1,000 sf	1979
3	50	$125,000 - $470,000	$250,000	1,100 sf	1979
4	63	$295,000 - $910,000	$525,000	n.a.	n.a.
Total	**190**	**$117,500 - $910,000**	**$250,000**	**1,100 sf**	**1979**

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.

Home Foreclosures

Nearly 1.5 million of the 8.7 million homes and condominiums in California have been involved in a foreclosure proceeding since 2007. While the number of mortgage default notices in the State has been consistently declining since its peak in 2010, the level of foreclosure activity in California remains among the highest in the country. Approximately 49,000 Notices of Default were recorded in the State during third quarter 2012, comprising 20 percent of all residential resales.

Within Yorba Linda, www.Realtytrac.com identifies 197 single-family home and condominiums units (March 2013) in various states of foreclosure: 71 units in "pre- foreclosure" having received a notice of mortgage default; 72 units undergoing foreclosure with notice of a trustee sale; and 54 units with ownership taken over by the bank. RealtyTrac reports a total of 23 *new* foreclosure filings in Yorba Linda in March 2013, 73 percent lower than the same time last year and representing 1 filing for every 1,033 residential units in the City. In comparison, the ratio of March foreclosure filings to total housing units in the State, Los Angeles and Orange counties, Diamond Bar and Placentia were higher than in Yorba Linda, whereas the foreclosure ratio in Anaheim, Brea and Fullerton were below that of Yorba Linda.[8]

Los Angeles County	1 : 258
California	1 : 413
Orange County	1 : 542
Diamond Bar	1 : 620
Placentia	1 : 764
Yorba Linda	**1 : 1,033**
Anaheim	1 : 1,043
Brea	1 : 1,138
Fullerton	1 : 1,381

While foreclosures have been on the decline, "short sales" - where the sales price falls short of what is owed on the property - have been rising. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks

[8] The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

which may translate into improved lending conditions. In third quarter 2012, short sales comprised 26 percent of statewide resale activity.

Housing Affordability

The affordability of housing in Yorba Linda can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, *Table II-20: 2012 Orange County Maximum Affordable Housing Cost (Moderate Income),* presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with the 2012 median sales prices for single-family homes and condominiums in Yorba Linda as previously documented in *Table II-18: Single-Family Homes and Condominium Sales Jan-Dec 2012*. As illustrated below, the maximum affordable purchase price ranges from $382,000 for a two person household, $433,000 for a three person household, and $481,000 for a four person household. While the median priced three-bedroom single-family home is beyond the reach of households earning moderate incomes, the median priced two-bedroom home ($421,000) falls just within moderate income affordability ($433,000). As the real estate market continues to improve and the number of distressed and below market sales decline, the availability of affordably priced single-family homes in Yorba Linda will likely diminish.

Condominiums provide an affordable homeownership option for many moderate income households in Yorba Linda. For example, a four person moderate income household can afford a purchase price up to $481,000, and is thus easily able to afford the $250,000 median priced three-bedroom condominium. Expanding the supply of condominiums, combined with downpayment assistance programs, can thus be an effective way to extend affordable homeownership opportunities to moderate income households in Yorba Linda.

Table II-20: 2012 Orange County Maximum Affordable Housing Cost (Moderate Income)			
Moderate Income Affordable Housing Cost	1 Bedroom (2 persons)	2 Bedroom (3 persons)	3 Bedroom (4 persons)
Household Income @ 120% Median	$81,900	$92,100	$102,350
Income Towards Housing @ 35% Income	$28,665	$32,235	$35,822
Maximum Monthly Housing Cost	$2,389	$2,686	$2,985
Less Ongoing Monthly Expenses:			
Utilities	$97	$109	$147
Taxes (1.1% affordable hsg price)	$350	$398	$440
Insurance	$100	$115	$130
HOA Fees, Maintenance & Other	$200	$200	$200
Monthly Income Available for Mortgage	$1,642	$1,864	$2,068
Supportable 30 yr Mortgage @ 4.0% interest	$344,000	$390,000	$433,000
Homebuyer Downpayment (10% of affordable hsg price)	$38,000	$43,000	$48,000
Maximum Affordable Purchase Price	**$382,000**	**$433,000**	**$481,000**
Yorba Linda 2012 Median Single-Family Sales Price	**n.a.**	**$421,000**	**$569,000**
Yorba Linda 2012 Median Condo Sales Price	**$169,000**	**$210,000**	**$250,000**

Source: Karen Warner Associates. Utility costs based on Orange County utility allowance schedule. Includes gas, electricity, water and trash

Table II-21: 2012 Maximum Affordable Rents, Orange County, presents the maximum affordable rents for very low, low and moderate-income households by household size, and compares with median apartment rents in Yorba Linda (as documented previously in Table II-17). As the table below indicates, Citywide median rents are above the level of affordability for all very low income households, and for low income households with three or more persons. However, median rent levels on studio and one bedroom units are within the level affordable to smaller, one and two person households earning low incomes, and room rentals provide an affordable option for very low income individuals.

Table II-21: 2012 Maximum Affordable Rents, Orange County				
Income Level	Maximum Affordable Rent After Utilities Allowance*			
	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	$760	$867	$975	$1,057
Low Income	$1,265	$1,444	$1,625	$1,779
Moderate Income	$1,708	$1,950	$2,194	$2,412
Yorba Linda Median Apt Rents	**$1,040**	**$1,200**	**$1,700**	**$2,050**

Table II-21: 2012 Maximum Affordable Rents, Orange County				
Income Level	Maximum Affordable Rent After Utilities Allowance*			
	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Yorba Linda Median Room Rents	$645			

*For comparability with advertised rentals, affordable rent calculations subtract the following utility expenses based on the Orange County Housing Authority utility allowance schedule: $83 for studios, $97 for 1 bedrooms, $109 for 2 bedrooms, and $147 for 3 bedrooms
Source: Karen Warner Associates

Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units "at-risk" of conversion. This section presents an inventory of all assisted rental housing in Yorba Linda, and evaluates those units at risk of conversion during the ten year 2013-2023 planning period.

Assisted Housing Inventory

Yorba Linda has an active history of supporting affordable housing in its community. As illustrated in *Table II-22: Assisted Rental Housing Inventory*, the City and its former Redevelopment Agency have facilitated the development or acquisition/ rehabilitation of six multi-family residential developments, totaling 489 lower income affordable rental units. This inventory includes all multi-family units assisted under federal, state, and local programs, including HUD, state/local bond programs, density bonus, inclusionary, and local redevelopment or direct assistance programs. All of the City's affordable rental projects have long-term affordability restrictions and none are at-risk of conversion to market rate.

Table II-22: Assisted Rental Housing Inventory					
Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
Villa Plumosa	Family	76	75	RDA Set-Aside;Tax Credits	2063
Archstone Yorba Linda (*previously Riverbend)*	Family	400	80	Orange County Bonds	2029
Victoria Woods	Senior	125	124	RDA Set- Aside	2051
Arbor Villas	Family	67	66	RDA Set- Aside	2052
Parkwood	Senior	100	100	RDA Set- Aside	2060
Meta Housing	Family	44	44	Density Bonus; RDA Set-Aside	2061

Source: City of Yorba Linda, 2013.

In addition to the above projects, the prior Yorba Linda Redevelopment Agency purchased 26 units at the 52 unit Evergreen Villas senior condominium complex that it rented to low income (<50% AMI) seniors at affordable rents. In December 2009, Yorba Linda transferred its ownership in these units to a non-profit purchaser (Orange Housing Development Corporation – OHDC). The former Redevelopment Agency entered into an Affordable Housing Agreement with OHDC to acquire the remaining 26 condominium units in Evergreen Villas as they become available for rehabilitation for conversion to low income affordable senior rental housing. Since OHDC took ownership of Evergreen in December 2009, four additional condominium units have been purchased for a total of 30 units being provided as affordable rentals (June 2012).

Yorba Linda has expanded its Affordable Housing Agreement with OHDC to provide for the purchase and conversion to affordable rentals of up to 48 units in the following identified condominium sites with high rates of foreclosure and/or economic blight:

- The Hills Condominiums, located north of La Palma at Via Lomas de Yorba. This 296 unit property exhibits a disproportionately high number of units undergoing foreclosure and short sales, and represents one-third of all condominium units currently on the market in the City.
- Yorba Linda Village Condominiums, located along Lakeview south of Yorba Linda Boulevard. This 42 unit complex has had no sales since 2008, with the two units currently on the market listed for over 150 days. The property evidences deferred maintenance and physical blight.

- Lakeview Retirement Homes, located at Lakeview and Lemon. This 62 unit property is limited to persons age 55+ years, and is characterized by economic blight. Of the three units currently listed for sale on the market, two are short sales.
- Jamestown Condominiums, located at Imperial and Valley View. This 120 unit complex currently has two units on the market, one of which is an REO and the other a short sale.
- Rancho Linda Condominiums, located at Yorba Linda Boulevard and Eureka. Property contains 60 one and two bedroom units and is nearing 50 years in age.

As of December 2012, OHDC had completed the purchase and rehabilitation of 30 units in these complexes and conversion to affordable rentals

Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Yorba Linda is the extent of "housing problems". One measure of housing problems used by both the State and Federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. *Table II-23: Housing Overpayment 2005-2009*, shows the incidence of overpayment in Yorba Linda.

Table II-23:
Housing Overpayment 20005-2009

Overpayment	Households	Percent	Orange Co. %
Owners			
Overpayment *(>30% income on housing)*	6,995	39%	42%
Severe Overpayment *(>50% income on housing)*	2,894	16%	19%
Lower Income Households Overpaying	1,661	74%	--
Renters			
Overpayment *(>30% income on housing)*	1,713	51%	52%
Severe Overpayment *(>50% income on housing)*	979	29%	25%
Lower Income Households Overpaying	870	75%	--
Total Overpayment	*8,708*	*41%*	*46%*

Source: American Community Survey (ACS) 2005-2009. % lower income overpayment derived from HUD CHAS and applied to owner and renter households from 2005-2009 ACS.

Note: Severe overpayment is a subset of overpayment.

According to the 2005-2009 American Community Survey, 39 percent of owners and 51 percent of renters in Yorba Linda were spending more than 30 percent of their total income on housing. This level of overpayment represents a significant ten percent increase from 2000 when 30 percent of owners and 41 percent of renters were overpaying. Severe overpayment among renters has also increased, rising from 26 to 29 percent. In terms of overpayment among lower income households (<80% AMI), an estimated 870 lower income renter households and 1,661 lower income owners were faced with overpayment. The impact of housing overpayment on Yorba Linda's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table II-24: Overcrowded Households 2005-2009 shows the incidence of overcrowding in Yorba Linda and Orange County by tenure, as measured by the 2005-2009 American Community Survey. As indicated, just two percent of all households in Yorba Linda were living in overcrowded conditions, well below the incidence of overcrowding Countywide where overcrowding impacts nine percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households, the level of renter overcrowding has declined over the past decade, from nine percent in 2000 to four percent in 2010, well below the overcrowding seen Countywide which impacted 17 percent of all renter households. Overall, household overcrowding remains a relatively minor issue in Yorba Linda.

Table II-24:
Overcrowded Households 2005-2009

Overcrowding	Households	Percent	Orange Co. %
Owners			
Overcrowding	197	1%	4%
Severe Overcrowding	37	<1%	1%
Renters			
Overcrowding	136	4%	17%
Severe Overcrowding	25	1%	7%
Total Overcrowding	*333*	*2%*	*9%*

Source: American Community Survey (ACS) 2005-2009. % overcrowding from ACS applied to 2010 Census count of owner/renter households. Note: Severe overcrowding is a subset of overcrowding.

Regional Housing Needs Allocation

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development's (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California's designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region's assigned share of statewide need to cities and counties by income level. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated Yorba Linda the following share of the region's housing needs:

Table II-25: Regional Housing Needs Assessment 2014-2021			
Income Level	Percent of AMI*	Units	Percent
Very Low**	0-50%	160	24%
Low	51-80%	113	17%
Moderate	81-120%	126	19%
Above Moderate	120%+	270	40%
Total		669	100%

Source: Southern California Association of Governments (SCAG) 5th Cycle Regional Housing Needs Assessment (RHNA) Final Allocation Plan
AMI - Area Median Income
*** An estimated half of City's 160 very low income housing needs (80 units) are for extremely low income households earning less than 30% AMI*

The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. Yorba Linda will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

III. Housing Constraints

This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development in Yorba Linda.

Governmental Constraints

Land Use Controls

The Yorba Linda General Plan provides for the following residential land use designations:

Low Density Residential (R-A - Residential Agricultural, RLD – Residential Low- Density) – Designated for the steep terrain along the northerly and easterly boundaries of the planning area. Maximum density is 1 unit per acre, with clustering permitted at greater intensities to compensate for topographical constraints.

Medium Low Density Residential (R-E – Residential Estate) – Intended for spacious single family homes. Lot sizes typically range from one-third to half an acre per dwelling unit. This category has been allocated in some cases to respond to terrain with topographical constraints. Maximum density is 1.8 dwelling units per acre.

Medium Density Residential (R-S – Residential Suburban) – Designated for single- family detached residential subdivisions, or more innovative subdivision planning allowing clustered development in conjunction with provision of recreational facilities and preservation of open spaces. Average density is 3.0 dwelling units per acre.

Medium High Residential (R-U – Residential Urban) – This category reflects conditions which include acreage of limited size for development and property with locational restrictions. Maximum density is 4.0 dwelling units per acre.

High Density Residential (R-M-10 – Residential Multiple-Family) – Permits a variety of housing ranging from single-family detached homes to attached products and apartments. Average density ranges from 4.0 to 10.0 dwelling units per acre.

High Density Residential (R-M-20 – Residential Multiple-Family) – Intended to promote development of multi-family rental and ownership dwellings at densities up to 20 units per acre. Envisioned uses include cluster homes, townhouses, rowhouses, triplexes, fourplexes, apartments and stacked condominiums.

High Density Residential (R-M-30 – Residential Multiple-Family) – Providing more compact design than R-M-20, this land use category is intended for residential uses at densities up to 30 units per acre. Envisioned uses include apartments, stacked condominiums and studios.

Table III-1: Residential Development Standards, summarizes the City's associated residential zones and development standards.

Table III-1: Residential Development Standards								
	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30
Max. Density (units/acre)	1.0	1.0	1.8	3.0	4.0	10.0	20.0	30.0
Min. Parcel Size (sq.ft.)	1 acre	39,000	15,000	10,000	7,500	15,000	1 acre	
Min. Lot Width (ft.)	130	110	100	80	75	100 (corner); 125 (interior)	135 (corner); 165 (interior)	
Min Setbacks(ft.)								
Front	40	35	30	25	20	20	20	20
Side	10% of lot width; at least 10 ft.			10	At least 5 ft. each side; with minimum total of 20 ft.			
Street Side	10% of lot width; at least 10 ft			10	10	10	10	10
Rear	45	40	25	25	25	20	20	20
Max. Height (ft.)	35 ft, or 2 stories, whichever is less						35 ft or 2 stories + ½ story for underground parking	50 ft or 4 stories + ½ story for underground parking
Min. Unit Size (sq. ft.)	1,500				1,300	Studio 750; 1 bd 900; 2 bd 1,000; 3 bd 1,200	Studio 550; 1 bd 675; 2 bd 700;3 bd 900	
Max. % Lot Coverage	35%				40%	45%	65%	70%
Minimum % Landscaped Open Area	N/A					50% of building site area		
Private Open Space	N/A					50 sq.ft. per unit. 100 sq.ft. for ground floor units where possible.		
Parking Standards								
Single Family, Multi-family (except RM-20 & 30)	2 covered spaces per dwelling unit, plus one covered or uncovered guest space per unit							

Multi-family: R-M-20 & R-M-30	Studio = 1 covered, 1 bd = 1 covered + 0.6 uncovered, 2 bd = 1 covered + 0.8 uncovered, 3+ bd = 1 covered + 1 uncovered. Guest = .25 per unit
Senior Housing	Parking requirements can be reduced pursuant to a parking study

Source: City of Yorba Linda Zoning Code, 2013.

As discussed in detail in the following Chapter IV Housing Resources, the residential sites analysis conducted in support of Yorba Linda's 2008-2014 Housing Element identified a shortfall of higher density residentially zoned sites to address the City's regional housing growth needs (RHNA) for lower and moderate income households. To address this RHNA shortfall, through the Housing Element public outreach process, the City identified 14 sites for rezoning at densities of 10, 20 and 30 units per acre. The City Council has adopted the rezoning of these sites, as confirmed by a majority of the voters through passage of measures H and I in June 2012, as required under the Measure B Right-to-Vote Initiative.

As Yorba Linda did not previously have zoning in place to accommodate densities of 20 and 30 units per acre, the City developed the two new zoning categories R-M-20 and R-M-30 identified in Table III-1. The development standards for these new multi-family zone districts were established in conjunction with an urban design professional to ensure their cumulative impact did not constrain the ability to achieve maximum zoned densities. In conjunction with establishing the new higher density zoning, Yorba Linda eliminated the prior multi-family Conditional Use Permit requirement and established Multi-Family Design Guidelines to provide upfront direction to the development community regarding the desired quality and character of multi-family development. Yorba Linda has established a review process, development standards and design guidelines which facilitate, and do not serve to constrain, quality multi-family housing.

Special Housing (SH) Combining Zone

The SH Combing Zone provides flexible development standards designed to facilitate senior housing and functions as an overlay to the underlying zone district. Provisions of the SH Combining Zone include:

- Densities shall not be more than allowed by the General Plan, except as may be provided through the granting of SH incentives. "Density averaging" may be used on a project-wide basis so as to permit higher density levels in certain project portions in exchange for advantageous project design features.
- Building height may be increased by one-half story to accommodate parking partially constructed underground.
- All public streets within or abutting the development shall be dedicated and improved to City specifications.
- Project design shall promote privacy, security, and use of passive solar heating and cooling, through placement of wall, windows and landscaping.

The following additional development incentives may also be offered to eligible projects:

- Density bonus increase of up to 100% of the existing maximum density, and, if necessary, modification of development and zoning standards which would otherwise inhibit use of the density bonus on the specific site;
- Fast track processing and development plans;
- Waiver of City fees, including but not limited to City-imposed development submittal and processing fees;
- Additional liberalization of development standards;
- Approval of mixed used zoning; and/or
- Combination of above incentives or other valid proposals from the developer or City.

Affordable Housing Density Bonus

In conjunction with adoption of the 2008-2014 Housing Element and associated implementation programs, in October 2011 the Yorba Linda City Council adopted a new density bonus ordinance (Zoning Code Chapter 18.19 "Density Bonus, Waivers and Incentives") to conform to the new requirements of California Government Code Section 65915. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for construction of one of the following:

a. Ten percent (10%) of the total units of a housing development for lower income households; or
b. Five percent (5%) of the total units of a housing development for very low income households; or
c. A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons; or
d. Ten percent (10%) of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of affordable housing units exceeds the minimum percentage established in this section, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

a. A reduction in site development standards (e.g., setback and square footage requirements, and/or parking requirements) or architectural design requirements.
b. Approval of mixed-use zoning in conjunction with the housing project if

nonresidential land uses reduce individual unit costs, and the nonresidential land uses are compatible with the housing project and adjoining development.

c. Other regulatory incentives or concessions proposed by the permit applicant or the City that would result in identifiable cost reductions.

In addition to these incentives, at the request of the developer, the City will permit a parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms. Since adoption of the new ordinance, the City has received one density bonus application

Planned Development (PD) Zone

The Yorba Linda Zoning Code establishes a Planned Development (PD) Zone (Chapter 18.16, Article II) to facilitate large scale community planning on parcels two acres in size and larger. The purpose of the PD zone is to:

- Provide for development of parcels as coordinated, comprehensive projects
- Provide for a zone encompassing various types of land uses, such as single- family residential, multi-family housing, office areas, commercial centers, industrial parks or any public or semipublic use or combination of uses
- Facilitate development of infill areas by permitting greater flexibility, and consequently, more creative and imaginative designs
- Promote more economical and efficient use of the land while providing a variety of housing choices, a higher level of urban amenities and preservation of natural and scenic qualities of open spaces

The PD zone provides for clustered, higher density developments above the density ceilings on portions of the property, provided that the overall average density is within the maximum established under the General Plan. Prior to submitting an application for a PD zone, the City encourages applicants to hold preliminary consultations with staff to obtain information and guidance before incurring expense in the preparation of plans, surveys, and other data. A development plan for the property is required to be submitted along with the application for PD zoning, and is subject to City Council approval.

Mobile Home Park (MHP) Zone

The Yorba Linda Zoning Code establishes a Mobile Home Park (MHP) Zone in Chapter 18.16, Article I, intended for the exclusive development of mobile home parks. The Planning Commission reviews and approves the design review of a proposed mobile home park development. The general development standards include the following:

- Minimum site area: 20 acres
- Minimum street frontage: 250 feet
- Minimum unit space area: 3,500 square feet
- Setback adjoining a street: 20 feet
- Setback interior lot line: 15 feet

- Maximum height: 35 feet
- Recreation area: 150 square feet/unit space; 200 square feet/unit space for family parks

Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. ***Table III-2: Housing Types for Residential Zone Category***, summarizes the housing types permitted in each of the Yorba Linda's residential zoning districts.

Table III-2: Housing Types by Residential Zone Category

Housing Type	Zoning District							
	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30
Single-Family	P	P	P	P	P	P		
Multiple-Family (2+ units)*						P	P	P
Condominium*					PC	PC		
Second Units	P	P	P	P	P			
Single Room Occupancy Housing Facility (SRO)						PC	PC	PC
Manufactured Housing	P	P	P	P	P	P		
Community Care Facilities (6 or fewer)	P	P	P	P	P	P	P	P
Community Care Facilities (7 or more)						PC	PC	PC
Transitional Housing[1]	P	P	P	P	P	P	P	P
Supportive Housing[9]	P	P	P	P	P	P	P	P
Emergency Shelters	Up to 30 occupants – P (M-1 zone) Greater than 30 occupants – PC (M-1 zone)							
Farmworker Housing								

P = Permitted Use PC = CUP by Planning Commission

[9] 1Transitional and supportive housing are permitted in residential zoning districts subject to the same standards as similar residential uses. Thus, if transitional or supportive housing is configured as a multi- family structure it would be regulated as such, whereas if it is configured as a single-family structure, it would be subject to single-family regulations.

Second Units

Second units are permitted as an accessory use in all single-family residential zone districts in the City, pursuant to Chapter 18.20 of the Zoning Code. The second unit may be within, attached to, or detached from the primary dwelling unit. The unit must fulfill the following conditions:

- The lot on which the second unit is proposed shall be a minimum of 15,000 square feet, contain one single-family primary dwelling conforming to all applicable zoning regulations, and have no more than one second unit.
- The second unit shall conform to the development standards applicable to the primary unit.
- The maximum size of the second unit shall not exceed 30 percent of the primary dwelling, or 1,200 square feet, whichever is less.
- A minimum of one covered parking space is required for each second unit.
- The owner of the property shall reside in either unit as a principal residence. This is a perpetual requirement that runs with the land.
- The second unit may be rented or leased, but shall not be sold or owned separately from the primary dwelling.
- Neither the primary dwelling nor the proposed second unit shall be a mobile home.
- The design and materials of the second unit shall be of like material with the primary dwelling.
- The second unit shall be designed and built to minimize visibility from the public right-of-way.
- There shall be no more than one exterior entrance and one exterior stairway on the font or street side of the second unit.

During the last Housing Element RHNA planning period (January 2006 – December 2012), the City issued building permits for nine second units. While the rent survey conducted for the Housing Element Needs Assessment did not identify any second unit rentals, median rent levels for studio ($1,040) and one bedroom apartment and condominium units ($1,200) can be used to approximate second unit rents. These rent levels fall within levels affordable to low income households.

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

As part of the zoning amendments to implement the 2008-2014 Housing Element, the City added the following definitions to the Zoning Code:

> *"Single-room occupancy unit, or SRO, is a room used or intended to be used as a residential housekeeping unit by not more than two occupants for living and sleeping, with or without cooking facilities, that contains not more than one habitable room*

As presented in Table III-2, SROs are conditionally permitted within Yorba Linda's three multi-family zoning districts.

Manufactured Housing and Mobile Home Parks

In compliance with State law, the Yorba Linda Zoning Code permits manufactured housing that meets the National Manufactured Home Construction and Safety Standards Act in any residential zoning district where single-family detached units are permitted. Manufactured/mobile homes are subject to the same property development standards with design review added to the permitting process. The City's Zoning Code (Section 18.10.100.D) requires manufactured housing to be placed on a solid concrete or masonry foundation, with exterior siding and roofing as customarily used in single-family dwellings. Parking must comply with the requirements for any single-family dwelling.

Mobile and manufactured homes are also permitted in the Mobile Home Park (MHP) Zone. The MHP Zone permits the development of mobile home parks subject to the standards presented above as incorporated from State law. There is currently one mobile home park comprising approximately 288 mobile homes in northwest Yorba Linda. There is also a manufactured housing development in eastern Yorba Linda with 202 units that was built in the early 1980s.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

Section 18.20, Article VIII of the Yorba Linda Zoning Code provides standards and guidance regarding the establishment of community care facilities within the City. The Code identifies "community care facility, small" (24-hour non-medical care for six or fewer occupants) as a permitted use in all residential zoning districts, subject only to the development standards of the applicable zone. "Community care facility, large" (24-hour non-medical care for seven or more persons) is conditionally permitted in multi-family residential zoning districts, subject to approval by the Planning Commission. The City does not impose any spacing requirements on community care facilities.

The California courts have invalidated the following definition of "family" within jurisdictions Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

Yorba Linda's Zoning Code contains the following definition of "family":

> *"Family" means two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility as that term is defined in Health & Safety Code Section 1502(a) (1), which serves six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.*

Review of the California Community Care Licensing Division inventory of community care facilities identifies one adult residential facility in Yorba Linda that provides 24-hour non- medical care for adults ages 18-59 who are unable to provide for their own daily needs, providing capacity for 6 adults. The City has 25 residential care homes for the elderly, providing 235 beds for seniors age 60+ requiring 24-hour assisted living. The City's regulations have served to provide needed housing opportunities for seniors and persons with disabilities, and do not treat such housing for persons differently based on the personal characteristics of the residents.

Transitional Housing, Supportive Housing and Emergency Shelters

The 2011 Zoning Code amendments related to Housing Element implementation added the following definitions to Yorba Linda's Code:

> *"Transitional housing means buildings configured as rental housing developments, but operated under program requirements that call for termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Health & Safety Code Section 50675.2)"*
>
> *"Supportive housing is housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (Health & Safety Code Section 50675.14)"*

The Yorba Linda Zoning Code permits transitional and supportive housing in all residential zoning districts, and specifies that such housing shall be considered a residential use of property and shall be

subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.

An emergency shelter is defined in the Yorba Linda Zoning Code as "a facility that provides immediate and short-term housing and may offer supplemental services to homeless families and/or individuals on a first-come, first-serve basis where people must vacate the facility each morning and have no guaranteed bed for the next night. Supplemental services may include counseling, food, and access to social programs. "Pursuant to Ordinance 2011- 968, the City's Zoning Code allows emergency shelters with up to thirty occupants by right in the Light Manufacturing (M-1) zone district, and permits shelters with more than thirty occupants in the M-1 zone subject to a Conditional Use Permit.

The M-1 Zone was determined by staff to be the most conducive to provision of an emergency homeless shelter by right. The M-1 Zone is intended to allow uses light industrial and limited service commercial uses that can meet high performance standards, but that frequently do not meet the site development standards appropriate to planned research and development parks. The zone is appropriate for research and development, assembly and/or storage of products, and wholesale facilities. More intense uses require a Conditional Use Permit. The Light Industrial designation has been applied to 288.3 acres of land within the planning area, including areas along La Palma Avenue in the southeast portion of the City in close proximity to the AT&SF Railroad and the Riverside Freeway and in SAVI Ranch area. Industrial uses are also found in the vicinity of Prospect Avenue and Imperial Highway. These sites have reasonable access to public transit. Current uses in the area suitable for conversion to an emergency shelter include larger buildings and warehouses. There are sufficient properties within the City's M-1 zone to provide opportunities for an emergency shelter.

The Yorba Linda Zoning code establishes the following objective standards to regulate emergency shelters within the M-1 zone:

1. The maximum number of beds/persons permitted to be served nightly shall be based on the individual capacity of the building and overall facility and shall not be less than fifty (50) square feet per person served;
2. On-site client waiting and intake areas shall be located internally to the building where feasible. If not feasible, an exterior waiting area shall be provided which contains a minimum of 10 square feet per bed provided at the facility. Said waiting area shall be in a location not adjacent to the public right-of-way and shall be visibly separated from public view by a minimum 6-foot tall visual screening mature landscaping or a minimum 6-foot tall decorative masonry wall;
3. Stays at the facility shall be on a first-come, first-served basis and facility clients must vacate the facility each morning and have no guaranteed bed for the next night;
4. Maximum stay at the facility shall not exceed 180 days in a 365-day period for clients with Yorba Linda residency and shall not exceed 90 days in a 365-day period for all others;

5. A minimum of one employee per 15 beds shall be on duty when the facility is open and shall be maintained during operational hours;
6. Clients shall only be on-site and admitted to the facility between 6:00 p.m. and 8:00 a.m. during Pacific Daylight Time and 5:00 p.m. and 8:00 a.m. during Pacific Standard Time;
7. A minimum distance of 500 feet shall be maintained from any other emergency shelter, any residentially zoned property and any public or private school, as measured from the property line;
8. A minimum of 1 parking stall for every 4 beds or ½ parking space for each bedroom designated for family units with children, plus 1 parking stall for each employee/volunteer on duty, shall be maintained. The number of parking spaces may be reduced by 25% if the shelter site is located within 1,000 feet of a public transit stop. Bicycle rack parking shall also be provided at the facility;
9. Facility improvements shall provide:
   i) A minimum of 1 toilet for every 8 beds per gender.
   ii) A minimum of 1 shower for every 8 beds per gender.
   iii) Private shower and toilet facility for each area designated for use by individual families.
10. Adequate exterior lighting shall be provided for safety and security purposes;
11. Client possession and/or use of the following are prohibited anywhere on the premises of an emergency shelter: alcohol, tobacco and illegal narcotics.
12. An Operations Plan shall be provided for the review and approval of the Community Development Director, and shall remain active throughout the life of the facility. At a minimum, the Operations Plan shall address the following:
    i) Security and safety - addressing both on and off-site needs.
    ii) Loitering control - including specific measures regarding off-site controls to minimize congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site.
    iii) Management of outdoor areas - including a system for daily admittance and discharge procedures and monitoring of waiting areas.
    iv) Staff training - including knowledge and skills to assist clients in obtaining permanent shelter and income.
    v) Communications and outreach - with objectives to maintain good communication and response to operational issues which may arise from the public or City staff.

vi) Counseling programs — to be provided with referrals to outside assistance agencies.

vii) Litter control - to provide for the timely removal of litter attributable to clients within the vicinity of the facility.

13. The facility may provide the following services and facilities in a designated area separate from the sleeping areas:

i) A recreation area either inside or outside the shelter.

ii) A counseling center for job placement, educational, health care, legal, or mental health services.

iii) Laundry facilities to serve the number of clients at the shelter.

iv) Kitchen for the preparation of meals.

v) Dining hall.

vi) Client storage areas (i.e., for the overnight storage of bicycles and personal items).

vii) Or similar services supporting the needs of homeless clients.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

For new construction, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

In 2004, the City adopted Section 18.36.340 of the Zoning Code "Adjustments for individuals with disabilities" to provide a mechanism through which the City can grant reasonable adjustments to its zoning regulations to avoid unequal treatment towards individuals with disabilities. The procedures for reasonable accommodation are as follows:

- Reasonable accommodation requests are considered an administrative adjustment, with

the Zoning Administrator serving as the decision-making body. Where the adjustment is combined with an application requiring discretionary action – such as a parcel map - the Planning Commission serves as the decision-maker.

- Administrative adjustments are a non-public hearing matter and are not subject to the public noticing requirements of Section 18.36.700. However, applications for adjustment shall include a list and notification of all abutting property owners.
- An individual with a disability, or designated representative, may request that any applicable development standard be modified to prevent discrimination on the basis of the individual's disability. Adjustments shall not however be granted for deviations to standards related to gross floor area, density or lot coverage.
- Adjustments granted for an individual with a disability shall be a personal accommodation for the individual and shall not run with the land.

The decision-maker shall make the following findings upon granting an accommodation:

- The individual requesting the adjustment is a qualified individual with a disability.
- The requested adjustment is a reasonable modification made necessary by federal law to avoid discrimination on the basis of disability, and to assure that the disabled individual has the opportunity to enjoy the rights, privileges, and opportunities available to residents or property owners in the same zoning classification.
- Any necessary conditions have been imposed to ensure that the adjustment shall not be detrimental to the public health and safety.

Farm Employee Housing

An estimated 31 Yorba Linda residents are employed in farming, fishing and forestry occupations, representing just 0.1 percent of the City's labor force *(source: SCAG 2012 RHNA Existing Needs Statement)*. The City has limited parcels remaining in agricultural use. Therefore, given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

Site Improvements

Developers of single-family residential tracts in the City are required to install arterial and local streets; sewer; water lines; storm drainage; curbs, gutters, sidewalks; street lighting; underground utilities; and landscaping in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. Without the site improvement requirement there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare.

The cost of these required off-site improvements vary with the sales price of each unit depending on the nature of development (i.e., hillside or flatland). The City may also impose development fees on future housing developments in order to recover some of the cost of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density. The developed portions of Yorba Linda have the majority of necessary infrastructure, such as streets, electrical and water facilities, already in place.

Yorba Linda's Circulation Element and Subdivision Ordinance establish the City's street width standards. Commuter arterials are required to have a right-of-way width of 56 feet and a standard 40 foot curb-to-curb width, with two travel lanes and two parking lanes. The primary purpose of this roadway is to provide access to adjacent land uses in rural and residential areas. A Rural Secondary roadway has a right-of-way width of 80 feet with 64 feet to edge of pavement. This roadway is characterized by not having concrete curb, gutter and sidewalk. This roadway provides access to adjacent land uses and shall only be used in approved areas.

Development Fees

The City collects various fees from development to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, public works and plan check services, and building permits, among others. The City also charges several impact fees to offset the future impact of development on parks, and traffic and circulation.

Table III-3: Residential Development Fees, provides a listing of residential development fees in Yorba Linda. As a means of assessing the cost that fees contribute to development in Yorba Linda, the City has calculated the total Building, Planning and Engineering fees associated with development of two different residential prototypes. The first prototype is a 77 lot. Single-family residential subdivision consisting of 1,750 to 2,100 square foot units, and the second prototype is a 69 unit apartment complex consisting of a range of one to three bedroom units ranging in size from approximately 700 to 1,050 square feet. As indicated in *Table III-4: Development Fees- Prototypical Single-Family Project*, development fees for the prototypical single-family project run approximately $19,500 per unit, with School District fees ($5,565), the Eastern Transportation Corridor fee ($3,620), Sewer Connection fees ($3,370), and Parks and Recreation fees ($1,900) comprising the highest cost fees. Per unit fees for the apartment development run approximately $8,700 (*Table III-5: Development Fees: Prototypical Apartment Project*), with School fees, the Eastern Transportation Corridor fee and Parks and Recreation fee representing the highest cost fees.

Table III-3:
Residential Development Fees

PLANNING FEES	Hourly Rate	Initial Deposit
Administrative Adjustments	$108 set fee	
Annexation/Detachment	$108/hour	$1,500
Conditional Use Permit - Single-Family	$108/hour	$500

- All Others	$108/hour	$1,000
Design Review	$108/hour	$500
Development Agreement	$108/hour	$3,000
Development Plan	$108/hour	$1,500
Environmental Evaluation Set Fee Applications Actual Cost Applications	 No charge $108/hour	 n/a Use Application Deposit
Environmental Mitigation Monitoring	$108/hour	Case by Case Basis
General Plan Amendment	$108/hour	$4,000
Lot Line Adjustment	$108/hour	$500
Preliminary Project Review Minor Major	 None $108/hour	 n/a $1,000
Second Unit Request	$108 set fee	n/a
Specific Plan	$108/hour	$5,000
Tentative Parcel Map	$108/hour	$2,500
Tentative Tract Map	$108/hour	$2,500
Minor Change of Approved Tent. Tract Map Public Hearing Required No Public Hearing Required	 $108/hour $180 set fee	 $750 n/a
Revised Tentative Tract Map	$108/hour	$1,000
Final Tract Map Amendment	$108/hour	$1,000
Variance	$108/hour	$1,000
Zone Change (incldng pre-annexation)	$108/hour	$3,000
Zoning Review of Bldg Permit Apps	$108/hour	Use Application Deposit
IMPACT FEES		**Fee Amount**
School Impact Fee		$3.20/square foot
Sewer Connection Fee - 1 bedroom - 2 bedrooms - 3 bedrooms - 4 bedrooms - 5+ bedrooms		 $2,086 $2,728 $3,369 $4,009 $4,682
Park Development Fee Single-Family Dwelling Multiple-Family Dwelling		 $1,902 per lot $1,212 per unit
Eastern Transportation Corridor Fee Single-Family Residence Multi-Family Residence		 $3,620 per lot $2,109 per unit
Traffic Mitigation Fee (County Measure M)		$600 per dwelling

Source: City of Yorba Linda Community Development Department, May 2013.

Table III-4: Development Fees: Prototypical Single-Family Project	
Type of Fee	**Total Project Fee**
Plan Check	$ 73,339
Building Permit	97,786
Electrical Permit	33,785
Plumbing Permit	26,257
Mechanical Permit	18,788
Seismic Motion Study (SMS)	1,669
School Fee ($3.20 per sq. ft.)	428,490
Subtotal Building Fees	**$680,114**
Tentative Tract Map	$ 2,500
Conditional Use Permit	1,000
Design Review	500
Subtotal Planning Fees	**$4,000**
Park and Recreation Fee	$ 146,454
Sanitary Sewer Connection Fee	259,413
Final Map Checking	500
Grading Plan Check/Permit	6,000
Soil Report Review & Testing	38,500
Eastern Transportation Corridor Fee	278,740
Traffic Impact/Mitigation Fee	46,200
Subtotal Engineering Fees	**$ 775,807**
TOTAL PROJECT FEES	**$ 1,459,921**
TOTAL FEES PER UNIT	**$18,960**

Source: City of Yorba Linda Community Development Department, May 2013 Fee Assessment based on 77 unit single-family detached development.

Table III-5: Development Fees: Prototypical Apartment Project	
Type of Fee	**Total Project Fee**
Plan Check	$ 18,054
Building Permit	24,071
Electrical Permit	10,672
Mechanical Permit	9,083
Plumbing Permit	7,492
Seismic Motion Study	726
School Fee ($3.20 per square foot)	197,667
Subtotal Building Fees	**$267,765**
Design Review	$500
Zone Change	3,000
General Plan Amendment	4,000
Subtotal Planning Fees	**$7,500**
Park and Recreation Fee	$ 83,628
Grading Plan Check/Permit (est.)	4,500
Soil Report Review & Testing (est.)	500
Improvement Plan Check/Insp (est.)	40,000
Sewer Connection Fee	9,547
Traffic Impact Mitigation Fee	41,400
Eastern Transportation Corridor Fee	145,521
Subtotal Engineering Fees	**$325,096**
TOTAL PROECT FEES	**$600,361**
TOTAL FEES PER UNIT	**$8,700**

Source: City of Yorba Linda Community Development Department, May 2013. Fee Assessment based on 69 unit apartment complex.

In summary, Yorba Linda's development fees represent a small proportion of the overall valuation of residential development. The fees are comparable to, if not lower than many Orange County jurisdictions and have not served as a constraint to development. In addition, AB 641 (2007) helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low income households, AB 641 prohibits local governments from requiring payment of local developer fees on affordable housing projects prior to receiving a certificate of occupancy.

Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in which developer holding costs are incurred. The Planning Commission in Yorba Linda is entrusted with approval of applications. The Commission's decision may be appealed to the City Council.

Pursuant the City's Municipal Code, development of a single-family residence in any residential zone is a permitted use. The typical review process for a single-family residence usually consists of an "over-the-counter" plan check with the Planning Division in which plans are checked for compliance with applicable codes and development standards. From there, the applicant brings their plans to the Building Division for submittal of plans into plan check. Depending on the quality of plans submitted,

the entire process could take as little as 45 days but may take longer if subsequent plan checks are required. The average processing time for single-family plan check/building permit in Yorba Linda is 60 days.

The City's development review process for multi-family residential projects involves the following steps:

1. Submittal of an application to the Planning Division for Design Review (DR). If the project site includes two-story buildings that are located within 70 feet of an existing single-family residential structure, a Conditional Use Permit (CUP) shall be required. These two reviews may be processed concurrently. The DR is held as a public meeting and the CUP is held as a public hearing before the Planning Commission.
2. Review of application completeness by the Project Review Committee (PRC), composed of representatives from reviewing agencies. Application is reviewed within 13 days of submittal. If application is complete, scheduled for next Planning Commission agenda. If incomplete, applicant has 1 week to complete and still remain on schedule for next Planning Commission.
3. Once application deemed complete, the project is presented to the Planning Commission within 4 to 6 weeks for Design Review, and as necessary, the CUP.

For example, a condominium project would submit concurrent applications for a subdivision tract map and design review for the architecture of the buildings. All applications are reviewed by staff (PRC) and then submitted to the Planning Commission for review and approval. Multiple-family residential projects (defined as projects with densities of 10 units/acre and above) are reviewed by staff for consistency with Yorba Linda's Multi-Family Residential Design Guidelines. Project proposal consistency with the Guidelines is an important component in the City's goal of facilitating the review and approval process for multi-family residential development projects.

As a means of providing a buffer between single and multi-family uses, the City's RM development standards require a 50 foot setback from any single-family zone for buildings exceeding 15 feet in height. This setback encourages multi-family site design with a single- story component, and/or open space and parking areas located closest to adjacent single- family zoned properties. In combination with the City's single-family setback requirements, multi-family structures adhering to the City's development standards would not typically be located within 70 feet of a single-family structure, and thus would not trigger the requirement for a CUP. The City's Multi-family Design Guidelines further address potential privacy and view impacts between single and multi-story residential uses.

Standards for design of parking structures, lighting, mechanical equipment, roofs, and chimneys; height determination; public access; exterior buildings/structure walls; trash enclosures; screening; fences, walls, and hedges; perimeter walls/fencing; and street dedications and improvements are provided in Chapter 18.26 of the Zoning Code. Guidelines for building articulation, signage, landscaping,

new additions to existing buildings, compatibility with adjacent uses, and air quality and energy conservation improvements are also provided. The Planning Commission has the authority to approve the design.

Residential projects in Yorba Linda generally receive concurrent processing and receive approval from the Planning Commission. *Table III-6: Development Processing Times in Yorba Linda and Nearby Communities (in Months*), compares typical processing times for residential projects in Yorba Linda, Cypress, Huntington Beach, Costa Mesa, Irvine, and Orange County. Typical development processing times in Yorba Linda are comparable or slightly less than most of these communities.

Table III-6
Development Processing Times in Yorba Linda and Nearby Communities (in months)

Process	Yorba Linda	Cypress	Costa Mesa	Huntington Beach	Irvine	Orange County
General Plan Amendment	6 - 9	3 - 6	2 - 5	6 - 12	9	12 - 24
Zone Change	6 - 9	3 - 6	2 - 5	6 - 12	9	18 (vacant); 4 - 8 (infill)
Conditional Use Permit/ Variance	2 - 3	1.5 - 2	2 - 3 (Zoning Admin)	2 - 3 (Zoning Admin) 4 - 6 (Plng Comm)	4 - 6	
EIR	9 - 12	3 - 4	4 - 6	6	12	6 - 9
Tentative Tract	2 - 3	1.5 - 2	2 - 3	4 - 6	4 - 6	1 - 2
Site Plan Review (Staff)	2 weeks	2-3 weeks	2 - 3	1	1	3 - 6
Site Plan Review (Plng Comm)	2 - 3	N/A	2 - 3	3 - 4	4	1 - 2
Plan Checking/ Building Permits	3 - 4	1 - 1.5	2 - 3	1st check 10 days Recheck 2 days	3 - 4 wks	1

Source: City of Yorba Linda, 2013;City of Cypress Housing Element; City of Huntington Beach Housing Element.

Building Code

As required of all jurisdictions in California, Yorba Linda has adopted the latest California Building Code, which incorporates the most recent International Building Code and establishes construction standards necessary to protect public health, safety and welfare. Yorba Linda has also incorporated the 2010 California energy code and California Green Building Code Standards into the City's Municipal Code.

The City adopted a local amendment to the Building Code requiring an on-site, automatic fire-sprinkler system in all new residential construction with a floor area of 5,500 or greater attached

square feet. This is due to the hot, dry and strong Santa Ana winds, particularly in the fall and spring seasons and the potential of fires.

Market Constraints

Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Residential lending activity in Yorba Linda was relatively modest in 2011, with just 1,334 applications for conventional and FHA home purchase loans, reflecting purchase activity on approximately seven percent of the city's ownership housing. *Table III-7: Status of Home Purchase Loans 2011*, provides information on the status of home purchase loan applications in both Yorba Linda and Orange County. As illustrated by this table, at 75 percent, the loan approval rate in Yorba Linda was comparable to the 74 percent approval rates Countywide. Review of loan approvals by census tract does not indicate any significant discrepancies by area of the City. In summary, HMDA data supports good access to mortgage financing in Yorba Linda.

Table III-7:
Status of Home Purchase Loans 2011

	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	Yorba Linda	Orange Co.	Yorba Linda	Orange Co.	Yorba Linda	Orange Co.
# Loan Applications	1,005	23,410	153	4,185	176	4,273
% of Total	75%	74%	12%	13%	13%	13%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.
Note: Approved loans include: loans originated and applications approved but not accepted.

Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. Based upon a recent valuation by the non-profit developer National CORE of one of the City's multi-family rezone sites, vacant multi-family land is valued at roughly $30-$35 per square foot. In addition, two recent appraisals of a large vacant site in Yorba Linda suggest an average land cost ranging from $24-$29 per square foot. Per unit land cost is directly affected by density, with higher densities allowing the cost of land to be spread across more units. By increasing permitted densities on select multi-family sites, the City has helped to reduce per unit land costs.

Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor *Construction Cost Trends for 2013,* the overall cost of construction materials rose from approximately $178 to $205 per square foot between 2006 and 2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but were up 2- 2.5% in the first half of 2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).[10]

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

Environmental and Infrastructure Constraints

A wide range of environmental factors may constrain the development of new housing in Yorba Linda. The largest concentrations of undeveloped lands for new residential development are along the City's north and northeastern periphery extending into the foothills and hillsides of the Sphere of Influence. These areas are likely to contain environmental habitats and constraints on development, such as steep slopes, wild/brush fire potential, landslides, necessity for reclamation of oil operations, and so on. Historically, development has varied in the degree and sensitivity to which it has accounted for these constraints. Most have sited housing units in ways to maintain the hillside's unique character and resources. Others have extended typical flatland subdivisions into the hillside, using mass grading altering natural resources and landform. As development demands and pressures persist, the extent to which development will be permitted on the City's hillsides is of particular concern.

Areas of special environmental significance, potential safety hazards, and development constraints will influence land use policy. The City of Yorba Linda Safety Element identifies a number of environmental constraints for the City, including slope stability, wildfire, flooding, seismic hazards, and oil well hazards. The Yorba Linda General Plan recognizes these hazards and identifies programs to minimize them. The availability of public infrastructure and services for residential development is another potential constraint to the development of housing. The following are more detailed discussions of these environmental constraints and hazards which affect, in varying degrees, existing and future residential developments.

[10] www.dcd.com/pdf_files/1301trends.pdf

Slope Stability – Landslides and Subsidence

As the City's Safety Element points out, slope stability is a serious geologic problem in the northern and eastern portions of the City. This area is underlain by siltstone and interbedded sandstone of the Puente Formation and are often the most prone to landsliding and other forms of slope failure. Along Telegraph Canyon and other east-west trending canyons, landslides are more common than on south-facing slopes which are typically underlain by thick soil and slopewash. Soil creep and shallow slope failures also occur more on the east-west trending slopes.

Wildfire

Yorba Linda is subject to wildfires due to the steep terrain, highly flammable vegetation of adjacent Chino Hills and the high winds (Santa Ana winds) that correspond with seasonal dry periods. Major fires have threatened the City in the past. High wildfire hazard areas include the northern and eastern portions of the City.

Since 1980, the Yorba Linda area has experienced 25 separate wildland fires, burning a total of 82,734 acres; single events range from one to nearly 20,000 acres. Until the recent Freeway Complex Fire, the most notable and devastating of these were the 1982 Gypsum Incident (19,986 acres), the 1980 Owl Incident (18,332 acres), the 1980 Carbon Canyon Incident (14,613 acres) and the 2006 Sierra Peak Incident (10,506 acres). The commonality of each of these larger fires is the Santa Ana Wind and the effect it has on vegetation and fire behavior. The Santa Ana Canyon funnels the wind, increasing its speed and magnifying the effects on the available fuel bed. The frequency of fire in this area has allowed non- native vegetation of volatile grasses and weeds to become the dominate fuel type.

On November 15, 2008, Yorba Linda experienced the Freeway Complex Fire. The Orange County Fire Authority's preliminary report (December 2, 2008) on the fire indicated that the fire consumed 30,305 acres; destroyed 187 residential structures (including multi-family residential buildings) and damaged 127 residential structures. Four commercial properties were destroyed or damaged, along with 43 outbuildings.

Flooding

The City has within its boundaries a number of identified 100-year floodplains. A 100-year floodplain is defined as an area that has a one percent or greater chance of experiencing a flood inundation in any given year. The floodplain areas in Yorba Linda has been established by the Federal Emergency Management Agency (FEMA) and are shown on Flood Insurance Rate Maps (FIRMS). The 100-year floodplain poses minimal threats to developed lands in the City. The City has designated these areas as "Open Space," with a zoning designation overlay of Floodplain (FP-2). Allowable uses in floodplain areas are limited to flood control and roadway projects, temporary structures, agricultural uses, parks and wildlife/natural preserves and open space.

Seismic Hazards

Like most other cities in Southern California, Yorba Linda is at risk of suffering structural damage and loss of life during an earthquake of significant magnitude. The following regional and local active and potentially active faults are all potentially hazardous to the City: Whittier, Elsinore, San Andreas, Newport-Inglewood, Peralta Hills, Chino and San Jacinto. In particular, the Whittier fault line cuts across Yorba Linda diagonally (northwest/southeast orientation). The Whittier fault zone (including Whittier, Elsinore, and Chino faults) is an Alquist-Priolo Special Studies Zone. Surface fault rupture hazard is high within the boundaries of this zone, according to the Safety Element. Yorba Linda is located between 4 and 32 miles of the other faults with groundshaking hazards from each of the faults. Most areas of Yorba Linda are assumed to be at low risk for liquefaction hazards, since the water table in most places is deeper than 50 feet. The other threat in an earthquake is damage to structures. In Yorba Linda, unreinforced masonry structures, built prior to 1930, are the primary concern. Such remaining structures are most likely to be found in the downtown area.

Oil Well Hazards

The Yorba Linda oil field is primarily located in the northern area of the City. The topography of the field is hilly with ground elevations ranging from approximately 400 to 650 feet above sea level. Issues related to the oil field include occasional spills of crude oil and groundwater contamination. More long-term issues involve the decommissioning of the oil field, abandonment of the wells and development of ht earea after it is no longer used as an oil field. Wells must be vented to the atmosphere and plugged for several hundred feet with cement or clay-based mud according to the specifications in the Abandonment/ Reabandonment Guidelines published by the Division.

Public Services and Facilities

The majority of Yorba Linda has the necessary infrastructure, streets, electrical lines, and water distribution, already in place for new development. New development is able to tap into existing water and sewer lateral lines, with no new sewer or water mains necessary. The City's 1993 General Plan identifies adequate infrastructure and public service capacity to accommodate the City's regional housing needs of 2,039 additional dwelling units during the 2008-2014 Housing Element planning period.

In 1990, Orange County voters approved Measure M, the Revised Traffic Improvement and Growth Management Ordinance, which provides funding to Orange County for needed transportation improvements over a 20-year period through the imposition of a one-half cent retail transaction and use tax. Cities such as Yorba Linda can qualify for Measure M funds if they comply with the Countywide Growth Management Program component requirements and have an established policy framework for that Program. As part of the Program, Yorba Linda implemented a development mitigation program establishing the following fees: Eastern Transportation Corridor Fee and a Traffic Impact/Mitigation Fee. The City has established a Capital Improvement Program for the transportation systems improvements to effectively manage the system based on the OCTA timetables. This is an on-going, consistently updated program in Yorba Linda.

The City also participates in a variety of inter-jurisdictional efforts, related to Measure M; City and County impact fees; traffic and land use; jobs/housing balance; Facility Implementation Plans; and coordination of growth projections for the City and the County. These efforts enable Yorba Linda to coordinate the provision of public services and adequate facilities with other adjacent cities and the County of Orange.

IV. Housing Resources

The Housing Resources section describes and analyzes resources available for the development, rehabilitation, and preservation of housing in Yorba Linda, including sites for new housing; financial and administrative resources available to facilitate housing production and housing-related services; and opportunities for energy conservation in existing and new housing and reducing greenhouse gas emissions.

The City's 2008-2014 Housing Element involved the rezoning of 14 sites at densities of 10 to 30 units per acre as required to accommodate Yorba Linda's regional housing needs (RHNA) for the planning period. All but three of the sites proposed for rezoning (which were previously designated Commercial-General), were subject to a vote of the electorate under the Yorba Linda Right-to-Vote Amendment (Measure B). In June 2012, Measures H and I were placed on the City ballot, and passed by a majority of the Yorba Linda voters, thereby implementing the rezoning as proposed by the Housing Element and adopted by City Council. These 14 rezoned sites provide the basis for the 2014-2021 Housing Element residential sites inventory presented herein.

Availability of Sites for Housing

This section documents the availability of sites for future development and the adequacy of these sites to address Yorba Linda's regional housing needs for the 2014-2021 planning period. The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Residential projects with development entitlements with occupancy post 12/31/2013
- Vacant and underutilized residential sites
- Second residential units

Table IV-1: Potential Housing Units During 2014-2021 Planning Period, summarizes the residential unit potential from the above methods and provides a comparison with Yorba Linda's 2014-2021 RHNA.

Table IV-1:
Potential Housing Units during 2014-2021 Planning Period

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2014-2021 RHNA Targets	160	113	126	270	669
Entitled Projects (post 12/31/13 occupancy)	54	14	1	66	135
Vacant and Underutilized Residential Sites					931
RM-10			245		245
RM-20			141		141
RM-30	545				545
Second Residential Units		8	4		12
Total Site Capacity	621		391	66	1,078
RHNA surplus/shortfall	+348		+265	-204	409

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for the use of "default densities" to assess affordability. Based on its population and location within Orange County, Yorba Linda falls within the default density of 30 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate density households can be provided at 10 units per acre. Allocating Yorba Linda's residential sites inventory based on these density thresholds results in the distribution of sites by targeted income group as presented in Table IV-1. A comparison of this income distribution with the City's RHNA identifies sufficient sites at appropriate densities to accommodate Yorba Linda's regional housing needs.

It is to Yorba Linda's benefit that its residential site capacity exceeds the minimum RHNA required within each income category to help offset any sites that may be developed with fewer units than assumed in the Housing Element sites inventory. A healthy buffer above the required RHNA therefore provides a "margin of safety" from having to rezone additional sites during the 2014-2021 planning period of the element.

Projects with Entitlements

The Vista Del Verde (Shell) Master Planned Community and the North Yorba Linda Estates represent the last remaining areas for large scale single-family development within Yorba Linda's current city limits. Both of these planned developments have planning entitlements and are being built in phases, with 133 entitled units remaining to be built (April 2013). City planning staff estimates that half these entitled units will be completed during the 2008-2014 planning cycle, with the balance (66 units) available for occupancy after December 31, 2013 and therefore falling within the upcoming 2014- 2021 planning cycle.

The Successor Agency to the former Yorba Linda Redevelopment Agency has an active Affordable Housing Agreement with the non-profit developer National CORE for development of a 3.2 acre vacant site in SAVI Ranch. This site was provisionally rezoned to R-M-30 in conjunction with the 2008-2014 Housing Element adoption, and subsequently confirmed by the Yorba Linda voters through passage of Measure H in June 2012. National CORE has received planning entitlements from the City for development of Oakcrest Terrace – a 69 unit affordable rental development for extremely low, very low and low income families. The developer has recently worked out provisions with the Orange County Transit Authority (OCTA) to add a bus stop location near the site, and plans to apply to the State for the next round of Low Income Housing Tax Credits (July 2013).

Oakcrest Terrace is the first project being developed under Yorba Linda's new Multi- Family Design Guidelines, and is designed with sustainability features for LEED Silver certification. An on-site

community room will offer joint use opportunities with the City, and will contain activity/meeting rooms, office space and computer stations.

Vacant and Underutilized Residential Sites

As described in the beginning of this section, the City rezoned 14 sites at densities of 10 to 30 units per acre in conjunction with its 2008-2014 Housing Element. One of these sites (described above) has received planning entitlements for 69 units, and is thus counted as a "project" rather than a "site" in the residential sites inventory. The development potential on the remaining 13 sites is summarized in *Table IV-2: Vacant and Underutilized Residential Sites*, below, with the parcel-specific inventory and corresponding map included in Appendix B to the Element. As indicated, the 13 rezone sites comprise just under 50 acres and yield up to 931 dwelling units.

Table IV-2: Vacant and Underutilized Residential Sites

Zoning Designation	Permitted Density	Vacant Sites	Vacant Acreage	Realistic Unit Potential
Vacant Sites				
RM-10	10 du/acre	1	5.5	55 units
RM-20	20 du/acre	2	7.09	141 units
RM-30	30 du/acre	3	8.12	243 units
Underutilized Sites				
RM-10	10 du/acre	5	19.02	190 units
RM-30	30 du/acre	2	10.08	302 units
Total		13	49.81	931 units

Realistic Development Capacity

The methodology used to determine the realistic development capacity of the rezone sites included a combination of factors specific to each site. None of the sites has an unusual configuration that would limit densities, almost all sites are flat, and none have any known environmental constraints that would limit the developable area. The only exceptions are the Nixon Archive and Lakeview/Mariposa sites (Sites 11 and 14 in Appendix B). While the Nixon Archive site has some topographic site constraints, this site has been designated at the lowest multi-family density of 10 units per acre to reflect a realistic achievable density. Site 14 contains three operating oil wells, although technical studies conducted in support of the previously proposed 23 unit/acre senior housing project and recreation center on the site demonstrated that potential environmental impacts can be mitigated with proper setbacks.

Yorba Linda's newly adopted multi-family development standards support achievement of maximum permitted densities on each of the rezone sites. Residential concept drawings utilizing these

development standards were prepared for two of the sites - the Savi Ranch Old Canal Road and Lakeview/Strawberry-Field sites (Sites 5 and 7 in Appendix B) - and illustrate attainment of maximum proposed densities.

Finally, market trends in Yorba Linda support development at the high end of the density range, as indicated by the following two projects built during the past Housing Element cycle. The Meta Housing apartment project was developed using the City's Affordable Housing (AH) Overlay zone (now SH, or "Special Housing" overlay) at the maximum 20 unit per acre density. Presidential Walk was developed under RM standards as a single-family detached product at 9 units per acre.

Future Annexation Areas

Additional sites for single-family development will be provided through annexation of vacant land located within Yorba Linda's Sphere of Influence. The Murdock and Sage properties located in the northeastern Sphere represent integrated tracts of undeveloped land likely to be annexed within this Housing Element planning period. The Murdock (Esperanza Hills) and Sage (Cielo Vista) residential development projects are currently being processed by the County of Orange. Esperanza Hills, as proposed, encompasses 340 single-family lots on 486 acres, and Cielo Vista proposes 112 single-family lots on 80 acres.

These areas are currently being studied within the context of Yorba Linda's General Plan Update, and given the presence of environmental and infrastructure constraints, may result in a reduction of densities below those currently being proposed. Significant issues to be addressed in the environmental analyses for these developments include the provision of adequate public services, fire protection, access and circulation, resource protection and impacts to the adjacent Chino Hills State Park. Giving the uncertainty regarding the timing of annexation and the level of permitted development, the Murdock and Sage properties are not included within the sites inventory for the current Housing Element.

Second Residential Units

Second units are self-contained living units with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Yorba Linda has significant additional site capacity to accommodate second units, and the market supports their development, with nine second units issued building permits over the last RHNA planning cycle (2006-2012). With enhanced marketing of second unit opportunities, the City projects a modest increase in the rate of second unit production of twelve units during the 2014-2021 planning period. As described previously in the Constraints Chapter of the Element, rents on

second units in the Yorba Linda market area are generally affordable to lower income households, and thus the affordability mix of the projected twelve new second units has been assumed at eight low income and four moderate income units.

Availability of Infrastructure and Public Services

Yorba Linda is a younger community with the necessary infrastructure in place to support future development in the established areas. The utility infrastructure is relatively new with the majority of public service capacity not yet in need of repair or replacement. One exception is in portions of the Yorba Linda Water District's (YLWD) westerly service area where approximately 24,000 feet of waterline was constructed in the 1920s through 1950s; YLWD reports that these lines are expected to be replaced within the next 5 to 10 years. In summary, no sites included within the sites inventory for the 2014-2021 Housing Element are constrained by infrastructure availability.

Financial Resources

The extent to which Yorba Linda can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation.

The primary local source of funds for affordable housing in Yorba Linda has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund, which generated approximately $4.5 million per year for housing activities. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. However, with the passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAF) borrowed by the State from Redevelopment Agencies Low and Moderate Income Housing Funds are to be repaid, and will be deposited into each Successor Agency's Housing Asset Fund (pursuant to Health and Safety Code Section 34191.4(b)(2)(B) and (C)).

The Yorba Linda Successor Agency is projected to receive a total of $5.7 in SERAF repayments, to be received in semi-annual disbursements from the County Auditor- Controller from the City's available Redevelopment Property Tax Trust Fund (RPTTF) account. The repayment process is proposed to generate $1.9 million annually and be completely repaid in fiscal year 2014/2015. Residual receipts from the former Redevelopment Agency's housing loans, in addition to sales proceeds from land purchased with Low/Mod funds, will also be deposited into the Housing Asset Fund.

The City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of new funding opportunities include:

- The $93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.

- Passage of SB 391, the California Home and Jobs Act of 2013, would generate approximately $525 million annually for affordable housing by imposing a $75 recording fee on real estate documents. The bill has secured a super majority in the Senate and two Assembly policy committees, and will remain on the Assembly Appropriations Committee's calendar entering into the 2014 legislative session.

Table IV-3: Financial Resources Available for Housing Activities, over the next few pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in Yorba Linda.

Table IV-3: Financial Resources Available for Housing Activities		
Program Name	**Description**	**Eligible Activities**
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to City on a formula basis for housing and community development activities primarily benefiting lower income households. **As an entitlement jurisdiction, Yorba Linda now receives approximately $200,000 annually in CDBG funds directly from HUD.**	▪ Property Acquisition ▪ Relocation and Demolition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Public Facilities ▪ Public Services
HOME	Flexible grant program potentially available to the City through the County for housing activities benefitting lower income households.	▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Relocation Costs ▪ Tenant-based Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Orange County Housing Authority. **Approximately 95 Yorba Linda residents receive Section 8 housing vouchers.**	▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance

Program Name	Description	Eligible Activities
2. State Programs		
Low-income Housing Tax Credit (LIHTC) *www.treasurer.ca.gov/ctcac/*	State and Federal tax credits to enable sponsors/ developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax- exempt bonds.	▪ New Construction ▪ Acquisition/Rehabilitation
Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp/	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes separate Supportive Housing and Homeless Youth MHP components.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin/	Grants to cities to provide down payment assistance (up to $30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	▪ Homebuyer Assistance
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	▪ Predevelopment, site acquis/development ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling
Transit-Oriented Development Program www.hcd.ca.gov/fa/tod/	Funding for housing and related infrastructure within one-quarter mile of transit stations.	▪ Capital improvements for qualified housing developments, including enhancing pedestrian or bike access between project and transit ▪ Land acquisition

Program Name	Description	Eligible Activities
Affordable Housing Innovation Fund www.hcd.ca.gov/fa	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities: ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program	Varies depending on activity
Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in locations designated as infill.	▪ Development of parks and open space ▪ Water, sewer or other utility improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation ▪ Sidewalk/streetscape improvements
Housing Related Parks Program www.hcd.ca.gov/hpd/hrpp/	Financial incentives to jurisdictions who construct new units affordable to very low and low income households.	▪ Grants for creation of new parks, or rehabilitation or improvements to existing parks.
CalHFA Residential Development Loan Program www.calhfa.ca.gov/multifamily/special/rdlp.pdf	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	▪ Site acquisition ▪ Pre-development costs

Program Name	Description	Eligible Activities
3. Local Programs		
Yorba Linda Successor Housing Agency - Housing Asset Fund	SERAF repayments projected to generate $5.7 million by FY 2015/16 for deposit into Housing Asset Fund. Residual receipts of the former Redevelopment Agency and sales proceeds from land purchased with Low/Mod funds will also be deposited into the Housing Asset Fund.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Orange County Housing Trust *http://ochousingtrust.org/*	Non-profit that capitalizes and manages a loan fund to expand supply of affordable workforce housing in Orange County. Provides pre-development loans, and capital to fund downpayment assistance programs.	▪ New Construction ▪ Acquisition ▪ Preservation ▪ Rehabilitation ▪ Downpayment assistance
4. Private Resources/Financing Programs		
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	▪ New construction of rentals, cooperatives, self-help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates, April 2013.

Administrative Resources

Described below are several non-profit developers active in Orange County and Yorba Linda in particular. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation and development of affordable housing.

National Community Renaissance (CORE): National CORE is a nonprofit developer with a portfolio of more than 8,500 multi-family units throughout Southern California. National CORE staffs community resource centers at all its properties, administered by the Hope through Housing Foundation. National CORE has completed two projects in Yorba Linda – Arbor Villas and Villa Plumosa – and has project entitlements to develop a third affordable project in Savi Ranch.

Habitat for Humanity: Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. Yorba Linda completed a three unit affordable ownership project in partnership with Habitat.

Orange Housing Development Corporation (OHDC): OHDC is a non-profit housing developer founded in 1990 in the City of Orange. OHDC's primary focus is within Orange County, but has expanded to develop over 3,000 units in communities throughout the State. Through its Affordable Housing Agreement with the Yorba Linda Successor Agency, OHDC purchases existing condominiums – many of which are in foreclosure – for rehabilitation and conversion to affordable rental housing.

Jamboree Housing Corporation (JHC): JHC is an experienced non-profit developer with affordable housing projects throughout Orange County and Southern California as well as the State. Founded in the City of Irvine in 1990, Jamboree now owns and manages over 6,600 units of affordable housing in 67 different communities. Jamboree has also established a social services division to assist residents in maintaining self-sufficiency which now operates at most Jamboree projects.

Meta Housing Corporation: Since its inception in 1969, Meta Housing has developed over 12,000 affordable and market-rate apartment units for families and seniors in Southern California. In 2006, Meta completed Yorba Linda Palms, providing 44 affordable units for lower income families in Yorba Linda.

Opportunities for Energy Conservation

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

Green Building Practices

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. Nationwide, the building industry accounts for:

- ✓ 65% of electricity consumption
- ✓ 30% of greenhouse gas emissions
- ✓ 30% of raw materials use
- ✓ 30% of landfill waste
- ✓ 12% of potable water consumption

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards; Yorba Linda has adopted the California Green Building Standards Code (CALGREEN) in its entirety.

The City's Multi-Family Design Guidelines, adopted in October 2011, integrate sustainable development principles derived from the LEED ND criteria (Leadership for Energy and Environmental Design for neighborhood Development). The Design Guidelines include provisions for sustainable site planning and streetscape, and encourage multi-family development to achieve LEED certification. The first project being developed under the new Guidelines, Oakcrest Terrace in Savi Ranch, is being designed to be LEED Silver Certified.

Yorba Linda's comprehensive update of the General Plan and Park & Recreation Master Plan, currently underway, will be integrate principles of environmental sustainability and pedestrian orientation through the Land Use, Conservation, and Circulation Elements

Energy Conservation Programs Offered through Local Utilities

In addition to green building, Yorba Linda can promote energy conservation by advertising utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for state sponsored energy and weatherization programs.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low- income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

Energy Upgrade California (EUC)

This new statewide program offers up to $4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.

V. Housing Plan

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Yorba Linda. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2008 Housing Element and then presents Yorba Linda's Housing Plan for the 2014-2021 planning period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

Evaluation of Accomplishments under Adopted Housing Element

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Yorba Linda 2008-2014 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity.

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2014-2021 Housing Element. *Table V-1: 2008-2014 Housing Program Accomplishments*, summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section

Table V-1: 2008-2014 Housing Program Accomplishments	
Housing Program	**Accomplishments (2008-2012)**
1. Residential Rehabilitation Action: Assist 15 households annually, or 90 over the 2008-2014 period.	**Progress:** Between 2008/09 through 2011/12, the City provided rehabilitation assistance to 53 households using CDBG funds. **Effectiveness:** While the program has been effective, with 53 households assisted over a four year period, the City fell slightly under its goal to provide assistance to 15 households annually. **Continued Appropriateness:** With the ongoing need to maintain the City's aging housing stock, this program remains appropriate for the 2014-2021 Housing Element time.
2. Housing Community Preservation and Abatement Action: Continue to operate the Community Preservation Program.	**Progress:** The City conducts ongoing code enforcement, and between 2008-2012, the Community Preservation Division performed 3 forced abatements on housing and one forced abatement on a residential property to bring these properties into compliance with City codes. **Effectiveness:** The results of these efforts have been a reduction in substandard living conditions. **Continued Appropriateness:** This program remains an important component of the City's efforts to maintain and improve neighborhood and livability conditions.
3. Section 8 Rental Assistance Action: Continue current levels of Section 8 (76 households); coordinate with OCHA; encourage landlords to register units.	**Progress:** As of August 2012, OCHA reports that the City has 90 active Section 8 vouchers. **Effectiveness:** The program has been very successful, with the number of vouchers in use in Yorba Linda increasing from 76 to 90. **Continued Appropriateness:** This is a much needed program and continues to remain appropriate for the future Element.

Housing Program	Accomplishments (2008-2012)
4. Affordable Housing Development Assistance Action: Provide financial and regulatory incentives, with a goal to develop 90 new affordable units, purchase covenants on 85 market rental units, and covenants on up to 48 ownership units. Meet with property owners of target affordable sites; contact non-profits & developers to solicit interest; issue RFPs on Agency owned sites.	Progress: Through passage of Measures H and I, 14 sites were rezoned for multi-family housing; the City continues to meet with property owners re: development of affordable and mixed income housing on many of these sites. One of the sites now has entitlements for development of 69 lower income units, and as an existing obligation of the former RDA, continues to be eligible to receive funding from the Successor Agency. Between Dec 2009 – Dec 2012, the City assisted OHDC in the purchase of 30 condominium units, and provision at rents affordable to lower income households. Effectiveness: The program has been very successful in providing affordable housing, although due to the elimination of redevelopment housing funds, the level of affordable production fell short of goals. Continued Appropriateness: This program remains an integral component to the City's overall affordable housing strategy, though in the future will be reliant on outside funding sources and regulatory incentives.
5. Mortgage Assistance Program (MAP) Action: Revise program parameters to address current market. Provide "silent second" loans to 10 first time homebuyers.	Progress: The City provided mortgage assistance to six moderate income households in 2009 and 2010. The program was suspended from June 2011 to January 2012, at which point it was terminated due to the loss of RDA funds. Effectiveness: During its two years of operation, the program was effective in moving qualified renters into homeownership. Continued Appropriateness: Program is no longer appropriate due to the loss of RDA funds. City will instead promote first-time homebuyer assistance available through outside sources.
6. Mortgage Credit Certificate (MCC) Action: Upon re-initiation of program, provide informational brochures at City Hall and on website, and market with City homebuyer assistance.	Progress: County records indicate just five MCCs were issued in Yorba Linda during the past five years (2008-2012). Effectiveness: The combination of sales price maximums and household income limits make it difficult for most households in Yorba Linda to qualify. Continued Appropriateness: Given its limited applicability, MCCs will be included as a financial resource, but no longer included as a separate program in the updated Housing Element.

Housing Program	Accomplishments (2008-2012)
7. Conversion of Multifamily Rental to Affordable through Committed Assistance Action: Rehab and place affordability covenants on 75 units at Linda Gardens. Finalize agreement with Villa Pacifica to provide at 84 units affordable to extremely low, very low and low income households.	Progress: Rehabilitation of 75 units at Linda Gardens was completed in July 2009. All 75 units were restricted to extremely low (8), very low (54) and low (13) income households. The City continued its negotiations with the owners of Villa Pacifica, but was unsuccessful in securing an obligation of RDA funds prior to the Statewide elimination of Redevelopment Agencies. Effectiveness: The program has been very successful in providing needed affordable housing for lower income families, and in cleaning up a blighted apartment complex with severe overcrowding. Continued Appropriateness: The program remains appropriate for the updated Element, though due to loss of RDA, the City's future capabilities are uncertain.
8. Purchase of Existing Multi-family Ownership Units to Create Affordable Rental Units Action: Purchase up to 48 units and convert to rental housing affordable to low income households.	Progress: Between Dec 2009 – Dec 2012, OHDC completed thepurchase, rehabilitation and conversion of 30 condominium units to affordable rentals (9 Ext Low, 13 Very Low, 8 Low Income). The Affordable Housing Agreement between OHDC and the Successor Agency is as an existing obligation of the former RDA, allowing OHDC to purchase up to 18 additional units for conversion to affordable rentals, through remaining funding will likely allow for approximately 10 to 12 additional units. Effectiveness: This program has been highly effective both in providing affordable housing, and in stemming the negative impact of foreclosures on neighboring properties. Continued Appropriateness: Ongoing, with additional units to be acquired during the current planning period. However, due to loss of RDA, the City's capabilities in the future planning period are unknown.
9. Second Units Action: Implement City's ordinance to accommodate second units, and educate public on availability. Seek to achieve 10 units.	Progress: The City allows construction of second units in single-family zones without discretionary reviews. During the current RHNA period (Jan 2006 - Nov 2012), a total of nine second unit building permits were issued. Effectiveness: Effective Continued Appropriateness: Particularly as the community continues to age, second units can provide an option to allow seniors to remain in their homes, and thus the continuation of a second unit program remains appropriate to the Housing Element.

Housing Program	Accomplishments (2008-2012)
10. Rezoning of Sites to Higher Densities Action: 1) Prepare new multi-family zoning and General Plan designations; 2) Establish multi-family design and development standards; 3) Conduct public hearings on Zoning and Land Use Amendments; 4) Conduct Measure B Vote; 5) Rezone sites accordingly.	Progress: 1) The City established two new multi-family zoning categories (RM 20, RM 30) and associated General Plan categories to accommodate multi-family housing at 20 du/ac and 30 du/ac; 2) The City adopted its first Multi-Family Residential Design Guidelines and amended its zoning ordinance to address multi-family housing development standards; 3) Multiple public hearings were held for the amendment of the Zoning Code and Land Use Element, which were adopted in conjunction with the Housing Element on October 4, 2011; 4) Measure B vote was conducted on June 5, 2012 to rezone 14 properties for higher density housing development; 5) As a result of Measure B vote, Yorba Linda voters approved Measure H & I to rezone all 14 sites as identified in the Housing Element. Effectiveness: The program was effective in providing adequate sites to address Yorba Linda's regional housing needs (RHNA). With the rezoning in place, combined with the improving real estate market, the City is experiencing substantial interest in development on several of the rezone sites. Continued Appropriateness: The rezoning of identified sites was completed, and is no longer necessary for the Housing element update.
11. Town Center Specific Plan Action: Develop and adopt Specific Plan. Continue to acquire sites appropriate for housing in the Town Center area.	Progress: The Yorba Linda City Council adopted the Town Center Specific Plan in July 2011, and has entered into an exclusive negotiating agreement with a developer to develop the commercial areas of the Town Center. Two of the 14 Housing Element rezone sites are within the Town Center and are designated for 20 units/acre. Effectiveness: The City carried out an effective, community-based process in the development and adoption of the Specific Plan for the Town Center. Continued Appropriateness: The City will carry out the Town Center Specific Plan in the coming years to ensure a vibrant city core and explore affordable housing opportunities within the Town Center planning area. As the Plan has been adopted, a separate program in the Housing Element is no longer necessary.

12. Sustainability and Green Building Action: Adopt a local green building program, including incentives for building green. Develop educational for placement on City's website and dissemination to homeowners and builders. Update General Plan based on principals of sustainability and adherence to SB 375.	**Progress:** The City is implementing the California Green Building Code, and adopted the adopted the Multi-Family Design Guidelines in Oct. 2011 which include provisions for sustainable site planning and streetscape and encourage multi-family development to achieve LEED certification. Furthermore, the City initiated a comprehensive General Plan and Parks & Recreation Master Plan Update in 2012, and is addressing sustainability and green building as part of this process. **Effectiveness:** This program has been effective based on the accomplishments summarized above. **Continued Appropriateness:** This program remains an integral component of the City's overall goal of providing more sustainable development and housing options.

Housing Program	Accomplishments (2008-2012)
13. Annexation of Areas in Sphere of Influence Action: Annex areas within the Sphere of Influence and provide infrastructure and services to support future development.	**Progress:** Single-family housing development proposals have been submitted to the County of Orange to develop the Sage and Murdock properties, which are part of an unincorporated County island within the City's sphere of influence. These areas are currently being studied as part of the City's General Plan update to evaluate appropriate levels of development given identified environmental and infrastructure constraints. **Effectiveness:** The City anticipates annexation of these properties within the future planning period. **Continued Appropriateness:** The annexation program is in process and remains appropriate to the updated Element.
14. Multi-family Development Standards and Processing Procedures Action: Establish **multi-family** development standards and design guidelines. Replace current CUP requirement with non-discretionary design and site plan review process.	**Progress:** In 2011, the City amended its zoning ordinance to replace the CUP requirement with non-discretionary design review and site review process. Also in 2011, the City adopted its Multi-Family Residential Design Guidelines to ensure quality multi-family development, as well as to assist developers in site planning and project design. **Effectiveness:** Since the amendment of zoning ordinance and the multi-family design guidelines, as well as the rezoning of properties for higher density residential development, a 69-unit 100% affordable project has been entitled in Save Ranch. Said project followed new property development and design standards. **Continued Appropriateness:** While the City completed the specific actions associated with this program, a program to maintain efficient processing procedures remains relevant to the updated Housing Element.

15. Measure B Action: Mitigate impacts of Measure B through: 1) Establish new multi-family zoning categories; 2) Rezoning sites to higher densities; 3) Purchasing affordability covenants; 3) Accommodating higher density and mixed use housing near jobs/transit; 4) Evaluating additional areas for higher density as part of General Plan update. Initiate Measure B election to rezone sites, and provide City Council greater discretion in rezoning for and approving affordable housing.	Progress: In 2011, the City established two new multi-family zoning categories and rezoned 14 sites to allow for higher density residential development. In 2009, the City transferred ownership of 26 units to Orange Housing Development Corporation (OHDC) restricted to extremely low and very-low income levels. In 2010 through present, the City has assisted OHDC in acquiring covenants on 30 additional condo units for extremely -low to low income households. Furthermore, in June of 2012, the City initiated a Measure B vote and successfully rezoned 14 sites throughout the City for higher density residential development ranging from 10 du/ac to 30 du/acre. The City initiated a comprehensive General Plan update in 2012, and as part of this effort is evaluating additional opportunity areas for mixed use and multi-family housing. Effectiveness: This program has been effective based on the accomplishments summarized above. Continued Appropriateness: Establishment of new multi-family zones and rezoning of sites through Measure B election have been completed and are no longer necessary for the updated Housing Element.

Housing Program	Accomplishments (2008-2012)
16. Affordable Housing Density Bonus Action: Amend the City's density bonus ordinance to reflect current State requirements.	**Progress:** In 2011, the City amended its density bonus ordinance to reflect current State requirements. **Effectiveness:** Effective, with several projects on rezoned sites proposing to take advantage of State density bonus provisions. **Continued Appropriateness:** While the ordinance was updated, inclusion as an affordable housing incentive remains appropriate to the updated Housing Element.
17. Administrative Adjustment Process Action: Continue to use this administrative process for specific adjustments to residential uses.	**Progress:** The City has continued to use Administrative Adjustment as a tool to allow for minor deviation from property development standards. This tool has assisted many property owners with second unit constructions, as well as additions to their homes. **Effectiveness:** Effective in providing flexibility for development. **Continued Appropriateness:** Ongoing and appropriate for inclusion in the Housing Element update.
18. Zoning Ordinance Revisions Action: Amend the Zoning Code to revise the definition of family, make explicit provisions for transitional and supportive housing, single room occupancy uses and permit by right emergency shelters.	**Progress:** In 2011, the City amended its zoning ordinance to revise the definition of family, to allow for transitional and supportive housing by right, and to permit emergency shelters by right in specified zones. **Effectiveness:** The City has not received any requests for these facilities since 2011, but the program was effective in updating the City's regulations to facilitate such development. **Continued Appropriateness:** This program has been completed and is no longer necessary for the Housing Element update.
19. Fair Housing Action: Continue to provide educational information on fair provide educational information on fair housing to the public. Refer fair housing complaints to the Orange County Fair Housing Council.	**Progress:** The City continues to contract with the Fair Housing Council of Orange County to implement the regional Fair Housing Plan (AI) and to offer fair housing services and tenant/landlord counseling to residents. **Effectiveness:** This program provides an important service to residents and landlords to receive information from experts regarding fair housing questions. **Continued Appropriateness:** The fair housing program remains appropriate for the Housing Element.
20. Accessible Housing Action: Implement reasonable accommodation procedures and inform the public about the new process.	**Progress:** The City maintains written procedures for reasonable accommodation, but has not received any requests. **Effectiveness:** The program could be more effective with additional outreach to the senior and disabled communities. **Continued Appropriateness:** Informing the public about opportunities for reasonable accommodation remains important to the Housing Element.

Summary of Housing Element Accomplishments

The City of Yorba Linda has made significant progress in implementing its 2008-2014 Housing Element. Major accomplishments include the following:

- Establishing new multi-family zoning categories to accommodate densities of 20 and 30 unit/acre, and adopting Multi-family Design Guidelines to ensure the quality of new development without requiring a CUP.
- Conducting a Measure B public education process, facilitating the passage of Measures H and I which provided for rezoning of the ten multi-family sites identified in the Housing Element.
- Providing planning entitlements for 69 lower income units on one of the rezone sites, and encumbering Redevelopment Housing Funds to assist in writing down project development costs.
- Adoption of the Town Center Specific Plan to revitalize and guide development within the downtown core.
- Funding the acquisition and rehabilitation of 75 very low and low income family rental units and provision as long term affordable housing (Villa Plumosa).
- Funding OHDC in the acquisition and rehabilitation of 30 condominiums (many of which were undergoing foreclosure), and provision as long-term affordable rental units. Encumbering former Redevelopment Housing Funds to continue OHDC's acquisition of additional units.
- Providing housing rehabilitation assistance to 58 lower income homeowners.
- Funding mortgage assistance to six moderate income first time home buyers.
- Adopting zoning ordinance provisions for emergency shelters, transitional and supportive housing, and SROs.
- Adoption of an updated density bonus ordinance to provide incentives for affordable housing

Table V-2: Summary of Quantified Objectives 2008-2014 Housing Element, below summarizes the quantified objectives contained in the City's 2008-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

Table V-2: Summary of Quantified Objectives: 2008-2014 Housing Element							
Income Level	New Construction[1] (Jan 2006-Nov 2012)			Rehabilitation[2]		Conservation[3]	
	Goal	Progress		Goal	Progress	Goal	Progress
		Built	Entitled-2013 occupancy				
Extremely Low	230	9 (OHDC) 8 (Villa Plumosa)		9	23	38	45
Very Low	230	13 (OHDC) 54 (Villa Plumosa) 1 (Habitat)		36	16	38	45
Low	371	6 (second units) 8 (OHDC) 13 (Villa Plumosa		45	14	0	
Moderate	412	3 (second units) 2 (Habitat) 33 (apartments)		0		0	
Above Moderate	796	33 (apartments) 1,177	67	0		0	
Totals	**2,039**	**1,360**	**67**	**90**	**53**	**76**	**90**

[1] **New construction** goal reflects RHNA, including OHDC and Villa Plumosa affordable units produced through committed assistance.
[2] **Rehabilitation** goal/progress reflects CDBG Residential Rehabilitation program.
[3] **Conservation** goal/progress reflects tenant-based Section 8 vouchers.

New Construction: Yorba Linda's new construction objective for the 2006-2014 planning period reflects its assigned RHNA of 2,039 units. Like much of California, the collapse of the residential real estate market, combined with constraints on the availability of financing for development, dampened the level of residential development in Yorba Linda below SCAG's pre-recessionary RHNA projections. Between January 2006 – November 2012, the City issued 1,330 residential building permits, including 1,117 single-family home/condominium units, the 75 unit Villa Plumosa affordable family rental complex, 66 market-rate apartment units, nine second units, and a three unit affordable Habitat for Humanity project. As indicated in the Housing Needs Assessment, depending on unit size, apartment rents in Yorba Linda are at levels affordable to low and moderate income households, and are thus divided between these two affordability levels in Table V-2. Rents on second units are generally affordable to lower income households (refer to Constraints chapter), and thus the affordability mix has been divided 2/3s low income and 1/3 moderate income. Housing production was also achieved through the City's Affordable Housing Agreement with the Orange Housing Development Corporation (OHDC) to purchase for sale units and provide as long term

affordable rentals to extremely low, very low and low income households (consistent with the requirements of Government Code Section 65583.1(c)).

An additional 133 single-family units in the City's northern hillside areas (97 in Vista Del Verde and 36 units in North Yorba Linda Estates) have entitlements for development. City staff estimates that half of these will receive certificates of occupancy by 2013 year end and thus 67 units have been credited towards the City's 2008-2014 Housing Element. National CORE also has planning entitlements for development of Oakcrest Terrace – a 69 unit affordable rental development for lower income families. The developer has recently worked out provisions with the Orange County Transit Authority (OCTA) to add a bus stop location near the site, and is well positioned to re-apply to the State for the next round of Low Income Housing Tax Credits (July 2013). Due to the delay in receiving tax credit financing, this project will not be completed until 2014 and is thus credited in the future 2014-2021 Housing Element planning period.

Rehabilitation: The City's Housing Element rehabilitation goal was to assist 15 lower income households on an annual basis, for a total 90 households over the six year period. During the four year period June 2008 – June 2012, 53 lower income households were provided rehabilitation loans or grants, translating to approximately 13 households annually. Due to reductions in CDBG funds to support this program, the City's future goal will be to provide rehabilitation assistance to 12 households on an annual basis.

Conservation: Yorba Linda's goal for conservation was to maintain the existing level of Section 8 rental assistance to 76 extremely low and very low income households. The City was successful in not only maintaining this level of rental assistance, but increasing the number of Section 8 rental vouchers in use to 90 households.

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Housing Element Goals and Policies

This section of the Housing Element sets forth the goals and policies the City intends to implement over the 2014-2021 period to address Yorba Linda's housing needs. Goals and policies are organized around the following five issue areas:

- Conserve and improve the existing housing stock
- Assist in the provision of affordable housing
- Provide adequate sites to achieve a diversity of housing
- Remove governmental constraints to housing
- Promote equal housing opportunity

Goal HE-1

Maintain and Enhance the Quality and Affordability of Existing Housing and Residential Neighborhoods.

Policy HE-1.1 *Housing Design Principles*
Ensure that new housing is well-designed and based on sustainable development principles to enhance Yorba Linda's neighborhoods and the community as a whole.

Policy HE-1.2 *Property and Housing Conditions*
Support long term maintenance and improvement of housing through code enforcement and housing rehabilitation programs.

Policy HE-1.3 *Multi-family Housing Acquisition and Improvement*
Support non-profit housing providers in the acquisition and rehabilitation of older apartment complexes, and maintenance as long term affordable housing.

Policy HE-1.4 *Rental Assistance*
Support and publicize available rental assistance programs for lower income and special needs households.

Policy HE-1.5 *Protection of Existing Affordable Housing*
Ensure the continued affordability of income-restricted housing for low and moderate income households.

Goal HE-2

Provision of Affordable Housing: Assist in Development and Provision of Affordable Housing

Policy HE-2.1 *Housing Diversity*
Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Policy HE-2.2 *Affordable Housing Incentives*
Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial

assistance. Proactively seek out new models and approaches in the provision of affordable housing.

Policy HE-2.3 *Financial Resources*
Pursue expanded financial resources to support in the production of housing affordable to Yorba Linda's modest income residents and workforce.

Policy HE-2.4 *Public/Private Partnerships*
Support collaborative partnerships with non-profit organizations, developers, the business community and governmental agencies in the provision of affordable housing.

Policy HE-2.5 *For-Sale Units to Affordable Rentals*
Support non-profit purchase of for-sale condominium units for conversion to affordable rental housing.

Policy HE-2.6 *Homeownership Assistance*
Encourage the provision of financial assistance to low and moderate income first- time homebuyers through County and State programs.

Policy HE-2.7 *Housing Sustainability*
Promote sustainable site planning and green building practices to reduce energy and water consumption in new and existing housing.

Policy HE-2.8 *Affordable Housing Education and Support*
Coordinate with interested groups, including housing advocacy groups and owner and renter neighborhood groups, to build public understanding and support for affordable, workforce and special needs housing.

Goal HE-3

Provide Adequate Housing Sites to Accommodate Regional Housing Needs and Achieve a Variety and Diversity of Housing

Policy HE-3.1 *Variety of Housing Choices*
Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy HE-3.2 *Town Center*
Provide housing as a component of the Town Center area, integrating the housing through strategic location and design. Encourage the preservation of existing historic housing.

Policy HE-3.3 *Mixed Use*
Provide opportunities to integrate higher density housing within traditionally commercial areas, such as Savi Ranch and other locations as appropriate.

Policy HE-3.4 *Secondary Dwelling Units*
Continue to support the provision of second units in all single-family districts as a means of dispersing small, affordable units throughout the community.

Policy HE-3.5 *Future Annexations*
Provide additional residential sites through annexation of undeveloped properties within the City's northern Sphere of Influence, while ensuring environmental issues are adequately addressed prior to development.

Goal HE-4

Reduce Governmental Constraints to Housing Production and Improvement while Maintaining Community Character

Policy HE-4.1 *Flexible Development Standards*
Continue to provide flexibility in development standards to accommodate new models and approaches to providing housing, such as transit-oriented development, mixed use and live/work housing.

Policy HE-4.2 *Regulatory Incentives for Affordable Housing*
Support the use of regulatory incentives, such as fee deferrals/waivers, parking reductions, and density bonuses, to offset or reduce the costs of developing affordable housing while ensuring that potential impacts are addressed.

Policy HE-4.3 *Efficient Development Processing*
Explore continued improvements to the entitlement process to streamline and coordinate the processing of permits, design review and environmental clearance.

Goal HE-5

Promote Equal Housing Opportunities for All Residents, Including Yorba Linda's Special Needs Populations

Policy HE-5.1 *Fair Housing*
Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physically disability or other such factors.

Policy HE-5.2: *Housing for Persons with Disabilities*
Address the special housing needs of persons with disabilities through reasonable accommodation procedures, zoning provisions for supportive and group housing, homeowner accessibility grants, and by encouraging universal design.

Policy HE-5.2a: *Housing for Persons with Developmental Disabilities*

Support the provision of housing to address the needs of persons with developmental disabilities, including licensed community care facilities, supportive housing and permanent affordable housing. Coordinate with the Orange County Regional Center to publicize information to Yorba Linda residents on resources available for housing and services.

Policy HE-5.3 *Housing Options for Seniors*
Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Policy HE-5.4 *Homeless Housing and Services*
Support continued efforts to implement the Orange County Continuum of Care program for the homeless and persons and families at-risk of homelessness. Support local churches in providing emergency overnight shelter to homeless individuals and families.

Housing Programs

The goals and policies contained in the Housing Element address Yorba Linda's identified housing needs, and are implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City's overall strategy for addressing its housing needs has been defined according to the five issue areas previously described under goals and policies.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table V-3 located at the end of this section specifies the following for each program: 2014-2021 objectives; funding sources; and agency responsible for implementation. Overall quantified objectives for new construction, rehabilitation and conservation are provided in Table V-4.

Conserve and Improve Housing

1. **Residential Rehabilitation Program**. The City's program assists lower income home owners, including senior and disabled households, with funding for necessary materials and supplies for home repairs and improvements. The program provides grants for the following activities: exterior or interior home repair, repair of fencing and/or landscaping, plumbing, exterior painting, roof repair, and similar activities. The maximum grant amount is $5,000 per household, unless for exceptional circumstances as approved by the Community Development Director. This program is also used to provide funds for neighborhood clean- ups which have included (but are not limited to) trash and debris removal, clean-up of unmaintained conditions, removal of inoperable vehicles, restoration of vandalized building, and removal of public nuisances.
To qualify for the program, a household needs to meet the following conditions:

    - Current household income must be at or below 80 percent of the County median income based upon family size.
    - The head of the household must be at least 55 years of age, or have a physical handicap that makes him/her unable to maintain the home.

    2014-2021 Objective: *The City will continue to use CDBG funds to assist senior and/or disabled households with needed home repairs and improvements. The City's objective will be to provide assistance to 12 households per year, or 96 households over the 8 year planning period.*

2. **Housing Community Preservation and Abatement.** The City's Community Preservation program is designed to bring substandard housing units into compliance with City codes. The City's program combines a pro-active canvassing of the City to identify substandard housing and a re-active complaint driven inspection process. The City's goal is code compliance and vacation of substandard housing is not anticipated. Property owners in violation of City codes are provided information on

rehabilitation loans or grants they may be eligible for in correcting code violations.

> ***2014-2021 Objective:*** *The City will continue to operate its community preservation and abatement program to stem housing deterioration.*

3. Multifamily Acquisition and Improvement. A key program in Yorba Linda's overall strategy to provide affordable housing to lower income households has been through the acquisition and rehabilitation of aging and/or deteriorating apartment complexes. The City and its prior Redevelopment Agency have funded non-profit developers to complete two large scale multi-family acquisition/rehabilitation projects to date: the 64 unit Arbor Villas and 76 unit Villa Plumosa. Covenants are placed on the properties acquired by the non- profit to ensure long-term affordability and strong property management.

Building on the successes of Arbor Villas and Villa Plumosa, the City was working towards the acquisition and rehabilitation of a third property when Redevelopment Agency housing funds were eliminated by the State. Given the program's success, the City will continue to support non-profit sponsors in securing outside funds to acquire additional properties in the future.

> ***2014-2021 Objective:*** *Coordinate with multi-family property owners and non-profit sponsors in identifying potential apartment complexes for acquisition. Assist in preparation of funding applications for outside funds (such as Tax Credits).*

4. Section 8 Rental Assistance. The Section 8 rental assistance program extends rental subsidies to extremely low and very low income households, including families, seniors and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Orange County Housing Authority (OCHA) coordinates Section 8 rental assistance on behalf of the City, with 90 households receiving assistance as of August 2012.

> ***2014-2021 Objective:*** *Maintain current levels of assistance. Encourage landlords to register units with the Orange County Housing Authority and undergo education on the Section 8 program*

Provisions of Affordable Housing

5. Affordable Housing Development Assistance. The City can play an important role in facilitating the development of quality, affordable and mixed-income housing through the provision of regulatory incentives, and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction in development fees

- Flexible development standards
- Density bonuses
- Financial assistance (*through the Low and Moderate Income Housing Asset Fund*[11] *of the former Redevelopment Agency)*

The City also provides technical assistance to developers in support of affordable housing development, including: evaluation of projects for appropriate use of funding sources; assistance in completion of funding applications; and assistance in moving projects forward through the public review process. As a means of specifically encouraging the provision of housing affordable to extremely low income (ELI - <30% AMI) households, the City will waive 100% of Planning Department entitlement application processing fees for projects with a minimum ten percent ELI units, or not less than one unit.

> *2014-2021 Objective: Continue to provide regulatory and financial assistance for the development of affordable and mixed income housing, with particular consideration given to projects that include ELI units. Provide information on incentives during individual dealings with development applicants. Within one year of Element adoption, update the Code to specify the waiver of 100% of application fees for projects with a minimum 10% ELI units.*

6. **Purchase of Existing Multi-family Ownership Units to Create Affordable Rental Units.** Since December 2009, the City and its former Redevelopment Agency have funded Orange Housing Development Corporation (OHDC) in the purchase, rehabilitation and conversion of thirty condominium units, many of which were in foreclosure, to affordable rentals. The Affordable Housing Agreement between OHDC and the Successor Agency is an existing obligation of the former Redevelopment Agency, allowing the continuation of the program until funds are exhausted.

> *2014-2021 Objective: Implement the City's 2009 Affordable Housing Agreement with OHDC to allow the continued purchase of multi-family ownership units as they become available for-sale, provide of rehabilitation improvements, and convert to rental housing affordable to extremely low, very low and low income households. Seek to complete ten additional units with available funds.*

7. **Sustainability and Green Building.** Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impacts. Yorba Linda has incorporated the 2010 California Energy Code and the State of California's 2010 Green Building Code Standards into the City's Municipal

[11] Yorba Linda is projected to receive $5.7 million in Low and Moderate Income Housing Asset Funds over the planning period from SERAF repayments, with additional Housing Asset Funds generated from housing loan repayments to the former Redevelopment Agency, and proceeds from land purchased with Low/Mod funds (refer to page IV-5)

Code. The Green Building Code establishes mandatory residential and non-residential measures related to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

A key goal of the Yorba Linda General Plan Update is to establish the foundation for creating a more sustainable community for existing and future residents. The City's Multi- Family Design Guidelines, adopted in October 2011, integrate sustainable development principles derived from the LEED ND criteria (Leadership for Energy and Environmental Design for neighborhood Development). The Design Guidelines include provisions for sustainable site planning and streetscape, and encourage multi-family development to achieve LEED certification. The Town Center Specific Plan also incorporates numerous sustainable design criteria specified in the LEED Neighborhood Design Program, as well as encouraging sustainability features such as cool roofs, solar panels, permeable paving, and water efficient irrigation and landscaping.

> *2014-2021 Objective: Implement sustainability policies and actions within the City's updated General Plan, Town Center Specific Plan and Multi-family Design Guidelines. Provide outreach and education to developers, architects and residents on the Green Building Code, and ways to incorporate sustainability in project design and existing structures.*

Provide Adequate Residential Sites

8. **Residential Sites Inventory.** As part of the 2008-2014 Housing Element, the City undertook an extensive public process to identify suitable sites for rezoning as required to accommodate Yorba Linda's regional housing needs (RHNA). A total of 14 sites were ultimately rezoned at densities of 10 to 30 units per acre, and confirmed by the electorate in June 2012 under the Yorba Linda Right-to-Vote Amendment (Measure B). These rezoned sites provide the basis for the 2014-2021 Housing Element residential sites inventory.

> *2014-2021 Objective: Maintain a current inventory of vacant and underutilized residential sites, and provide to interested developers in conjunction with information on available development incentives.*

9. **Second Units.** A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units typically rent for less than apartments of comparable size, and can offer affordable rental options for extremely low to lower income seniors, college students and single persons. The primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, Yorba Linda permits second units through a ministerial, non-discretionary process in all single- family residential zone districts. During the prior

planning period (2006-2012), nine second units were developed in Yorba Linda. With enhanced marketing of second unit opportunities, the City projects a modest increase in the rate of second unit production of twelve units during the 2014-2021 planning period.

> *2014-2021 Objective: Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing. Educate residents on the availability of second units through development of informational materials for distribution at the public counter, and through advertisement on the City's website. Seek to achieve twelve second units during the planning period.*

10. **Annexation of Areas in Sphere of Influence.** Future housing growth can be accommodated through annexation of undeveloped land within Yorba Linda's northern Sphere of Influence. The 468 acre Murdock and 80 acre Sage properties located in the northeastern Sphere represent integrated tracts of undeveloped land likely to be annexed within this Housing Element planning period. The City's current General Plan provides for up to 536 new units within the northeastern Sphere Area Plan, and encourages clustering in response to topographical and other physical limitations. The area is currently being studied within the context of the General Plan Update, and given the presence of environmental and infrastructure constraints, may result in a reduction of overall densities.

> *2014-2021 Objective: Initiate discussions to annex areas within the Sphere of Influence and provide infrastructure and services necessary to support future development.*

Removal of Governmental Constraints

11. **Multi-family Development Standards and Processing Procedures.** In conjunction with identifying sites for rezoning in the 2008-2014 Housing Element, the City established two new zoning categories to accommodate densities of 20 and 30 units per acre. The development standards for these new multi-family zone districts R-M-20 and R-M-30 were established in consultation with an urban design professional to ensure their cumulative impact did not constrain the ability to achieve maximum zoned densities. In tandem with establishing the new higher density zoning, Yorba Linda eliminated the prior multi-family Conditional Use Permit requirement and established Multi-Family Design Guidelines to provide upfront direction to the development community regarding the desired quality and character of multi-family development. Yorba Linda has established a review process, development standards and design guidelines which facilitate, and do not serve to constrain, quality multi-family housing.

> *2014-2021 Objective: Implement the City's new multi-family development standards and Design Guidelines to facilitate quality, sustainable multi-family housing.*

12. **Affordable Housing Density Bonus.** Zoning Code Chapter 18.19 sets forth the City's density bonus incentives consistent with State law (Government Code Section 65915). In summary, applicants of residential projects of five or more units may apply for a density bonus and

additional incentive(s) if the project provides for one of the following:

- 10% of the total units for lower income households; or
- 5% of the total units for very low income households; or
- A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- 10% of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or architectural design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.
- In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

2014-2021 Objective: Maintain a local density bonus ordinance consistent with State requirements as a means of enhancing the economic feasibility of affordable housing development.

13. Administrative Adjustment Process. The City uses an Administrative Adjustment Process as a means of providing flexibility in residential development standards, improving feasibility and reducing development costs. Specific administrative adjustments pertaining to residential uses include the following:

- A decrease of not more than 10% of the required building site area, width, or depth;
- A decrease of not more than 20% of the required width of a side yard or the yard between buildings;
- A decrease of not more than 15% of the required front or rear yard with the combined total not to exceed 20%; and
- An increase of not more than 10% of the permitted projection of steps, stairways,

landings, eaves, overhangs, masonry chimneys, and fireplaces into any required front, rear, side or yard between buildings.

Unlike the conditional use permit and variance processes, the Administrative Adjustment Process is a non-public hearing process and is not subject to the public noticing requirements of the Government Code. However, Administrative Adjustment applications do provide notice to all abutting property owners adjacent to the subject property.

> *2014-2021 Objective: The City will continue to use the Administrative Adjustment Process to provide flexibility in residential development requirements.*

14. **Zoning Code Amendment:** In 2011, Yorba Linda incorporated provisions for emergency shelters within its Zoning Code in compliance with SB 2, as detailed in the Constraints Chapter of the Housing Element (page III-10). Review of the City's adopted shelter standards by the State Department of Housing and Community Development (HCD) have identified three standards as being overly restrictive:

1. Minimum 500 foot separation between shelters (State statutes do not permit a mandatory separation requirement of greater than 300 feet)
2. Minimum 1 parking stall for every 4 beds
3. Minimum 1 toilet for every 8 beds per gender

The City will review other jurisdiction's shelter standards, and adjust its standards to provide greater consistency with current practices. For instance, State HCD provides an example of shelter standards on its website, including a parking standard of one space for every 10 beds.

> **2014-2021 Objective**: *Amend the emergency shelter provisions in the Zoning Code within one year of Element adoption to: 1) reduce the separation requirement between emergency shelters from 500 to 300 feet consistent with State requirements; and 2) adjust parking and toilet ratio requirements to be less restrictive. As part of the City's Annual Housing Element Report, evaluate the effectiveness of the M-1 zone in facilitating the provision of emergency shelters.*

Equal Housing Opportunities and Special Needs

15. **Fair Housing.** The City uses the services of the Fair Housing Council of Orange County to implement the regional Fair Housing Plan (AI), and to offer the following services:

- Fair Housing Community Education
- Fair Housing Enforcement
- Tenant Legal Assistance
- Housing Dispute Evaluation and Resolution

- Mediation Program

The role of the Council is to provide services to jurisdictions, agencies, and the general public to further fair housing practices in the sale or rental of housing.

> *2014-2021 Objective: Continue to promote fair housing practices, and provide educational information on fair housing to the public. The City will refer fair housing complaints to the Orange County Fair Housing Council.*

16. Housing Opportunities for Persons Living with Developmental Disabilities. The City understands the significant and wide ranging housing needs faced by person with disabilities and their families. The Orange County Regional Center (OCRC) reports that nearly 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become frailer, their adult disabled children will require alternative housing options. The OCRC has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will work with the OCRC to implement an outreach program informing Yorba Linda families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

Yorba Linda supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in multi-family residential zones subject to a conditional use permit.
- Adoption of Zoning Code amendments in October 2011 to specifically define supportive housing as a residential use of property, and to permit in all residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Implementation of Zoning Code Chapter 18.36.340 to provide a procedure for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.
- Provision of residential rehabilitation loans and grants for lower income households which may be used for accessibility improvements.
- Programs to facilitate affordable housing, including Multi-family Acquisition/Rehabilitation through Non-Profit Developers, Density Bonuses, and Affordable Housing Development Assistance

2014-2021 Objective: Continue to support a variety of housing types to help address the diverse needs of persons living with developmental disabilities, and work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects, and apply for funds at least one during the planning period. Discuss with all affordable housing providers their ability to include units for the developmentally disabled population.

17. Universal Design/Visitability. As Yorba Linda's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority of the community's housing stock was built prior to 1991, when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction.

The goal of universal design is to accommodate a wide range of abilities, including children, aging populations, and persons with disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons to enter the home;
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs;
- Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: 1) providing a 32-inch clear opening in all interior and bathroom doorways; and 2) providing at least one accessible means of ingress and egress for each unit. As a means of promoting universal design, the City will:

- Develop a brochure on universal design and distribute to residential builders; and
- Work with local developers and other interest groups to establish a set of Universal Design Guidelines for adoption by City Council.

2014-2021 Program Objectives: Develop universal design brochure in 2014, and establish City Universal Design Guidelines in 2015.

Table V-3: Housing Program Summary 2014-2021					
Housing Program	Program Goal	2014-2021 Objective	Funding	Responsible Agency	Time Frame
CONSERVE AND IMPROVE EXISTING HOUSING					
1. Residential Rehabilitation	Provide financial assistance for home repairs to lower income households.	Assist 12 households annually, or 96 over the 2014-2021 period.	CDBG	Community Development Department	2014-2021
2. Housing Community Preservation and Abatement	Bring substandard housing into compliance with City codes	Continue to operate the Community Preservation Program.	General Fund	Community Development Department	2014-2021
3. Multifamily Acquisition and Improvement	Improve dilapidated rental housing; improve neighborhoods; preserve affordability.	Coordinate with multi- family property owners and non-profit sponsors to ID apartment complexes for acquisition. Assist in preparing applications for funding.	Housing Asset Fund; CDBG; HOME; Tax Credits; other outside sources	Community Development Department	2014-2021
4. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue current levels of Section 8; coordinate with OCHA; encourage landlords to register units.	HUD Section 8	OCHA	2014-2021
PROVISION OF AFFORDABLE HOUSING					
5. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers to provide housing affordable to extremely low, very low, low and moderate income households.	Provide regulatory financial assistance in support of affordable and mixed income housing, with particular consideration given to projects with ELI units. Provide information incentives to the development community. Specify the waiver of 100% of application fees in the Code for projects with 10% ELI units.	Housing Asset Fund; HOME; Tax Credits; other outside sources	Community Development Department	2014-2021 Modify the Code within one year of Element adoption.

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
6. Purchase of Existing Multi-family Ownership Units to Create Affordable Rental Units	Purchase existing condos - focusing on those undergoing foreclosure - and provide as affordable rental units.	Purchase 10 additional units and convert to rental housing affordable to low income households.	Housing Asset Fund	Community Development Department	Until funds are exhausted – 2014 or 2015
7. Sustainability and Green Building	Promote energy conservation and sustainable design in new and existing development.	Implement sustainability policies with General Plan, Town Center Specific Plan and Multi-family Design Guidelines. Provide education/outreach to residents and development community on Green Building and sustainability practices.	Department Budgets	Community Development Department; Parks and Recreation	2014-2021
PROVIDE ADEQUATE SITES					
8. Residential Sites Inventory	Provide sufficient sites through zoning to address regional housing needs.	Maintain current inventory of vacant and underutilized sites, and provide to developers along with information on incentives.	Department Budget	Community Development Department	2014-2021
9. Second Units	Provide additional sites for rental housing within existing neighborhoods.	Implement City's ordinance to accommodate second units, and educate public on availability, including focused outreach to senior community. Seek to achieve 12 new units.	Department Budget	Community Development Department	Prepare educational materials and initiate outreach efforts in 2014.

10. Annexation of Areas in Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	Initiate discussions to annex areas within the Sphere of Influence and provide infrastructure and services to support future development.	General Fund	Community Development Department	2014-2021

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
REMOVAL OF GOVERNMENTAL CONSTRAINTS					
11. Multi-family Development Standards and Processing Procedures	Provide well defined development standards and Design Guidelines to facilitate an efficient development review process.	Implement City's new multi-family development standards and Design Guidelines to support quality, sustainable multi-family housing.	General Fund	Community Development Department	2014-2021
12. Affordable Housing Density Bonus	Provide density and other incentives to facilitate affordable housing development.	Offer density bonus incentives consistent with State law.	Department Budgets	Community Development Department	2014-2021.
13. Administrative Adjustment Process	Provide flexibility in residential development standards.	Continue to use the administrative process for specific adjustments to	Department Budget	Community Development Department	2014-2021
14. Zoning Code Amendment	Provide standards which facilitate emergency shelters, consistent with SB 2.	Amend the Zoning Code to 1) reduce the separation requirement between shelters from 500 to 300 feet consistent with State law; and 2) adjust parking and toilet ratio requirements to be less restrictive.	Department Budget	Community Development Department	Within one year of Element adoption
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					

15. Fair Housing	Promote fair housing practices.	Continue to provide educational information on fair housing to the public. Refer fair housing complaints to the Orange County Fair Housing Council.	CDBG	Community Development Department	2014-2021

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
16. Housing Opportunities for Persons Living with Developmental Disabilities	Support housing options for persons with disabilities through zoning, partnerships with housing providers, and pursuit of funding.	Work with OCRC to publicize info on resources. Pursue State and Federal funding; discuss with affordable housing providers options to include units to serve developmentally disabled population.	Department Budget; CDBG; HOME, Tax Credits; other outside sources	Community Development Department	Pursue funds for supportive housing at least once during planning period.
17. Universal Design/Visitability	Accommodate a wide range of abilities in development by providing features that enhance accessibility.	Develop Universal Design and Visitability brochure, and provide to residential builders. Establish Universal Design Guidelines.	General Fund	Community Development Department	Develop and distribute brochure in 2014. Est. City Universal Design Guidelines in 2015.

Table V-4: 2014–2021 Quantified Objectives			
Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low (0% - 30% AMI)	80	40	45
Very Low (31% - 50% AMI)	80	28	45
Low (51% - 80% AMI)	113	28	
Moderate (81% - 120% AMI)	126		
Above Moderate (>120% AMI)	270		
Totals	669	96	90

Notes:

AMI – Area Median Income

New Construction Objective: Reflects City's 2014-2021 RHNA. Of allocation for160 very low income units, half is allocated to extremely low income households, and half to very low income households.

Rehabilitation Objective: Reflects loans/grants through CDBG-funded Housing Rehabilitation Program. Income distribution based trends from 2008-2012 period.

Conservation Objective: Reflects conservation of existing tenant-based Section 8 vouchers through OCHA

7. Historic Resources Element

Introduction

The purpose of incorporating a Historic Resources Element into the General Plan is to provide the basis for enabling legislation and policy guidance that will allow the City of Yorba Linda to effectively preserve, enhance and maintain buildings, sites and areas which have been deemed architecturally and/or historically significant. This is important in Yorba Linda because the city contains many individual properties and several neighborhoods that are associated with the city's cultural and architectural values and which cannot be replaced if demolished, altered, or neglected.

Authority and Scope

The authorization to prepare a Historic Resources Element and the scope of such an element are contained in Section 65303 of the California Government Code which states:

The general plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

In many cities throughout the State, communities have turned to historic preservation, adaptive reuse, and compatible design controls to strengthen their economies and enhance their city's attraction to residents, tourists and visitors. The benefits associated with including historic preservation as an integral element of the City's General Plan include social, aesthetic, and economic benefits.

The social benefits of historic preservation are expressed as increased awareness in the physical and cultural heritage of Yorba Linda and increased community pride in the city's early built environment. Enthusiasm and popular interest in the community's past can sustain a recognizable identity for Yorba Linda as a source of civic pride and identity, as well as reinforce the city's historic character as a "small town" amidst modern development.

The aesthetic benefits of historic preservation are realized by the protection of architecturally significant buildings and neighborhoods which provide unique visual interest within the community. The retention, rehabilitation, and enhancement of architectural landmarks and districts can ensure that Yorba Linda remains an aesthetically attractive place to live, work, and visit as it continues to grow and develop. The aesthetic benefits of historic preservation are the most tangible of all its benefits.

The economic benefits of historic preservation may occur at the community level and at the level of individual property owners. Recognition and promotion of landmarks and districts by the community can have the effect of stimulating economic growth in a previously stagnant area. General increases in property values and tax revenues can result. Financial incentives that can be realized by individual property owners include tax savings, rehabilitation grants, and building code alternatives for historic properties. Other economic benefits are realized by construction and related work that is involved in rehabilitating and adapting older buildings to newer uses, rather than demolishing and rebuilding with new construction. Rehabilitation generally requires fewer materials and it employs more labor than new construction. In an era of diminishing material resources and rising building costs, the rehabilitation and restoration of older buildings is a practical alternative to demolition and new construction. Historic preservation inherently promotes sustainable development and economic well-being.

A Historic Resources Element outlines goals, objectives, and implementation measures that are adopted by the community as priorities within the broader context of community planning and development. A Historic Resources Element lays the groundwork for a comprehensive historic preservation ordinance. This ordinance will ensure the City's commitment to an enforceable preservation program.

Background

The following section is a very brief history of the physical development of the City of Yorba Linda. This section provides a general overview of the historical themes, periods, and patterns of development that occurred in Yorba Linda. This section is not a comprehensive overview of the history of the city, nor is it intended to be used as a framework for conducting research or identifying and evaluating historical properties located within the city. Rather, it is intended to convey a broad sense of the historical character of Yorba Linda.

Historical Overview of Yorba Linda

Yorba Linda is a postwar residential community of suburban character that originated as a small farm town in the early 1900s. The land that was to become Yorba Linda was occupied by Gabrielino Indians, who were named for their later association with the San Gabriel Arcángel Mission. Following arrival of Europeans, the area was lightly settled by Spanish and Mexican settlers in the late eighteenth century and nineteenth century. The earliest efforts to urbanize the area for rural agricultural development occurred under U.S. governance in the late 1800s, but failed largely due to a lack of potable water.

In 1909, a tract map of the new town of Yorba Linda was completed. That same year, the Yorba Linda Water Company was formed in order to create a new irrigation system. This increased agricultural productivity in the area and it also attracted new settlers. Furthermore, a Pacific Electric Railway line was extended from Los Angeles to Yorba Linda in 1911; the establishment of a passenger and freight depot in 1912 solidified the new town's identity as a growing urban center within a farming region. The core of the town was created by the late 1910s, with a small commercial downtown concentrated primarily along Main Street and residential development found in small tracts around downtown. The young community was enhanced by social and cultural institutions located in downtown such as the Yorba Linda School, the Friends Church, the Masonic Lodge, and a library.

In the 1910s, with available water and relatively inexpensive land, residents of Yorba Linda and its surrounding area became great producers of citrus and avocadoes. These flourishing agricultural industries sustained the small farming town throughout the first half of the twentieth century, despite setbacks during the Great Depression and World War II. Urban development was slow during this period of time as the town's population increased gradually and residential neighborhoods expanded house-by-house around the downtown core. In the late 1930s, the Imperial Highway was constructed between Hawthorne/Inglewood and Yorba Linda, which essentially opened up Yorba Linda to Los Angeles County. This set the stage for increased commercial and residential development in Yorba Linda following the end of World War II in 1945.

During the postwar period, a construction boom occurred in California due to a statewide housing shortage. This boom transformed a number of farming towns into suburbs, including Yorba Linda. Beginning in the 1950s, the orchards began to give way to residential and commercial developments leading to the town's incorporation in 1967. A year prior to incorporation in 1967, the Yorba Linda Citrus Association packing house closed after over 50 years of operation; this essentially signaled the end of the citrus industry in Yorba Linda. Between 1957 and the mid-1960s, nearly 2,000 homes were constructed. Thus the town transitioned from a rural farming town into a suburban residential community. The postwar development of Yorba Linda also reflected the growing popularity of automobiles. Construction of new highways coincided with creation of automobile-friendly shopping centers in outlying areas and a gradual shift of businesses away from the traditional downtown core.

During the 1970s, continued population growth prompted the city to extend its boundaries. By 1980, the city had annexed over 10,000 acres. The city of Yorba Linda also made efforts to revitalize its downtown by physically improving its streetscapes during the late 1970s. In 1990, the Richard Nixon Library was established at the birthplace of the former president at the northeast corner of Yorba Linda Boulevard and Eureka Avenue. During the early twenty-first century, Yorba Linda continued to grow through the development of single-family residences along the northern border of the city.

Despite changes that occurred over time, Yorba Linda has retained a "small town" character in its historic downtown core and in its older residential neighborhoods. This historic character can be observed in the architecture of older buildings and in the ways that groupings of properties relate to

each other. The City of Yorba Linda has adopted the following goals, policies, and implementation measures to preserve the historic character of the community and protect its significant historic and architectural resources.

Historic Resources Element Policy Program

Goal HR-1

Enhance the historic Town Center as a focal point for activity and civic identity in Yorba Linda.

Policy HR-1.1 Protect existing buildings and their features that contribute to the unique historic character and architectural styles of the Town Center.

Policy HR-1.2 Ensure that new development within the Town Center complements the area's unique historic and architectural character.

Policy HR-1.3 Facilitate the rehabilitation of older buildings in the Town Center for highest and best uses.

Policy HR-1.4 Promote programs that create, enhance, and strengthen connections between historic/ architectural character and community image.

Goal HR-2

Protect Yorba Linda's significant historic and cultural resources.

Policy HR-2.1 Identify individual buildings and districts that qualify as historic resources.

Policy HR-2.2 Provide tools that facilitate preservation of unique historic/architectural character of buildings and districts.

Policy HR-2.3 Review and make informed decisions regarding proposed changes to historic resources.

Policy HR-2.4 Ensure that the City is a leader in preservation and a good steward of its historic properties.

Policy HR-2.5 Avoid adversely affecting significant archeological and paleontological resources.

Goal HR-3

Foster economic growth and safeguard property values of historic buildings and neighborhoods.

Policy HR-3.1 Make available economic incentives to homeowners to promote preservation and maintenance of historic residences.

Policy HR-3.2 Offer financial incentives to owners of historic properties within commercial districts to carry out compatible improvements.

Policy HR-3.3 Assist all property owners in applying for and obtaining economic incentives for historic preservation.

Goal HR-4

Uphold the rights of the owners of historic properties and those located within historic districts.

Policy HR-4.1 Inform property owners of the locations of historic buildings and districts.

Policy HR-4.2 Advise owners of historic properties of preservation goals and policies

Policy HR-4.3 Consider information and comments received from property owners when making decisions regarding historic resources.

Policy HR-4.4 Ensure that City decisions regarding public and private property are based on sound understandings of historic preservation principles and planning.

Policy HR-4.5 Consider special economic hardship where it exits as a factor in City decisions regarding historic properties.

Goal HR-5

Conserve energy and materials by rehabilitating and reusing existing historic properties.

Policy HR-5.1 Promote adaptive reuse and rehabilitation of existing historic buildings as a more sustainable activity than demolition and new construction.

Policy HR-5.2 Encourage improvements to historic buildings that increase energy efficiency while retaining historic features, materials, and character.

Policy HR-5.3 Consider preservation alternatives that preserve existing buildings, structure, and materials to the greatest extent feasible.

Goal HR-6

Increase public awareness of Yorba Linda's historic and cultural character.

Policy HR-6.1 Provide information to the general public regarding Yorba Linda's historic character, buildings, and architecture.

Policy HR-6.2 Support efforts to expand and augment the knowledge that has been gathered regarding the history of Yorba Linda and the surrounding region.

Policy HR-6.3 Work with the community to conduct events and

activities that educate the general public about Yorba Linda's historical and cultural development.

Historic Resources Element Implementation Measures

Implementation Measure	Policies Addressed	Timeframe to Start
Goal HR-1 Enhance the historic Town Center as a focal point for activity and civic identity in Yorba Linda.		
HR-1a Adopt and implement design standards specifically for the Town Center that address appropriate alterations to existing historic buildings and buildings in historic districts, as well as appropriate new construction located nearby to existing historic buildings and/or districts.	HR-1.1, HR-1.2	1-2 years
HR-1b Work with property owners, business owners, and real estate professionals to identify rehabilitation opportunities in Town Center and target prospective parties who may implement and/or benefit from rehabilitation.	HR-1.3	Ongoing
HR-1c Develop a historic façade improvement program for commercial properties in the Town Center that provides technical guidance, design assistance, and illustrated examples of successful storefront rehabilitation, restoration, and reuse.	HR-1.3	2-5 years
HR-1d Coordinate with public and private parties to develop an image-making program for the Town Center that incorporates historic/ architectural character.	HR-1.4	Ongoing
HR-1e Participate in and support the efforts of existing civic organizations and business groups to bolster Town Center's image as a historic commercial core.	HR-1.4	Ongoing
Goal HR-2 Protect Yorba Linda's significant historic and cultural resources.		
HR-2a Maintain lists and maps of all identified historic properties and districts in Yorba Linda, including: officially designated/ listed properties; properties determined eligible based on professional evaluation; and properties determined by the City Council to be significant according to locally established criteria and standards.	HR-2.1	Less than 1 year

Implementation Measure	Policies Addressed	Timeframe to Start
HR-2b Update public information regarding historic resources on a regular basis by incorporating the results of newly completed property evaluations, updates to surveys, and historic context research which may provide greater understanding of historical/ architectural significance.	HR-2.1	Ongoing (at least every 5 years)
HR-2c Adopt zoning code provisions that allow for exceptions to development standards such as required setbacks, lot coverage, lot density, building height, site layout, off-street parking, and allowable uses, where it would avoid and/or reduce effects to historic resources.	HR-2.2	1-2 years
HR-2d Adopt and implement design guidelines that address appropriate alterations to individual historic resources, district contributors, altered district contributors, non-contributors, as well as new construction nearby to existing historic buildings and/or districts.	HR-2.2	1-2 years
HR-2e Establish codes and/or ordinances that require discretionary review to be conducted in cases of proposed alterations to historic properties and/or properties located within historic districts.	HR-2.3	1-2 years
HR-2f Review development proposals pursuant to the historic resource provisions of the California Environmental Quality Act (CEQA) and integrate the findings of CEQA review into decision-making.	HR-2.3	Ongoing
HR-2g Require that a qualified professional in architectural history and/or historical architecture analyze the appropriateness of proposed changes to historic properties and/or historic districts and make recommendations to the City.	HR-2.3	Ongoing
HR-2h Apply to become a Certified Local Government (CLG) through the State Office of Historic Preservation (OHP) in order for the City to gain access to additional knowledge, expertise, and grant funding for its preservation program.	HR-2.4	2-5 years

Implementation Measure	Policies Addressed	Timeframe to Start
HR-2i Preserve and maintain all City-owned properties in a manner that is compatible with the historic and architectural character of existing properties and their surroundings.	HR-2.4	Ongoing
HR-2j Allow for the City to acquire and preserve significant historic properties that are at risk of demolition or destruction, in cases where City acquisition is feasible and where it would result in a substantial public benefit.	HR-2.4	Ongoing
HR-2k Comply with federal, State, and local laws, regulations, and codes related to archeological and paleontological properties, by ensuring that protocols are followed that protect and mitigate potential impacts, including consultation with Native American groups as appropriate.	HR-2.5	Ongoing
Goal HR-3 Foster economic growth and safeguard property values of historic buildings and neighborhoods.		
HR-3a Facilitate use of the State Historic Building Code during the development process which provides for alternatives to standard codes that may result in cost-effective preservation of historic materials, features, and character.	HR-3.1, HR-3.2, HR-3.3	Ongoing
HR-3b Establish and implement a Mills Act Property Tax Abatement Program which provides for reassessment and potential reductions of property taxes for owners who agree to long-term preservation and maintenance of their historic properties.	HR-3.1, HR-3.2, HR-3.3	2-5 years
HR-3c Provide for waivers and/or reductions of building permit fees for projects that qualify as historic rehabilitation projects.	HR-3.1, HR-3.2, HR-3.3	2-5 years
HR-3d Work with public and private parties to develop a program that provides grants, low interest loans, and/or design assistance for rehabilitative façade improvements to historic properties.	HR-3.1, HR-3.2, HR-3.3	2-5 years

Implementation Measure	Policies Addressed	Timeframe to Start
HR-3e Promote the potential availability of federal tax credits for federally certified rehabilitation projects, and facilitate the application/ certification process for qualifying property owners.	HR-3.3	Ongoing
HR-3f Maintain a public information center in City offices that contains fact sheets, application materials, and contact information for preservation incentive programs at the federal, State, and local levels.	HR-3.3	Ongoing
HR-3h Meet periodically with local real estate professionals to provide information regarding preservation incentives programs that can substantially benefit new homebuyers.	HR-3.3	2-5 years
Goal HR-4 Uphold the rights of the owners of historic properties and those located within historic districts.		
HR-4a On a regular basis, mail to all owners of historic properties and those located within districts information that explains the historic evaluations, including background materials that pertain to their properties, and solicit any new information that may pertain to the conditions or backgrounds of properties.	HR-4.1, HR-4.3	Ongoing (at least every 5 years)
HR-4b On a regular basis, conduct events for the owners of historic properties and those located within districts, in order to provide education and guidance regarding general preservation goals, City policies and procedures, and programs that could benefit owners.	HR-4.2, HR-4.3	Ongoing (at least every 5 years)
HR-4c When making decisions regarding the historic status of properties or proposed changes that could affect historic resources, request and allow for property owners to submit information, including technical reports, background data, and/or firsthand knowledge, to the City for consideration before decisions are made.	HR-4.3	Ongoing

Implementation Measure	Policies Addressed	Timeframe to Start
HR-4d For City officials who review and make decisions regarding proposed changes to historic properties, provide training on historic preservation principles, practices, and planning, to be conducted by qualified professionals in the field of historic preservation and architecture.	HR-4.4	Ongoing
HR-4e In cases where preferred preservation alternatives would be prohibitively expensive to the majority of similar property owners in the community (thereby making them infeasible alternatives), the City may consider less preferred alternatives.	HR-4.5	Ongoing
Goal HR-5 Conserve energy and materials by rehabilitating and reusing existing historic properties.		
HR-5a Provide advice to property owners regarding ways to improve existing historic buildings that meet owners' goals of conservation, efficiency, and expanded or new uses.	HR-5.1, HR-5.2, HR-5.3	Ongoing
HR-5b Allow for compatible repair and replacement of historic features such as windows and doors in order to improve energy efficiency, provided that overall integrity of buildings is not diminished.	HR-5.1, HR-5.2, HR-5.3	Ongoing
HR-5c Develop and make available technical bulletins and illustrated examples of historically compatible repairs/ replacement of windows, doors, siding and roofing, as well as additions to buildings.	HR-5.1, HR-5.2, HR-5.3	2-5 years
HR-5d In cases where on-site rehabilitation is not feasible due to the nature of the property, allow for relocation of existing historic buildings to new sites that are compatible in setting and character.	HR-5.3	Ongoing
HR-5e Provide for salvage of reusable historic building materials that are removed from existing historic buildings as a result of approved work.	HR-5.3	Ongoing
Goal HR-6 Increase public awareness of Yorba Linda's historic and cultural character.		
HR-6a Maintain and publish through City information portals, materials such as lists, maps, and photographs that promote Yorba Linda's historic buildings and districts.	HR-6.1	1-2 years

Implementation Measure	Policies Addressed	Timeframe to Start
HR-6b Update and publish self-guided tours of Yorba Linda's historic and architectural landmarks and districts.	HR-6.1	1-2 years
HR-6c Partner with community members and organizations to conduct organized historical/architectural tours on a regular basis, as well as events such as history fairs.	HR-6.1, HR-6.2, HR-6.3	Ongoing
HR-6d Coordinate with City agencies such as the public library to create archives and exhibits that promote, recognize, and celebrate the historical and cultural development of Yorba Linda.	HR-6.1, HR-6.2, HR-6.3	Ongoing
HR-6e Work with local schools and organizations to conduct oral history projects, research of local history and culture, and studies of historical architecture in Yorba Linda.	HR-6.2, HR-6.3	Ongoing
HR-6f Appreciate and recognize important historical sites in the surrounding region that relate to the history of Yorba Linda, such as cemeteries, early rural settlements, and Native American cultural sites (without disclosing information that may allow intrusion on sensitive cultural sites).	HR-6.2, HR-6.3	Ongoing
HR-6g Work with public and private parties, including property owners, to develop a program that installs special signage at appropriate locations to identify and call attention to Yorba Linda's landmarks and historic districts.	HR-6.3	Ongoing

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8. Open Space and Recreation Element

Introduction

The Open Space and Recreation Element provides policies and programs to enhance the overall quality of life in Yorba Linda and direct the management and protection of open space land in the City. The Open Space and Recreation Element provides guidance for the acquisition, maintenance, and development of parks, trails, and recreational facilities and programs throughout the City.

The Open Space and Recreation Element provides policies and programs to protect, maintain, and enhance the City's open space land for the betterment of current residents and future generations. The City of Yorba Linda is strongly committed to the continued development and programming of park facilities, trails, and recreation programs to meet the needs of the community and uphold the community's quality of life. This Element allows the City to continue to plan, develop, maintain, and provide quality active and passive park facilities, trails, and recreational programs to ensure that residents and visitors can enhance health and well-being through outdoor experiences.

Authority and Scope

California Government Code Section 65302(e) requires that a General Plan include an Open Space Element. Section 65560(b)(3) requires that the General Plan address " . . . *Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historical and cultural value; areas particularly suited for park and recreation purposes, including access to lakes, shores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors . . .*"

Recreation Elements are an optional element of the General Plan, pursuant to Section 65303 of the Government Code. Other relevant sections of the Government Code that are applicable to the Open Space and Recreation Element include Sections 65560, 65562, 65563, 65564, 65566, and 65567, as well as Public Resources Code Section 5076, which allows cities to consider the demands for trail-oriented recreational use. In addition, Government Code Section 66477, more commonly referred to as the Quimby Act, allows cities to adopt ordinances addressing dedication of park land and/or payment of fees in conjunction with approval of new residential subdivisions.

The Open Space and Recreation Element must contain goals and policies concerning the management and enhancement of all open space and recreation facilities. The Open Space and Recreation Element identifies those undeveloped lands that contain open space for the preservation of natural resources, open space for the managed production of resources, and open space for public health and safety.

Background

The residents of Yorba Linda value open space as a resource that contributes significantly to community character and quality of life. Open space provides a multitude of functions that are beneficial to the community, including the provision of recreation areas; protection of viewsheds; preservation of natural resources; avoidance of development in hazardous areas; and the establishment of buffers between incompatible land uses. Open space is one of the key features defining the character and form of the City.

Parks and Recreational Facilities

Existing recreational facilities and trails within the Yorba Linda planning area are categorized into a local classification system in the City's Parks and Recreation Master Plan. Each of these classifications is based on standards derived specifically to suit the City's aspiration to maintain a balance of recreation facilities and trails throughout the community. The classifications and parks and recreation facilities include:

Mini-Park Standards – A mini-park typically contains less than 2.5 acres of land. Mini-parks, also termed "vest pocket" parks, contain specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens. The service radius is sub-neighborhood, at approximately one-quarter mile maximum. Desirable site characteristics include location within neighborhoods in close proximity to housing developments or senior housing. Limited equipment is provided at these locations, such as tot lot play equipment, benches and picnic areas.

Neighborhood Park Standards – A neighborhood park is any general use local park developed to serve the needs of a particular neighborhood within a community. The size of the park depends on the population within its service area and the extent of desired amenities, but usually ranges from 2.5 to 5.0 acres. Typical neighborhood parks may be within walking or bicycling distance of park users with a service radius of approximately 1/2 mile. These parks may feature such amenities as children's play areas, ball fields, and open turf areas.

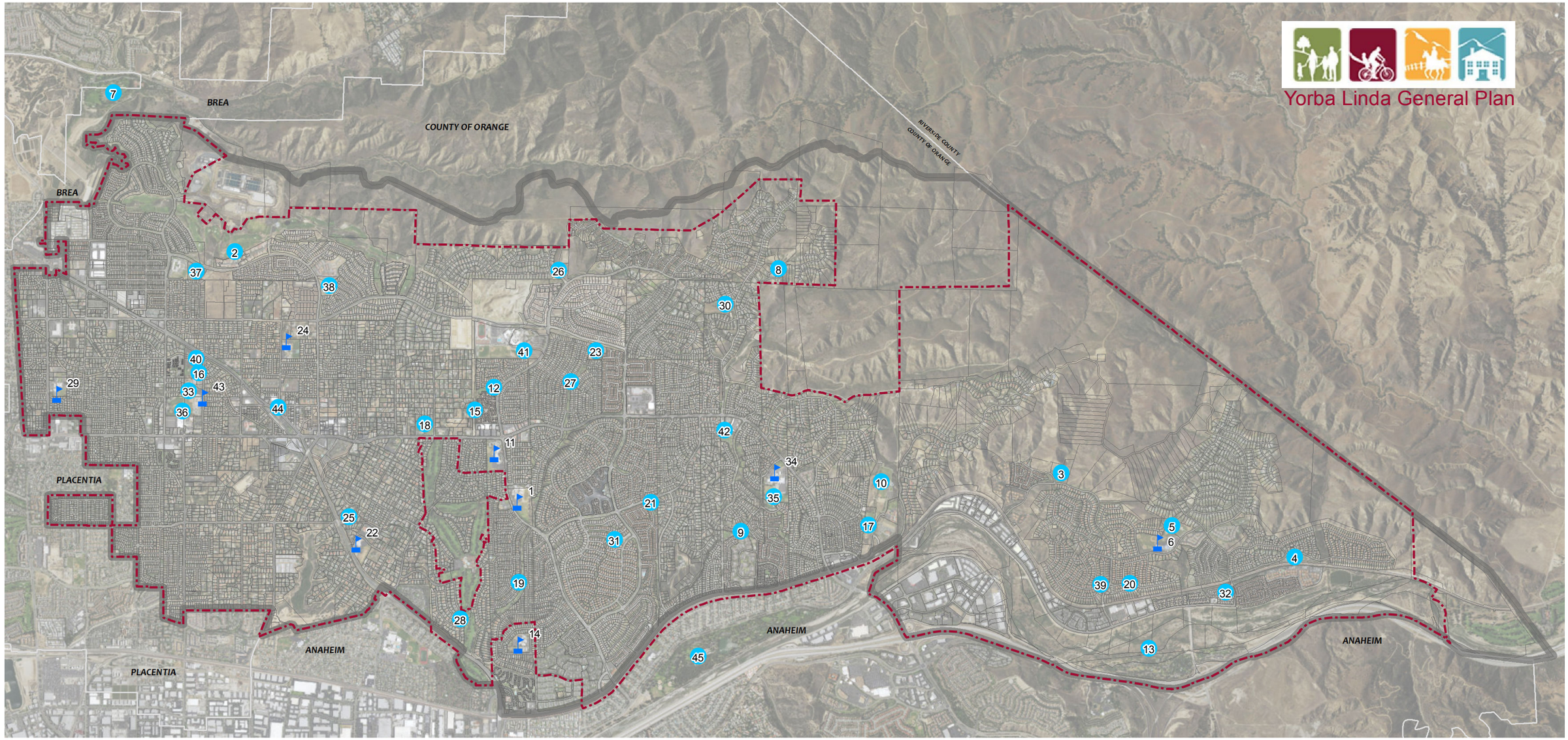
Community Park Standards – A community park is typically a 5.0 to 20.0+ acre site designed to meet the active recreational needs of several neighborhoods. These parks are intended to serve drive-to clientele within a radius of up to three miles. They contain facilities which require more space than neighborhood parks and which may include playfields, basketball courts, tennis courts, swimming pools, community centers and off-street parking.

Greenbelt/Passive Park Standards – Greenbelt parks include landscaped greenbelts areas, parkways, trail easements, and landscape buffers, with a minimum of active recreation equipment. Activities are limited to passive recreation, such as picnicking. Greenbelt parks range in size from 1/2 acre to 3 acres.

Yorba Linda's current parkland is summarized in ***Table OR-1: Existing Parkland***. The locations of parks and recreational facilities are illustrated in ***Exhibit OR-1: Parks and Recreational Facilities***.

Table OR-1 Existing Parkland			
Map Number	Park/Facility	Park Classification	Total Acres
Mini-Parks, Linear Parks, and Greenbelts			
9	Dominguez Trail	Linear Park	17.08
15	Gun Club Road Linear Park	Linear Park	7.50
20	Las Brisas Park	Mini-Park	0.50
23	Lucia Kust Trail	Linear Park	1.20
39	Vista Lampara Park	Mini-Park	1.00
Total Mini/Greenbelts			27.28
Neighborhood Parks			
42	Yorba Linda Police Services Facility & Arroyo Park	Neighborhood Park	9.0
3	Box Canyon Park	Neighborhood Park	5.0
4	Brush Canyon Park	Neighborhood Park	5.0
12	Fairmont Knolls Tennis Park	Neighborhood Park	4.0
17	Jean Woodard Park	Neighborhood Park	9.5
18	Jessamyn West Park	Neighborhood Park	7.0
19	Kingsbriar Park	Neighborhood Park	8.0
21	Las Palomas Tennis Park	Neighborhood Park	3.0
27	Rio Del Oro Park	Neighborhood Park	6.0
28	Roland E. Bigonger Park	Neighborhood Park	3.0
30	San Antonio Park	Neighborhood Park	10.5

Table OR-1 Existing Parkland			
Map Number	Park/Facility	Park Classification	Total Acres
31	Shapell Park	Neighborhood Park	6.0
35	Travis Ranch Youth Park	Neighborhood Park	8.5
37	Vista Del Verde Park	Neighborhood Park	5.0
38	Vista Del Verde II Park (Future)	Neighborhood Park	5.0
Total Neighborhood Parks			94.5
Community Parks			
5	Bryant Ranch Park	Community Park	9.0
10	Eastside Community Park	Community Park	17.0
16	Hurless Barton Park	Community Park	5.0
33	Thomas Lasorda Jr Field House & Adventure Playground	Community Park	8.0
36	Veterans Park	Community Park	9.5
40	Yorba Linda Community Center	Community Park	5.8
41	Yorba Linda High School Park (Future)	Community Park	10.0
Total Community Parks			64.3



City Boundary

Sphere of Influence

Schools

Parks

N

Parks and Recreational Facilities

City of Yorba Linda Parks and Recreation Master Plan, 2015.
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Exhibit OR-1

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Yorba Linda Trails

Yorba Linda has 30 multi-use trails, both paved and earthen, which are over 100 miles (160 km) in aggregate length. The Santa Ana River Trail runs along the Santa Ana River and provides a regional bicycle connection to areas east and west of the City. The City of Yorba Linda Master Plan of Trails establishes a coordinated system of riding and hiking trails and bikeways including connections to Chino Hills State Park. The last update to the riding, hiking, and bikeway trails component (also known as the Master Plan of Trails) was complete in 2005 and is illustrated in *Exhibit OR-2: Trails.* The standards for the various types of trails located in Yorba Linda are described below:

Earthen Multipurpose Trails – Soft surfaces intended for use by equestrians, hikers, joggers, and some mountain bicyclists where appropriate.

Paved Multipurpose Trails – Trails for multiple users (hikers, joggers, equestrians, bicyclists) that do not necessarily meet Class I bikeway standards because of varying widths and surfaces.

Paved Trails (Class I Bikeway) – Paved paths intended primarily for use by bicyclists, pedestrians, those in wheelchairs and those with strollers.

Bike Lanes (Class II Bikeway) – Striped, stenciled and signed lanes on streets or highways for the use of bicycles.

Bike Routes (Class III Bikeway) – Signed routes along streets or highways where bicycles share travel lanes with motor vehicles.

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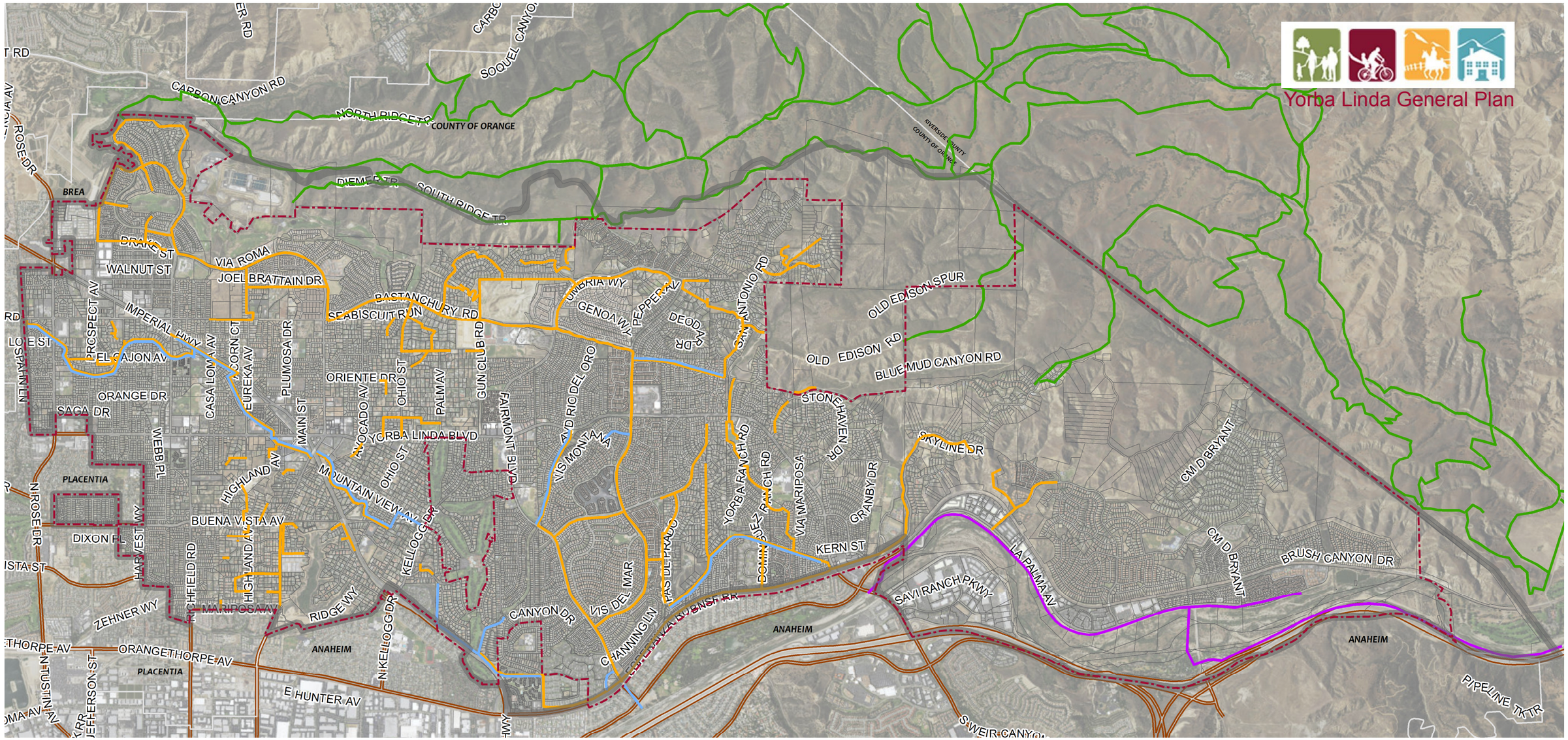

City Boundary

Sphere of Influence

Earthen Multipurpose Trail

Paved Multipurpose Trail

Orange County Bicycle Path

Trail

N

Trails

City of Yorba Linda Trail Map, 2015.
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Exhibit OR-2

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School District Properties (Joint-Use)

The City of Yorba Linda maintains inter-agency cooperative agreements with the Placentia-Yorba Linda Unified School District for the use of playing fields when not in use by the school. The agreement includes use of rooms for various classes sponsored by the City's recreation department. ***Table OR-2: Joint Use Facilities***, below lists the schools with which the City has a joint-use agreement. The acres listed reflect the total area of fields, courts and recreation facilities, not the school buildings.

Table OR-2 Joint Use Facilities			
Map Number	Park/Facility	Park Classification	Total Acres
1	Bernardo Yorba Middle School & Recreation Facilities	Middle School	13.0
6	Bryant Ranch School & Recreational Facilities	Elementary School	7.8
11	Fairmont Elementary School & Recreational Facilities	Elementary School	4.2
14	Glenknoll Elementary School & Recreational Facilities	Elementary School	3.1
22	Linda Vista Elementary School & Recreational Facilities	Elementary School	5.2
24	Mabel Paine Elementary School & Recreational Facilities	Elementary School	4.7
29	Rose Drive Elementary School & Recreational Facilities	Elementary School	3.9
34	Travis Ranch School & Recreational Facilities	Middle School & Activity Center	11.7
43	Yorba Linda Middle School & Recreational Facilities	Middle School Sports Fields & Courts	8.0
Total Schools Joint-Use			61.6

Civic Center

Yorba Linda's Civic Center is easily accessible to the community, located between Imperial Highway and Yorba Linda Boulevard. The Civic Center is a community meeting place which includes City Hall, the Yorba Linda Community Center, Hurless Barton Park, Veterans Park, and the Yorba Linda Middle School. The Yorba Linda Library and the Richard Nixon Presidential Library and Museum are located within close proximity to the Civic Center.

Equestrian Facilities

Yorba Linda has a rich equestrian tradition stemming from the days when ranches and agriculture were the main land uses in the area. Over the years, the City has developed into residential neighborhoods and commercial centers, much like the rest of Orange County. City leaders took great pride during the

development process to preserve the equestrian and semi-rural lifestyles and environment in Yorba Linda.

The Yorba Linda planning area currently has over 100 miles of equestrian access trails and the City has a dedicated area known as the Phillip S. Paxton Equestrian Center where equestrian clubs offer lessons, training, shows and events for the local equestrian community. The City also maintains equestrian arenas within the park site for unreserved use by local horse owners. Yorba Linda also contains numerous residential equestrian properties with horse boarding amenities.

Recreational Programs

The Yorba Linda Parks and Recreation Department operates parks and recreation facilities that provide the opportunity for leisure activities for about 65,000 residents. The City maintains an extensive schedule of recreational programs and activities for all ages and segments of the community at various locations throughout Yorba Linda. These locations include City, school, and private facilities.

Yorba Linda's Parks and Recreation Department provides adult and youth programs, adventure playground, aquatics, and tennis programs. Residents have the ability to register on-line or in-person for programing. Additionally, the City provides senior programs and services for adults who are 55 years and older that includes a wide variety of activities, classes and trips offered at the Yorba Linda Senior/ Community Center.

To provide extensive recreational programs for residents, the City works with community groups and private businesses to develop recreational programs. This includes the summer concert series and family movies in the park. Yorba Linda also provides facilities for use by private recreation providers such as Little League and Pop Warner Football. The City is committed to providing outstanding facilities for its youth.

Regional Facilities

Regional Parks are defined as large open spaces of approximately 100 acres or more providing facilities which attract visitors from a broad geographic area and are located within a convenient traveling distance. Regional recreation facilities are an important resource for the City's residents, because they provide supplemental recreational opportunities that may not be offered by the City. Regional park facilities offer additional amenities such as hiking trails fishing, boating, and swimming. As shown in *Table OR-3: Regional Facilities*, there are three parks within Yorba Linda's planning area classified as regional facilities, along with Chino Hills State Park, which is accessible from the City.

Yorba Regional Park – Yorba Regional Park, once a part of the expansive cattle ranch of Bernardo Yorba, is located between the Santa Ana River and La Palma Avenue, east of Imperial Highway, in the City of Anaheim. The 106-acre park is a linear day use park over one-mile-long and recaptures the river setting of the adjacent Santa Ana River. Yorba Regional Park provides an abundance of family and group picnicking facilities with more than 400 picnic tables, many with permanent shade structures. A series of four lakes with connecting streams provides opportunities for fishing and model boat sailing. The park includes bicycle trails connecting to the Santa Ana River Trails as well as playground and restroom facilities throughout. Additionally, the park has group shelters, volleyball courts, horseshoe puts, two ball diamonds, a physical fitness course and some 200 barbecues. Yorba Regional Park is part of the OC Parks system.

Carbon Canyon Regional Park – The 124-acre Carbon Canyon Regional Park is located upstream of the Carbon Canyon Dam in a protected valley northwest of the City of Yorba Linda in the City of Brea. Sixty acres of the park are developed with grassy areas for picnicking, sports facilities including backstops and lighted tennis courts, and a 4-acre lake with piers for fishing. The undeveloped portion of the park has a trail that leads to Orange County's only grove of redwoods. Carbon Canyon Regional Park is part of the OC Parks system.

Featherly Regional Park – Located in the City of Yorba Linda, Featherly Regional Park provides 364 acres of mostly natural riparian wilderness area. The park is located in Santa Ana Canyon and public access is restricted. The only developed portion of the park is Canyon R.V. Park, a privately-operated facility. The Canyon R.V. Park offers RV sites with full hook-ups, small cabins, youth group camping and areas for group events.

Chino Hills State Park – Chino Hills State Park is located directly to the north and east of Yorba Linda. There are multiple access points from the City: Quarter Horse Staging Area located at Quarter Horse Drive and Winners Circle; Casino Ridge Staging Area located at Casino Ridge Road; Rim Road off Condor Ridge Road; and Rimcrest Drive off Fairmont Boulevard. Chino Hills State Park encompasses stands of oaks, sycamores, and rolling, grassy hills that stretch nearly 31 miles, from the Santa Ana Mountains to the Whittier Hills. Chino Hills State Park provides overnight campsite facilities, RV access, hiking and horseback riding trails, and picnic areas. The park also features the Chino Hills State Park Discovery Center and multiple interpretive exhibits throughout the area. The park provides ideal nature and wildlife viewing and is considered a critical link in the Puente-Chino Hills biological corridor.[1]

The City is also adjacent to **Black Gold Golf Club**, which is located within the unincorporated County land north of Yorba Linda. The course incorporates water features, rolling hills, and incredible vistas; and provides additional recreational opportunities for area residents and visitors.

[1] California Department of Parks and Recreation website, *Chino Hills State Park*. http://www.parks.ca.gov/?page_id=648. Accessed August 3, 2015.

Table OR-3 Regional Facilities			
Map Number	Park/Facility	Park Classification	Total Acres
45	Yorba Regional Park	Regional Park	105.69
7	Carbon Canyon Regional Park	Regional Park	124.00
13	Featherly Regional Park	Regional Park	364.00
N/A	Chino Hills State Park	Regional Park	14,176.00
Total Regional Parks			14,769.69

Parkland Standards

In January 2014, the Yorba Linda City Council revised the City's Park Dedication and Park In-Lieu Fee Ordinance. The policy amendments included the following:

- Increasing the amount of parkland dedication and in-lieu fee requirements from two acres to three acres per 1,000 residents.
- Removal of previously allowed credit of up to 50% of any required in-lieu fees where the proposed development provided private open space for park and recreation purposes.
- Adding a Section to the Municipal Code consistent with recent changes in State law (AB 1359) allowing the City to use Quimby Act fees outside the neighborhood of the development from which the fees were collected.

In addition to Quimby Act requirements, the Yorba Linda Parks and Recreation Master Plan (PRMP) recommends a local neighborhood and community parkland standard of four acres per 1,000 residents (which includes joint use of property pursuant to agreement with other agencies such as the school district). The PRMP also strives to have one acre of mini-park/greenbelt parkland per 1,000 residents; and ten acres of regional parkland per 1,000 residents. When combined (mini, local, neighborhood, and regional), the Yorba Linda PRMP's recommended parkland standard is 15 acres of parkland per 1,000 residents.

Overall, the City exceeds the recommended combined parkland standard of 15 acres per 1,000 residents, but only because of the proximity of three regional parks, the use of school fields and recreation facilities covered by joint-use agreements, and the 219-acre Black Gold Golf Club. The Yorba Linda PRMP determined that the City has a deficit of 101.2 acres of local parkland per the master plan's recommended requirement of four acres per 1,000 residents. This deficit figure is derived as follows:

Current total local city parkland acreage equals: 158.8 acres

A total local city parkland standard of 4 acres per 1,000 residents would require a total of 260 acres (4 acres x 65,000 residents/1,000 = 260 acres) to meet the standard.

The local city parkland deficit is 101.2 acres to meet the recommended standard (260 acres minus 158.85 acres).

The Yorba Linda PRMP states that if the City wishes to follow the recommended local parkland standard of four acres per 1,000 residents instead of the current policy of three acres per 1,000 residents then it should consider acquiring at least an additional 68.9 acres of local City parkland in order to accomplish this goal.

The Yorba Linda PRMP includes the following strategies and recommendations for parkland acquisition:

- **The City's current standard is to require a minimum of 3 acres to be dedicated or the corresponding in-lieu payment per the Quimby Act which was accomplished by amending the General Plan and the Park Dedication and In-Lieu Fee Ordinance to require the dedication of 3 acres per 1,000 persons.** The City amended and adopted the Park Dedication and In-Lieu Fee Ordinance most recently in January 2014. Park acquisition efforts, along with Park Dedication/In-Lieu Fee requirements, should concentrate on local neighborhood and community parks where the largest deficits exist. The City should ensure that future residential developments are required to dedicate a minimum of 3 acres per one thousand residents, which is the Quimby Act standard for these types of parks (i.e. neighborhood and community parks).
- **Acquire or obtain parkland in underserved areas of the City.** The City should seek to acquire through parkland, open space, and trail dedication requirements; lease and extended long term lease agreements, joint use agreements; and easements of balance of mini parks, neighborhood parks, community parks, passive open space, special use parks, and trails in underserved areas of the City based on equity maps in the Park and Recreation Master Plan by working with the residential developers, Placentia- Yorba Linda Unified School District, private schools and churches, non-profit agencies and organizations, commercial developers, and the County of Orange to meet the adopted parkland standards for Yorba Linda.

In November 2013, the City Council approved an update to the in-lieu fee amount imposed on the development of new residential subdivisions parks and recreation purposes under the Quimby Act. This fee increase was based upon a City-commissioned land appraisal establishing the current fair market value for vacant residential property in the City. At the same time that the City approved the fee update, it also directed staff to bring back an ordinance increasing the acreage variable of the Quimby Fee equation, so that developers would be required to provide three acres per 1,000 population, as specifically authorized by the Quimby Act, instead of the previously required two acres.

Related Plans and Programs

There are a number of land use documents which have been adopted which bear a relationship to the General Plan. Relevant plans and documents are listed as follows:

Parks and Recreation Master Plan

The updated Yorba Linda Parks and Recreation Master Plan was adopted in August 2014. The Master Plan provides direction to continue the orderly and consistent planning, acquisition, development, and administration of the parks and recreation programming in Yorba Linda. The Master Plan guides the City's decision making with regard to overall policy and provides an inventory and assessment of recreation programs and service offerings, operations, maintenance, and capital improvements to be made over the next twenty years that will enhance the quality of life in Yorba Linda. The goals, programs, and strategies identified in the Parks and Recreation Master Plan are incorporated into the General Plan Update.

Regional Plans and Initiatives

County of Orange Recreation Element – The County of Orange Recreation Element contains official policies pertaining to the acquisition, development, operation, maintenance, and financing of the County's recreation facilities, which include regional recreation facilities, local parks, and riding and hiking trails. The Recreation Element primarily focuses on the unincorporated areas in Orange County. The City of Yorba Linda's sphere of influence includes unincorporated County lands.

Chino Hills State Park Plan – The Chino Hills State Park General Plan establishes objectives for the area's natural and cultural resources, visitor use, facility development, interpretation, general operation, and coordination with other public and private entities. The Plan, developed by the California Department of Parks and Recreation, provides goals, policies, and implementation actions that affect the interface and trail linkages between the Park and significant open space areas of Yorba Linda.

Yorba Linda Stormwater Program – The federal Clean Water Act (CWA) was enacted for the purpose of restoring the health of the Nation's waters to point of being fishable and swimmable for all. The CWA established the National Pollution Discharge Elimination System (NPDES) permitting program to regulate discharges, including urban and stormwater runoff, into the waters of the United States. One of the functions of the NPDES program is to issue permits for stormwater discharges from municipal separate storm sewer systems (MS4) entering the waters of the United States. The County of Orange has prepared a Drainage Area Master Plan (DAMP) to comply with the NPDES permit requirements for Orange County. The DAMP identifies the stormwater management practices, control techniques, system design and engineering methods to be implemented to protect beneficial uses of receiving water to the maximum extent practicable. Each permittee city implements programs of the DAMP through its Local Implementation Program.

The City, as an Orange County permittee, has developed its Local Implementation Plan, the Yorba Linda Stormwater Program, to manage stormwater runoff and water quality protection practices. The purpose of the stormwater management program is to ensure that new development incorporates measures, to the maximum extent practicable, to reduce the quantity of storm flow and the discharge pollutants in the urban/stormwater runoff to protect water quality, biological habitats, and recreational uses of downstream receiving waters. The General Plan incorporates policies and programs to support the stormwater management and water quality protection requirements and practices in the Yorba Linda Stormwater Program.

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Open Space and Recreation Element Policy Program

Goal OR-1

Preservation and maintenance of open space resources.

Policy OR-1.1 Mitigate the impacts of development on sensitive lands such as steep slopes, cultural resources and sensitive habitats through the development review process.

Policy OR-1.2 Preserve and protect the scenic and visual quality of canyon and hillside areas as a resource of public importance.

Policy OR-1.3 Achieve the retention of permanent open space through dedication as a part of the development review process.

Policy OR-1.4 Promote the concentration of higher intensity recreation uses in areas containing less sensitive resources and landforms and preserve the most sensitive landforms and natural resources as passive open space.

Policy OR-1.5 Ensure that conversion of open space from vacant or passive status to permanent resource conservation or active recreation use is accompanied by a thorough analysis of site characteristics and justification for the conversion of type of open space use.

Policy OR-1.6 Preserve and protect Yorba Linda's lakebed area as an open space and recreational resource of public importance.

Policy OR-1.7 Mitigate the impacts of adjacent development on the Yorba Linda lakebed through the development review process.

Goal OR-2

Accessible passive and active open space areas and recreational facilities.

Policy OR-2.1 Ensure that park and recreational facilities are available and accessible to all residents.

Policy OR-2.2 Facilitate cooperative joint use of school facilities and programs for enhancement of recreation programs.

Policy OR-2.3 Promote both active and passive park sites within the City.

Policy OR-2.4 Promote flexible park planning and design that supports more recreation opportunities and support a diversity of uses and facilities within park sites.

Policy OR-2.5 Investigate the feasibility of utilizing the surface of underground water reservoirs for recreation purposes through a joint use agreement with the Yorba Linda Water District.

Policy OR-2.6 Actively pursue the development of existing park facilities to their maximum potential.

Goal OR-3

Adequate provision of parks and open space as part of new development.

Policy OR-3.1 Ensure developers of new residential projects contribute to a citywide minimum park-to-population ratio per City standards or pay in-lieu fees as appropriate.

Policy OR-3.2 Promote the acquisition and development of parkland, passive open space, special use parks, and multi-purpose trails in underserved areas of the City.

Policy OR-3.3 Ensure community input is solicited when planning for new parkland in the City and major modifications to existing parks.

Goal OR-4

Adequate funding sources for acquisition, operation and maintenance of park and recreation facilities within the City.

Policy OR-4.1 Evaluate the nexus between the City's park in-lieu fees and the cost of parkland acquisition and improvement.

Policy OR-4.2 Develop criteria for the effective allocation of public resources for park and recreation facilities.

Policy OR-4.3 Identify new sources of funding for park and recreational facilities.

Policy OR-4.4 Establish agreements wherever possible between the City and other entities for the purpose of development, operation, use and maintenance of recreation facilities.

Goal OR-5

A comprehensive multi-purpose trail system.

Policy OR-5.1 Establish the dedication of right-of-way and construction of public trails

or payment of in-lieu fees as a condition of approval on appropriate development projects.

Policy OR-5.2 Promote the separation of trails from vehicular traffic wherever possible.

Policy OR-5.3 Promote the construction and maintenance of adequate staging areas, trail connections, and signage to recreational resources outside the City, such as Chino Hills State Park and Santa Ana River.

Policy OR-5.4 Complete the multi-purpose trail network through the community, with particular emphasis on extension of trails and connections.

Policy OR-5.5 Continue regional trail systems maintenance and operation within the City by the Yorba Linda Parks and Recreation Department or the Public Works Department.

Policy OR-5.6 Route bikeways and multi-purpose trails to facilitate access to open space areas, recreational facilities, schools and shopping areas.

Policy OR-5.7 Locate trails along designated scenic corridors wherever environmentally, physically, and economically feasible.

Policy OR-5.8 Promote commercial, office, industrial and multi-family residential developers to provide local bicycle trails and rack facilities within their projects as conditions of development, where appropriate.

Policy OR-5.9 Solicit and utilize all sources of local, regional, State and Federal funds to plan, acquire right-of-way and construct bikeways and equestrian trails.

Policy OR-5.10 Prioritize the completion of fragmentary portions of trails which currently exist in the City to ensure continuity and connection of all links in the trail system.

Goal OR-6

Valued and preserved cultural, paleontological, and historical buildings, sites and features.

Policy OR-6.1 Protect significant areas of historical, archaeological, educational or paleontological resources.

Policy OR-6.2 Ensure the implementation of effective mitigation measures where development may affect

	historical, archaeological or paleontological resources.
Policy OR-6.3	Continue to require preparation of archaeological or paleontological reports in areas where there is potential to impact cultural resources.
Policy OR-6.4	Continue to require an archaeologist be retained to observe grading activities in areas where the probable presence of archaeological or paleontological resources is indicated.
Policy OR-6.5	Preserve uncovered resources in their natural state, as much as feasible, to assure their conservation and availability for later study.

9. Conservation Element

Introduction

The Conservation Element addresses conservation and utilization of natural resources and the management and protection of open space lands. The Conservation Element provides policy guidance to protect, maintain, and enhance Yorba Linda's natural resources and open space land.

Authority and Scope

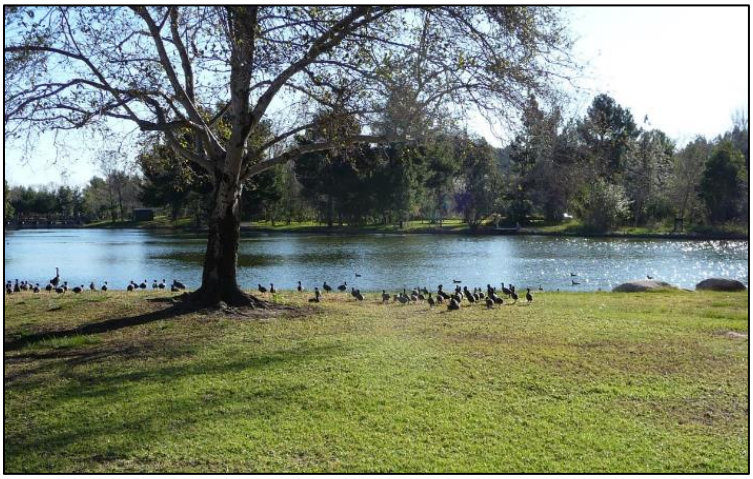
The State of California Government Code Section 65302(d) requires that a General Plan include *"a conservation element for the conservation, development and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources."*

The Conservation Element must contain goals and policies that further the protection and maintenance of the State's resources such as water, soils, wildlife, mineral, and other natural resources. The Conservation Element identifies those undeveloped lands that contain open space for the preservation of natural resources; open space for the managed production of resources; and open space for public health and safety.

Background

Approximately one-fourth of the land in Yorba Linda is preserved as permanent open space, including natural habitat, wildlife corridors, and viewsheds. Much of Yorba Linda's open space areas are located in the northern and southeastern portions of the planning area. The unincorporated areas of Orange County located in the north and east of the City's Sphere of Influence (SOI) contain natural resources significant to the sub-region. These portions of Yorba Linda contain natural habitat directly adjacent to the Chino Hills State Park. The steep slopes along Yorba Linda's northeastern City boundary form an edge between Orange County and Chino Hills State Park, located in San Bernardino County, as illustrated in *Exhibit CN-1: Open Space and Recreation Areas*.

Wildlife Habitat



Areas in the northern and southeastern portions of the City of Yorba Linda, provide natural open space, important wildlife connectivity, and biological habitats. *Exhibit CN-2: Natural Habitat Areas*, shows the locations of natural habitat areas in the planning area. The natural habitat areas are open spaces which contain wildlife and native plant life.

Important open space in Yorba Linda includes the riparian habitat around the Santa Ana River in the southeastern portion of the City, as well as extensive oak woodland, chaparral, coastal sage scrub and riparian habitats located adjacent to the Chino Hills State Park in the northern portion of the City. According to the National Land Cover Database, Yorba Linda's natural open space areas consists of a majority of shrub/scrub, with some herbaceous and woody wetlands land cover.[1]

According to the California Department of Parks and Recreation, the open space areas around the City are ideal locations for observing many wildlife species native to Southern California. More than 200 species of birds and mammals, numerous reptiles and amphibians, and thousands of types of insects and other invertebrates can be found in habitat areas, including Chino Hills State Park. Wildlife species in and around Yorba Linda include: mountain lions, bobcats, coyotes, mule deer, raccoons, opossums, striped skunks, western grey squirrels, red-tailed hawks, Cooper's hawks, and turkey vultures.

According to data provided by the California Natural Diversity Database, there are sensitive plant and animal species located in the Yorba Linda Planning Area. Sensitive biological resources include species present in the project vicinity that have been given special recognition by federal, state, or local resource conservation agencies and organizations due to declining, limited or threatened populations, resulting in most cases from habitat reduction; and habitat areas that are unique, of relatively limited distribution, or of special value to wildlife. State governments have developed a rating system to designate the status of sensitive species. These designation include, "Candidate," "Threatened," or "Endangered." Official designation of a species in one of these categories affords species or habitats certain levels of protection in an effort to preserve their existence. *Table CN-1: Sensitive Animals, Plants, and Communities*, lists the sensitive species that are rated "Threatened" or "Endangered."

[1] California Department of Fish and Wildlife. BIOS. https://map.dfg.ca.gov/bios. Accessed August 3, 2015.

Table CN-1 Sensitive Animals, Plants and Communities			
Species	Federal Status	State Status	CDFW/Rare Plant Rank
Animals: Birds			
Buteo swainsoni Swainson's hawk	None	Threatened	n/a
Coccyzus americanus occidentalis Western yellow-billed cuckoo	Threatened	Endangered	n/a
Empidonax traillii Willow flycatcher	None	Endangered	n/a
Empidonax traillii extimus Southwestern willow flycatcher	Endangered	Endangered	n/a
Passerculus sandwichensis beldingi Belding's savannah sparrow	None	Endangered	n/a
Polioptila californica californica Coastal California gnatcatcher	Threatened	None	SSC
Sternula antillarum browni California least tern	Endangered	Endangered	FP
Vireo bellii pusillus Least Bell's vireo	Endangered	Endangered	n/a
Animals: Fish and Mollusks			
Catostomus santaanae Santa Ana sucker	Threatened	None	SSC
Plants			
Eriastrum densifolium ssp. Sanctorum Santa Ana River wolly star	Endangered	Endangered	1B.1

Notes:
CDFW = California Department of Fish and Wildlife
SSC = Species of Special Concern
FP = Fully Protected
B1.1 = Plants rare, threatened, or endangered in California and elsewhere, seriously threatened in California.

Source: California Department of Fish and Wildlife, California Natural Diversity Database, Yorba Linda, Orange, and Prado Dam Quads.

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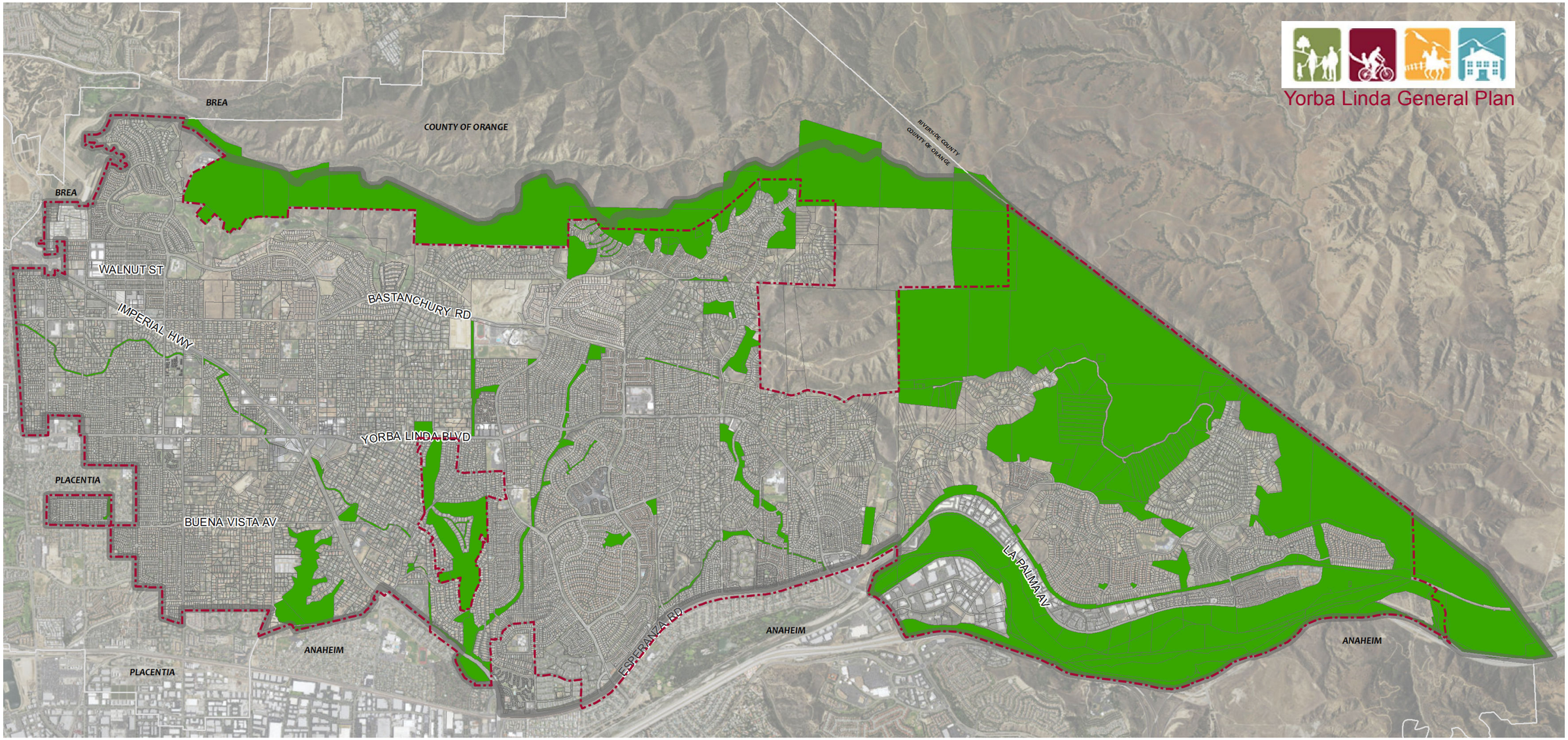

City Boundary

Sphere of Influence

Open Space and Recreational Areas

N

Open Space and Recreation Areas

County of Orange GIS data, 2015.
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Exhibit CN-1

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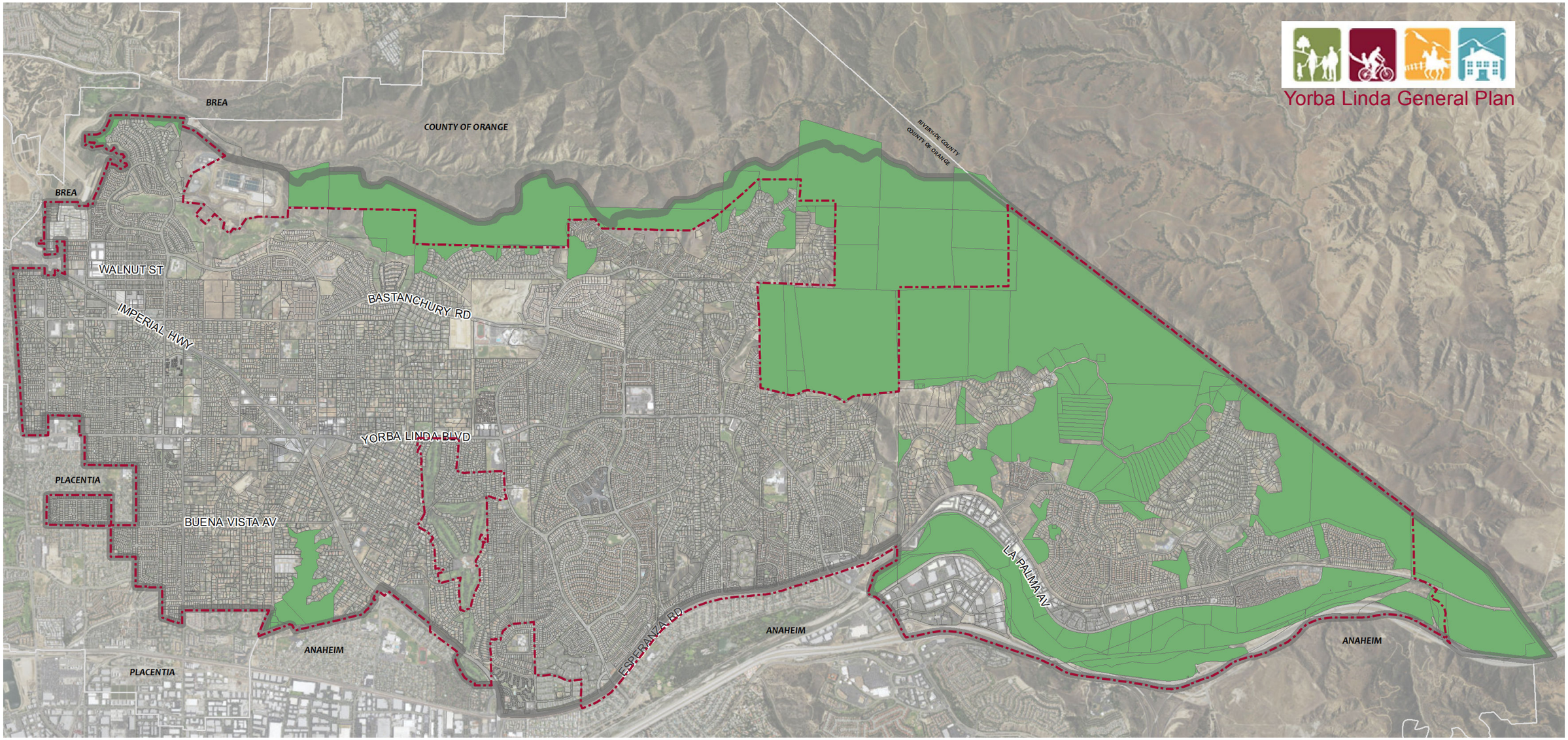

City Boundary

Sphere of Influence

Natural Habitat Areas

N

Natural Habitat Areas

County of Orange GIS data, 2015.
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Exhibit CN-2

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Wildlife Corridors

A wildlife corridor is a section of land connecting two larger areas of natural habitat which is free of barriers that would prevent wildlife passage. Wildlife movement corridors are important for the free movement of animals between population centers, for access to food and water sources, as escape routes from brush fires, and in the longer term, for genetic dispersal of individuals between populations. According to the California Essential Habitat Connectivity Project, parts of northern and eastern Yorba Linda are considered Natural Landscape Blocks. Natural Landscape Blocks are relatively natural habitat blacks that support native biodiversity and areas essential for ecological connectivity between them.[2]

Viewsheds

Yorba Linda has diverse topography, from the flood plains surrounding the Santa Ana River, to steep ridgelines in the Chino and Pleito Hills. One of the most important ridgelines is known as Telegraph Canyon, located within the Chino Hills State Park to the north of Yorba Linda. Telegraph Canyon reaches an elevation of 1,476 feet, with an average height of 1,000 feet. Other prominent ridges are to the northeast of the City in the Chino Hills, including Brush Canyon with elevations reaching 1,400 feet and San Juan Hills, reaching elevations of 1,661 feet. Chino Hills State Park is a dominant feature in the area, as are the Santa Ana River, Featherly Park, and Yorba Regional Park.[3]

Night Skies

Nighttime lighting provides safety and comfort to communities and their residents, but excess and misdirected light creates the phenomenon known as light pollution. An increasing problem in local jurisdictions, light pollution is light not targeted for a specific task, creating an unhealthy and unsightly environment. This light originates from a number of sources including interior and exterior lighting on buildings, and lights associated with advertising, streetlights, sporting venues and shopping centers. There are a number of environmental, ecological, and human health implications associated with light pollution. Excess nighttime light wastes energy and harms the integrity of ecosystems. Upward-directed light creates sky glow above cities, impairing the view of the night sky, stars and planets. The preservation of night skies in Yorba Linda is an important priority to minimize light pollution and preserve the community's semi-rural character.

[2] California Department of Fish and Wildlife. *California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California*. February 2010.
[3] The Planning Center. *Yorba Linda Community Profile*. September 2010.

Watersheds

A Watershed is the area of land where all of the water that is either on or under it goes into the same place. Yorba Linda is within the Santa Ana Watershed, which is Southern California's largest watershed. The Santa Ana Watershed begins in the San Bernardino Mountains and discharges into the ocean in Huntington Beach. The Yorba Linda Planning Area is drained by the Santa Ana River in its natural configuration; beyond Yorba Linda, the river is channelized. The flow of the Santa Ana River is intermittent, dependent on the amount of rainfall.

Water Resources

The City receives water service from both the Yorba Linda Water District (YLWD) and the Golden State Water Company. Groundwater is pumped from nine active wells located throughout the YLWD and imported water is treated at the Diemer Filtration Plant and is delivered to the YLWD system through four imported water connections.

In response to the continuing drought in California, the Yorba Linda Water District adopted a Water Conservation Ordinance in 2009. The ordinance consists of permanent year-round restrictions for potable water, focused on the prevention of water waste, and four "Water Supply Shortage" stages. These stages have increasing restrictions on water use in order to allow YLWD to meet all health and safety guidelines in the face of water shortages. The ordinance contains a financial penalty structure similar to a code enforcement violation for wasting water.

Golden State Water Company has files Advice Letter with the California Public Utilities Commission to activate Staged Mandatory Water Conservation and Rationing. The Staged Mandatory Water Conservation and Rationing filings outline restrictions, water allocations, enforcement measures, and surcharges designed to achieve reductions due to water supply shortages or to achieve identified water usage goals established by an authorized government agency or official.

The City of Yorba Linda has also adopted Water Efficient Landscape Regulations. These regulations establish alternative water efficient landscape regulations that are acceptable under AB 1881, the State Model Water Efficient Landscape Ordinance. The adopted ordinance provides regulations that are at the least as effective in conserving water as the Model Ordinance in the context of conditions in the City in order to:

- Promote the benefits of consistent landscape ordinances with neighboring local and regional agencies;
- Promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible;
- Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitation projects;
- Establish provisions for water management practices and water waste prevention for existing landscapes;
- Use water efficiently without waste by setting a Maximum Applied Water Allowance as an upper limit for water use and reduce water use to the lowest practical amount; and
- Encourage the use of economic incentives that promote the efficient use of water, such as implementing a budget-based tiered-rate structure.

Municipal Storm Water Permitting Program

The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer systems (MS4s). Storm water is runoff from rain or snow melt that runs off surfaces such as rooftops, paved streets, highways or parking lots and can carry with it pollutants such as: oil, pesticides, herbicides, sediment, trash, bacteria and metals. The runoff can then drain directly into a local stream, lake or bay. Often, the runoff drains into storm drains which eventually drain untreated into a local waterbody.

Additionally, municipal or urban areas commonly include large impervious surfaces which contribute to an increase in runoff flow, velocity and volume. As a result streams are hydrologically impacted through streambed and channel scouring, instream sedimentation and loss of aquatic and riparian habitat. In addition to hydrological impacts, large impervious surfaces contribute to greater pollutant loading, resulting in turbid water, nutrient enrichment, bacterial contamination, and increased temperature and trash. MS4 permits were issued in two phases.

Under Phase I, which started in 1990, the Regional Water Quality Control Boards have adopted National Pollutant Discharge Elimination System General Permit (NPDES) storm water permits for medium (serving between 100,000 and 250,000 people) and large (serving 250,000 people) municipalities. Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. These permits are reissued as the permits expire. The Phase I MS4 permits require the discharger to develop and implement a Storm Water Management Plan/Program with the goal of reducing the discharge of pollutants to the maximum extent practicable (MEP). MEP is the performance standard specified in Section 402(p) of the Clean Water Act. The management programs specify what best management practices (BMPs) will be used to address certain program areas. The program areas include public education and outreach; illicit discharge detection and elimination; construction and post-construction; and good housekeeping for municipal operations. In general, medium and large municipalities are required to conduct monitoring.

On April 30, 2003 as part of Phase II, the State Water Resources Control Board issued a General Permit for the Discharge of Storm Water from Small MS4s (WQ Order No. 2003-0005-DWQ) to provide permit coverage for smaller municipalities (population less than 100,000), including non-traditional Small MS4s, which are facilities such as military bases, public campuses, prison and hospital complexes. The Phase II Small MS4 General Permit covers Phase II Permittees statewide. On February 5, 2013 the Phase II Small MS4 General Permit was adopted and will become effective on July 1, 2013.

Agricultural Resources

According to the State of California Department of Conservation, Yorba Linda contains a small parcel of Unique Farmland, located just east of Lakeview Avenue and south of Buena Vista Avenue. There is a small portion of land located north of the Santa Ana River, near Featherly Regional Park that is designated Prime Farmland, Farmland of Statewide Importance and Unique Farmland. Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. Farmland of Statewide Importance is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Unique Farmland consists of lesser quality soils used for the production of the state's leading agricultural crops.[4]

Mineral and Petroleum Resources

Mineral Resources

Yorba Linda contains mineral resources in the form of potential source of aggregate. Aggregate is the term used to describe sand, gravel, and crushed stone which are used as construction materials. In the Yorba Linda planning area, construction aggregate is found in the natural sand and gravel deposits along the Santa Ana River. There are no active quarries in the planning area.

California's Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Geologist classifies land based on the known or inferred mineral resource potential of that land. The Mineral Land Classification process identifies lands that contain economically significant mineral deposits. The primary goal of mineral land classifications is to ensure that the mineral source potential of lands is recognized and considered in land use planning.[5]

The SMARA designated Mineral Resource Zones for areas with minerals which were of State-wide or regional importance, as shown in *Exhibit CN-3: Oil Production and Mineral Resource Zones*. The areas along the Santa Ana River are classified as Mineral Resource Zone 2 (MRZ-2). Adequate information indicates that significant mineral deposits are present, or it is judged that a high likelihood exists for their presence.[6] The classification process does not take into account existing land uses and may result

[4] California Department of Conservation, *California Important Farmland Finder*. http://maps.conservation.ca.gov/ciff/ciff.html#. Accessed August 3, 2015.
[5] California Geological Survey, *Aggregate Sustainability in California*. 2012.
[6] Department of Conservation, Division of Mines and Geology, *Santa Ana River and Lower Santiago Creek Resource Areas*. 1994.

in the classification of MRZs which are already developed, rendering these zones unsuitable for mining production.

The planning area contains two specific Resource Sectors (Resource Sector B and Sector C) that are designated Regionally Significant Aggregate.[7] A Resource Sector is an area judged to contain a significant deposit of construction-quality aggregate that is available to meet the future needs of the region. Resource Sector B is located directly east of Featherly Regional Park, north of the Santa Ana River. Resource Sector C is located directly west of Featherly Regional Park and includes lands presently part of the Savi Ranch development.

The Yorba Linda General Plan is required to show the location of the Resource Sectors and incorporate policies for the management of their mineral resources, due to the presence of the MRZ-2 Area in the planning area. The aggregate located in Resource Sectors B and C are unavailable because the areas were developed with land uses that preclude mining. The use of aggregate underlying the sand beneath Featherly Park and within portions of Savi Ranch would require major land use changes, as well as loss of valuable natural spaces and recreational facilities.

Petroleum Resources

There are known oil deposits located in Yorba Linda. The on-shore oil fields are aligned with the Newport-Inglewood and Whittier fault zones. The faults have facilitated the entrapment of petroleum resources. Oil extractions in Yorba Linda has been declining over the last several decades as resources are depleted. The large Yorba Linda oil field (previously known as the Shell Property) has been redeveloped into the Black Gold Golf Course and residential development.

There are still several active wells in the southwestern and northern portions of the planning area. The City has identified existing and potential petroleum resource areas through the Oil Production Combining Zone (O). The O Zone designates appropriate areas for the continued extraction and new extraction of oil, gas, and other hydrocarbon substances. ***Exhibit CN-3: Oil Production and Mineral Resource Zones***, shows the locations of the City's oil producing zones.

Related Plans and Programs

There are a number of land use documents which have been adopted, through ordinance or resolution, which bear a relationship to the General Plan. Relevant plans and documents are listed as follows:

Parks and Recreation Master Plan

The updated Yorba Linda Parks and Recreation Master Plan was adopted in August 2014. The Master Plan provides direction to continue the orderly and consistent planning, acquisition, development, and administration of the parks and recreation programming in Yorba Linda. The Master Plan guides the

[7] Department of Conservation, Division of Mines and Geology, *Santa Ana River and Lower Santiago Creek Resource Areas*. 1994.

City's decision making with regard to overall policy and provides an inventory and assessment of recreation programs and service offerings, operations, maintenance, and capital improvements to be made over the next twenty years that will enhance the quality of life in Yorba Linda. The goals, programs, and strategies identified in the updated Parks and Recreation Master Plan are incorporated into the General Plan Update.

Regional Plans and Initiatives

County of Orange Resources Element – The County of Orange Resources Element contains official County policies on the conservation and management of resources within Orange County. The Element is comprised of six components including Natural Resources, Energy Resources, Water Resources, Air Resources, Open Space, and Cultural-Historical Resources. The Resources Element sets forth the strategy for the development, management, preservation, and conservation of resources that are necessary to meet Orange County's existing and future demands. The Resources Element primarily focuses on the unincorporated areas in Orange County.

Chino Hills State Park Plan – The Chino Hills State Park General Plan establishes objectives for the area's natural and cultural resources, visitor use, facility development, interpretation, general operation, and coordination with other public and private entities. The Plan, developed by the California Department of Parks and Recreation, provides goals, policies, and implementation actions that affect the interface and trail linkages with the Park with significant open space areas of Yorba Linda.

Yorba Linda Stormwater Program – The federal Clean Water Act (CWA) was enacted for the purpose of restoring the health of the Nation's waters to point of being fishable and swimmable for all. The CWA established the National Pollution Discharge Elimination System (NPDES) permitting program to regulate discharges, including urban and stormwater runoff, into the waters of the United States. One of the functions of the NPDES program is to issue permits for stormwater discharges from municipal separate storm sewer systems (MS4) entering the waters of the United States. The County of Orange has prepared a Drainage Area Master Plan (DAMP) to comply with the NPDES permit requirements for Orange County. The DAMP identifies the stormwater management practices, control techniques, system design and engineering methods to be implemented to protect beneficial uses of receiving water to the maximum extent practicable. Each permittee city implements programs of the DAMP through its Local Implementation Program.

The City, as an Orange County permittee, has developed its Local Implementation Plan, the Yorba Linda Stormwater Program, to manage stormwater runoff and water quality protection practices. The purpose of the stormwater management program is to ensure that new development incorporates measures, to the maximum extent practicable, to reduce the quantity

of storm flow and the discharge pollutants in the urban/stormwater runoff to protect water quality, biological habitats, and recreational uses of downstream receiving waters.

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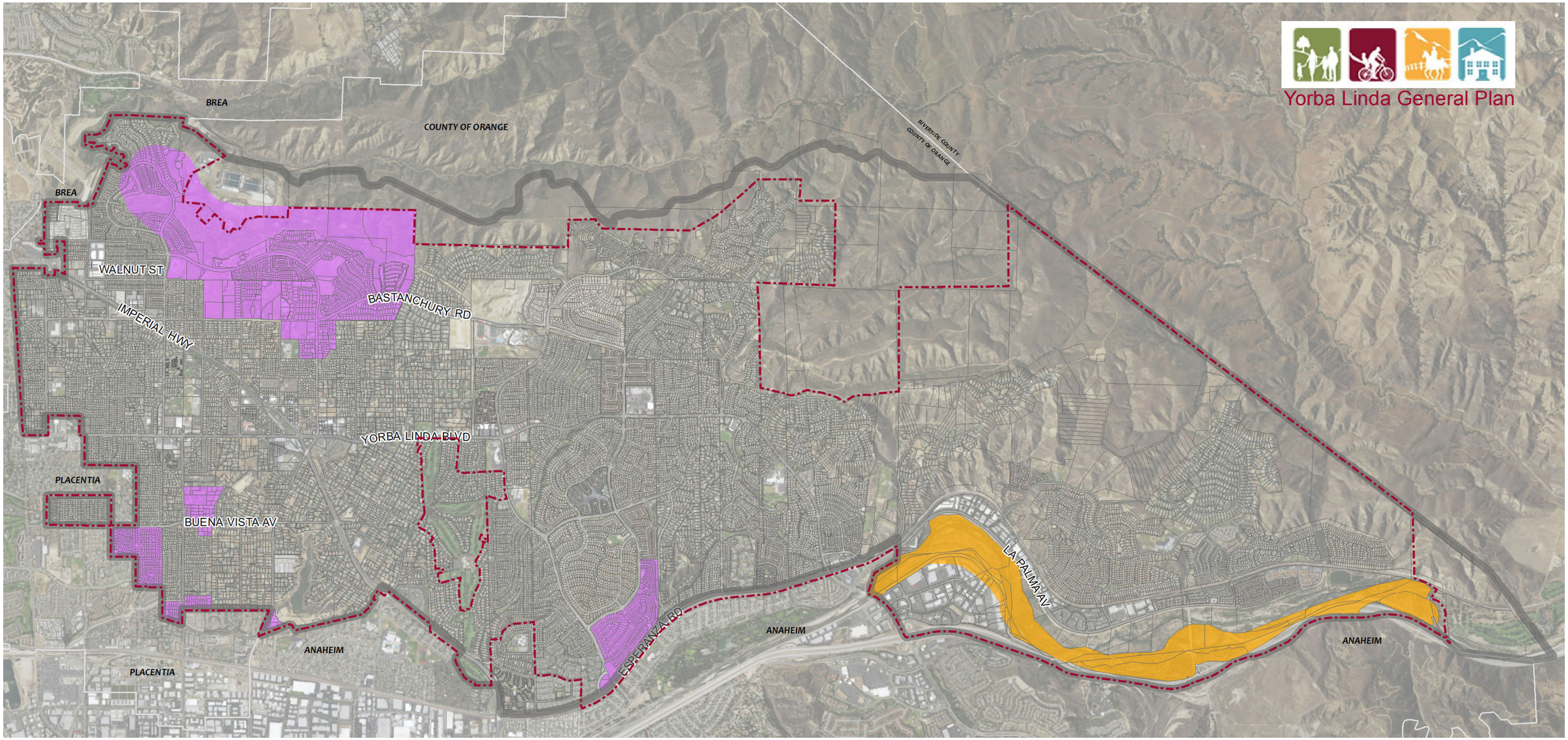

City Boundary

Sphere of Influence

Mineral Resource Zones

Oil Production Zones

N

Oil Production and Mineral Resource Zones

California Geological Survey, 2015.
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Exhibit CN-3

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Conservation Element Policy Program

Goal CN-1

Preservation of visual resources along existing and planned landscape corridors.

Policy CN-1.1 Ensure that new development along landscaped corridors preserves unique visual features.

Policy CN-1.2 Ensure roadway design that takes advantage of natural or man-made scenic features to provide visual quality and riding comfort.

Policy CN-1.3 Incorporate pedestrian, equestrian, bicycle and multi-use trails into the right-of-way of landscaped corridors.

Goal CN-2

Preservation of natural resource areas of community and regional significance.

Policy CN-2.1 Support the preservation of native wildlife and plant communities, and their habitats..

Policy CN-2.2 Work with developers to ensure that resource protection measures are prepared and incorporated into development proposals.

Policy CN-2.3 Conserve resource areas which are preserved through public and private acquisition by an open space management program.

Policy CN-2.4 Support responsible management of regionally significant natural resources and wildlife habitat such as the Santa Ana River Corridor and Chino Hills State Park.

Policy CN-2.5 Support the delineation of permanent open space areas within the City's sphere-of-influence.

Policy CN-2.6 Support the requirement for development proposals to provide detailed biological assessments in areas which may contain important plant communities and wildlife habitat.

Policy CN-2.7 Maintain an inventory of existing sensitive resources in and adjacent to the City.

Policy CN-2.8 Ensure open space areas that contain sensitive biological resources are maintained as passive recreation uses.

Goal CN-3

Protection of sensitive hillside areas within and adjacent to the community.

Policy CN-3.1 Support the preservation of sensitive hillside, canyon areas, and ridgelines within the City.

Policy CN-3.2 Ensure that site planning and architectural design respect the natural landform to minimize grading and visual impact.

Policy CN-3.3 Ensure the practice of proper soil management techniques to reduce erosion, sedimentation, and other soil-related problems during the construction and operation of new development.

Goal CN-4

A healthy watershed and adequate, safe, and reliable water supply.

Policy CN-4.1 Promote the preservation and enhancement of stream courses and watersheds in the City.

Policy CN-4.2 Consider conservation of water resources in the review of all development proposals and public facility improvement plans.

Policy CN-4.3 Promote the use of water efficient practices in site and building design for private and public projects.

Policy CN-4.4 Ensure the maintenance and monitoring of flood control and drainage facilities to provide protection from inundation from a 100-year flood event.

Policy CN-4.5 Promote the retention of local drainage courses, channels and creeks in their natural condition where possible.

Policy CN-4.6 Protect groundwater from sources of pollution.

Policy CN-4.7 Support the reduction of the discharge of pollutants from the City's storm water system and meet the requirements of the Municipal Storm Water Permitting Program.

Goal CN-5

Responsible management of designated areas for petroleum and mineral extraction.

Policy CN-5.1 Compile and maintain maps and descriptions of petroleum and mineral resources as a basis for policy and program implementation.

Policy CN-5.2 Document current extraction sites, including petroleum and sand and gravel quarries, including the current status and duration of existing permits and approvals, for compliance monitoring.

Policy CN-5.3 Cooperate with other governmental agencies and educational institutions to arrange for the development and exchange of information on petroleum and mineral resources.

Policy CN-5.4 Support future efforts to protect areas of the City currently identified as potential mineral resource areas when it has been determined that mining is no longer a feasible use for the property.

Policy CN-5.5 Ensure that all mineral extraction reclamation plans be consistent with the policies and procedures of the Surface Mining and Reclamation Act.

Policy CN-5.6 Ensure reclamation projects comply with State, federal, and local standards and attainment programs with respect to air quality, watersheds and basins, and erosion potential.

Goal CN-6

Preservation of the views of stars and the night sky.

Policy CN-6.1 Support efforts that require outdoor lighting fixtures to be shielded and down-directed in order to minimize glare and light trespass.

Policy CN-6.2 Promote removal, replacement, or retrofit of non-shielded or non-down-directed light fixtures that contribute to glare and light pollution.

Policy CN-6.3 Strive to achieve a natural nighttime environment and an uncompromised view of the night sky.

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10. Public Health and Safety Element

Introduction

The Public Health and Safety Element provides policy guidance for the provision of quality public safety services needed to serve the existing and expected future population in Yorba Linda. The Public Health and Safety Element identifies natural and man-made hazards which have the potential to impact the population, property, and the natural environment.

Through the investigation of hazard risks, and careful land use planning to reduce or restrict development in high risk areas, the potential for disaster can be reduced. The Public Health and Safety Element seeks to sustain and improve the City's commitment to safety through proactive and comprehensive police, fire, building, and code enforcement services that encourage community outreach and education, maintain local agency partnerships, promote prevention, and enhance the technical, logistical, and technological systems to prepare for and respond to public safety needs.

Authority and Scope

The State of California Government Code Section 65302(g) requires that a General Plan include "*a safety element for the protection of the community from any unreasonable risk associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction; and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires.*"

The State of California Government Code Section 8876 requires that the Safety Element discuss hazardous buildings due to Yorba Linda's location within a seismically active region and potential for structures which were built prior to uniform building code restrictions (pre 1930).

Background

Geologic events, seismic activity in particular, are the primary natural hazards to the residents and property of Yorba Linda.

Seismic Hazards

Earthquake Faults

There are several large active faults in the Southern California region that could potentially impact the City of Yorba Linda including the San Joaquin Hills Thrust Fault, the Newport-Inglewood Fault, the San Andreas Fault, the Peralta Hills Fault and the Whittier-Elsinore Fault. The San Andreas Fault system distributes shearing across a complex system of primarily northwest-trending faults. The Whittier-Elsinore Fault cuts along the base of the southwestern slopes of the Puente and Chino hills.[1] ***Table PS-1: Existing Faults***, below shows the significant faults and potential earthquake effects in the areas surrounding Yorba Linda.

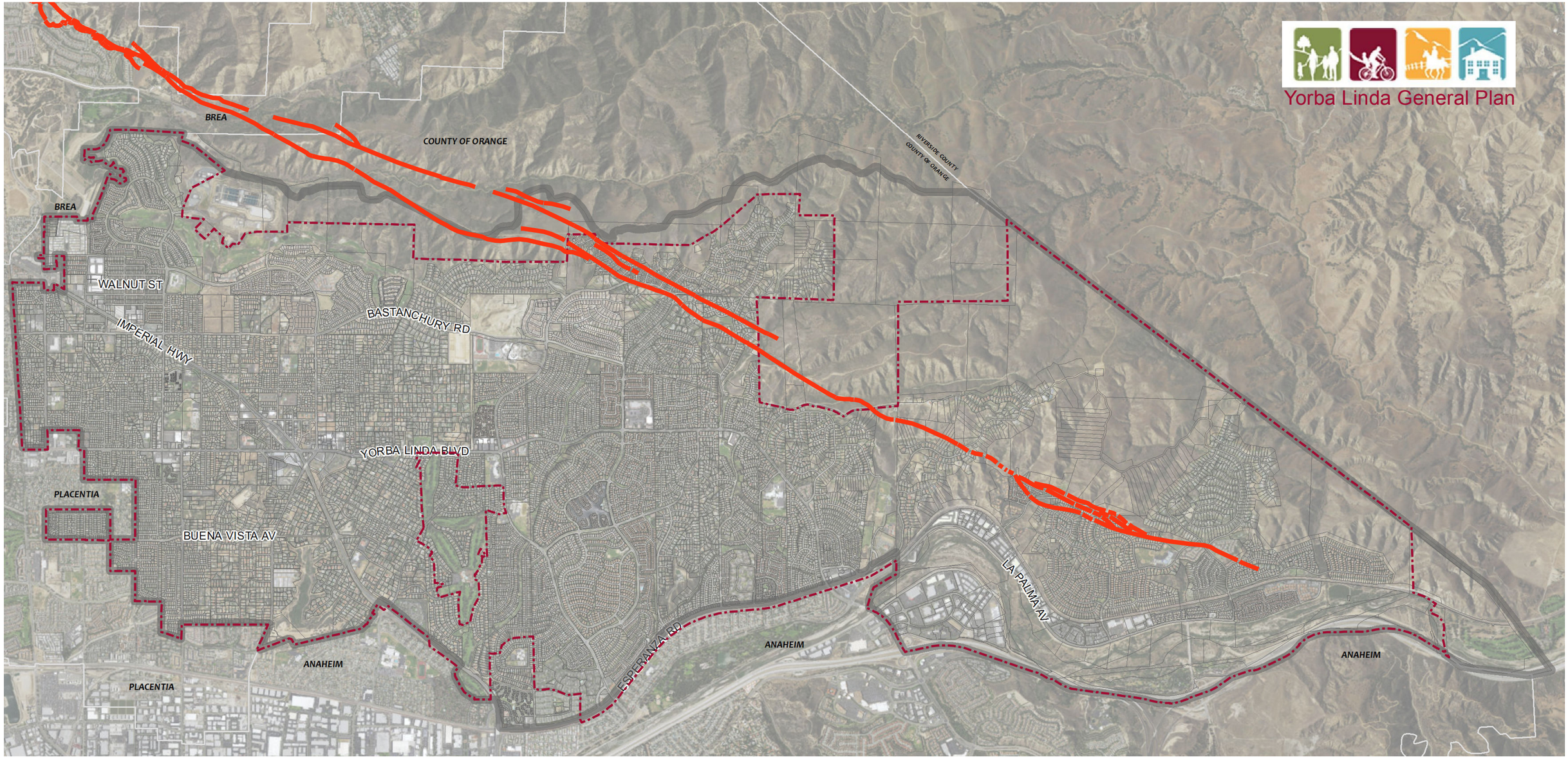
Table PS-1
Existing Faults

Fault	Category[1]	Estimated Maximum Magnitude[2]
Whittier	Active	7.0
Elsinore	Active	7.3
Chino	Potentially Active	6.5
Peralta Hills	Active	6.5
Newport/Inglewood	Active	7.0
San Jacinto	Active	7.5
San Andreas	Active	8.25

Notes:
1. Active faults are known to have surface displacements within Holocene times (past 11,000 years). Potentially active faults have evidence of surface faulting within Quaternary time (past 2-3 million years).
2. Maximum magnitude based on estimated rupture length and empirical relationships between historical rupture and earthquake magnitude.

The Whittier Fault is believed to be the main spur from the larger Elsinore Fault which follows a general line easterly of the Santa Ana Mountains into Mexico. Accordingly, the surface fault rupture hazard in Yorba Linda is high within the boundaries of this zone. The Whittier fault extends over 20 miles from the Whittier Narrows near Whittier, southeast to the Santa Ana River, where it merges with the southeasterly trending Elsinore fault. Collectively, these two faults combined with smaller faults are known as the Whittier-Elsinore Fault Zone. The Whittier-Elsinore Fault Zone traverses the Planning Area in a generally northwest to southeast direction. ***Exhibit PS-1: Whittier-Elsinore Fault***, shows the locations of these nearby faults that could potentially impact the planning area.

[1] California Geological Survey, *Seismic Hazard Zone Report for the Yorba Linda 7.5-Minute Quadrangle, Los Angeles, Orange, and San Bernardino Counties, California*. 2005.



Whittier-Elsinore Fault

City Boundary

Sphere of Influence

N

Whittier-Elsinore Fault

California Geologic Survey GIS data, 2015.
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Exhibit PS-1

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Surface Rupture and Ground Shaking

As discussed above, there are several active and potentially active faults in the vicinity of Yorba Linda which make the risk of structural damage and loss of life due to ground shaking considerable. According to the County of Orange Safety Element, portions of the City of Yorba Linda could experience "intensities of VI" (according to the Modified Mercalli Scale) in the event of a maximum credible earthquake on the San Andreas or Newport-Inglewood faults. Intensity, which differs from magnitude, refers to the perceived strength of an earthquake as it affects local residents and construction. Intensity depends on magnitude, distance from the epicenter, acceleration, period duration and amplitude of seismic waves, type of ground, water table, type and quality of construction, and the natural fundamental period of structures and their foundations. Intensity scales are a measure of perceived impact based on interviews and observations. *Table PS-2: Richter and Modified Mercalli Scale Comparison*, describes the Modified Mercalli Scale for Earthquake Intensities.

Table PS-2
Richter and Modified Mercalli Scale Comparison

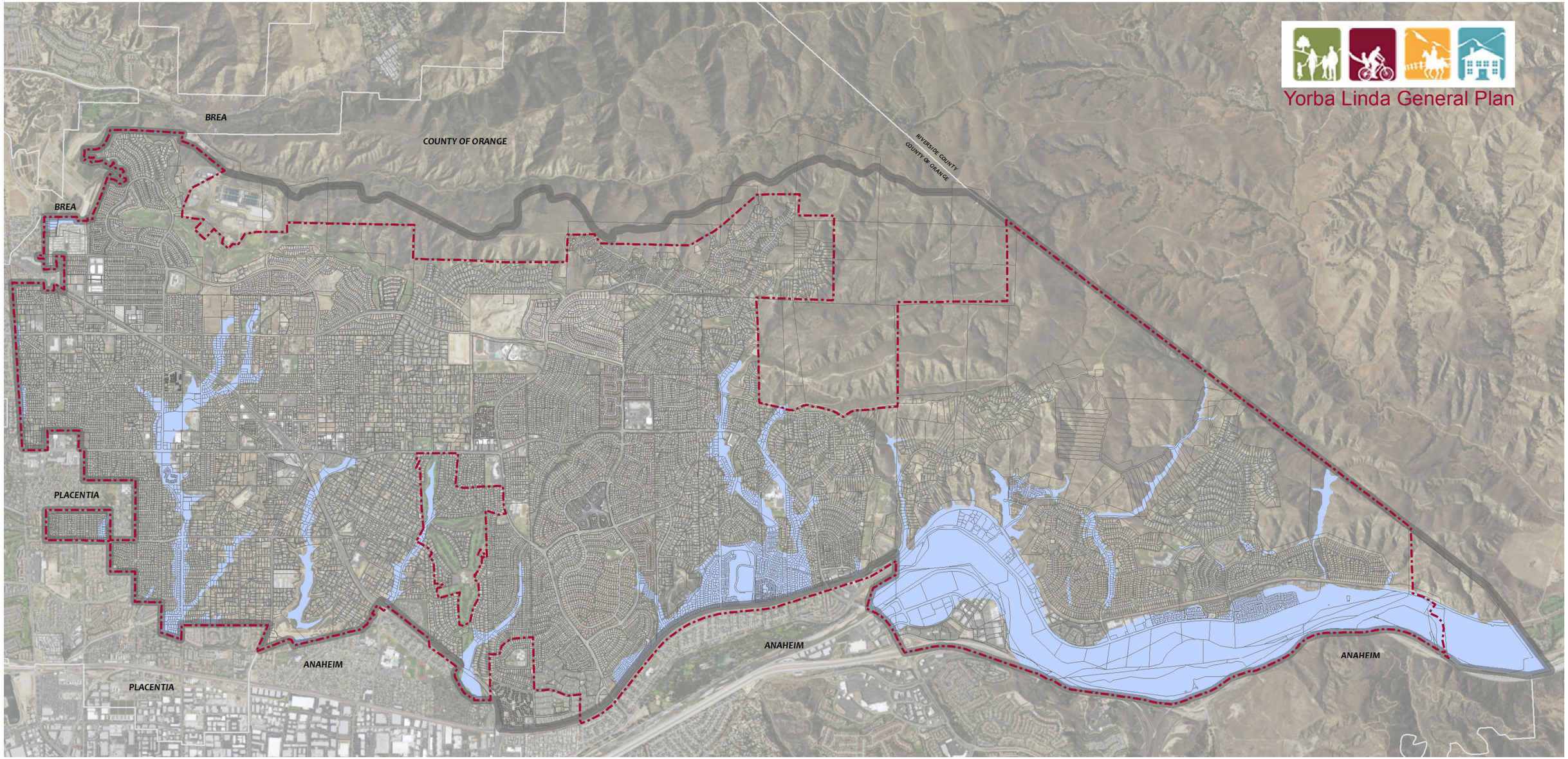
Magnitude on Richter Scale	Effects at Different Levels of Intensity
Below 3.0	I. Not felt by most people; only instruments detect the earthquake.
3.0-3.9 Distance felt: (approx. miles) 15	II. People lying down might feel the earthquake. III. People on the upper floors of the building will feel it, but may not know it is an earthquake. Hanging objects may swing.
4.0-4.9 Distance felt: (approx. miles) 30	IV. People indoors will probable feel it, but those outside may not. Houses may creak. V. Nearly everyone feels it. Sleepers are awakened. Doors swing, pictures move, things tip over.
5.0-5.9 Distance felt: (approx. miles) 70	VI. Everyone feels the earthquake. It is hard to walk. Windows and dishes are broken. Books fall from shelves.
6.0-6.9 Distance felt: (approx. miles) 125	VII. It is hard to stand. Plaster, bricks, and tiles fall from buildings. Small landslides. VIII. People will not be able to drive cars. Poorly built buildings may collapse and chimneys may fall.
7.0-7.9 Distance felt: (approx. miles) 250	IX. Most foundations are damaged. Masonry heavily damaged. Pipes are broken. The ground cracks. X. Most buildings are destroyed. Water is thrown out of rivers and lakes. Large landslides.
8.0-8.9	XI. Rails are bent. Bridges and underground pipelines are unusable. XII. Large rock masses displaced. Large objects may be thrown into air. Most things are leveled.

Source: County of Orange, *General Plan 2005, Safety Element*.

Liquefaction

Liquefaction-induced ground failure has historically been a major cause of earthquake damage in Southern California. Localities most susceptible to liquefaction-induced damage are underlain by loose, water-saturated, granular sediment within 50 feet of the ground surface. These geological and ground-water conditions exist in parts of Yorba Linda. In addition, the potential for strong earthquake ground shaking is high because of the nearby active faults. The combination of these factors constitute a significant seismic hazard in areas of Yorba Linda.[2] Areas that are prone to liquefaction due to geological and ground-water conditions are located within liquefaction zones. In Yorba Linda, the liquefaction zone is located primarily within a mile of the Santa Ana River.[3] ***Exhibit PS-2: Liquefaction Zones***, shows the portions of the planning area that are located with the liquefaction zone.

[2] California Geological Survey, *Seismic Hazard Zone Report for the Yorba Linda 7.5-Minute Quadrangle, Los Angeles, Orange, and San Bernardino Counties, California*. 2005.
[3] California Geological Survey, *Seismic Hazard Zone Report for the Orange 7.5-Minute Quadrangle, Orange County, California*. 1997.



City Boundary

Sphere of Influence

Liquefaction Zones

N

Liquefaction Zones

California Geologic Survey GIS data, 2015.
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Exhibit PS-2

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Hazardous Buildings

One of the major threats to public safety in an earthquake is the damage that the earthquake causes to structures that house people and/or essential civil functions. Continuing advances in engineering design and building code standards over the past decade have greatly reduced the potential for collapse in most new construction during an earthquake. However, many structures in the City of Yorba Linda were built before earthquake design standards were incorporated into building codes. The following specific building types are of particular concern in this regard:

Unreinforced Masonry Structures – Following the 1933 Long Beach earthquake, seismic requirements were added to local building codes for the first time, and the Field Act of 1934 instituted statewide standards which applied to existing unreinforced masonry structures. These structures are still recognized as the most hazardous type of structure in an earthquake. Because of the development that occurred in Yorba Linda during the 1930s, unreinforced masonry buildings potentially may still exist within the City. Most of the development that took place in the 1930s is concentrated in the downtown area.

Senate Bill 547 requires local jurisdictions to enact structural hazard reduction programs by (a) inventorying pre-1934 unreinforced masonry structure, and (b) developing mitigation programs for structural hazards.

Soft-Story Buildings – Soft-story buildings are structures that have at least one story (commonly the ground floor) which has significantly less rigidity and/or strength than the rest of the structure. This can form a weak link in the structure, unless special design features are incorporated to give the building adequate structural integrity. Typical examples of soft-story construction are buildings with glass curtain walls on the first floor only, or buildings placed on stilts or columns, leaving the first story open for landscaping, street-friendly building entry, parking, or other purposes. In the early 1950s to early 1970s, soft-story structures were a popular construction style for low- and mid-rise concrete frame structures.

Landslide Hazards

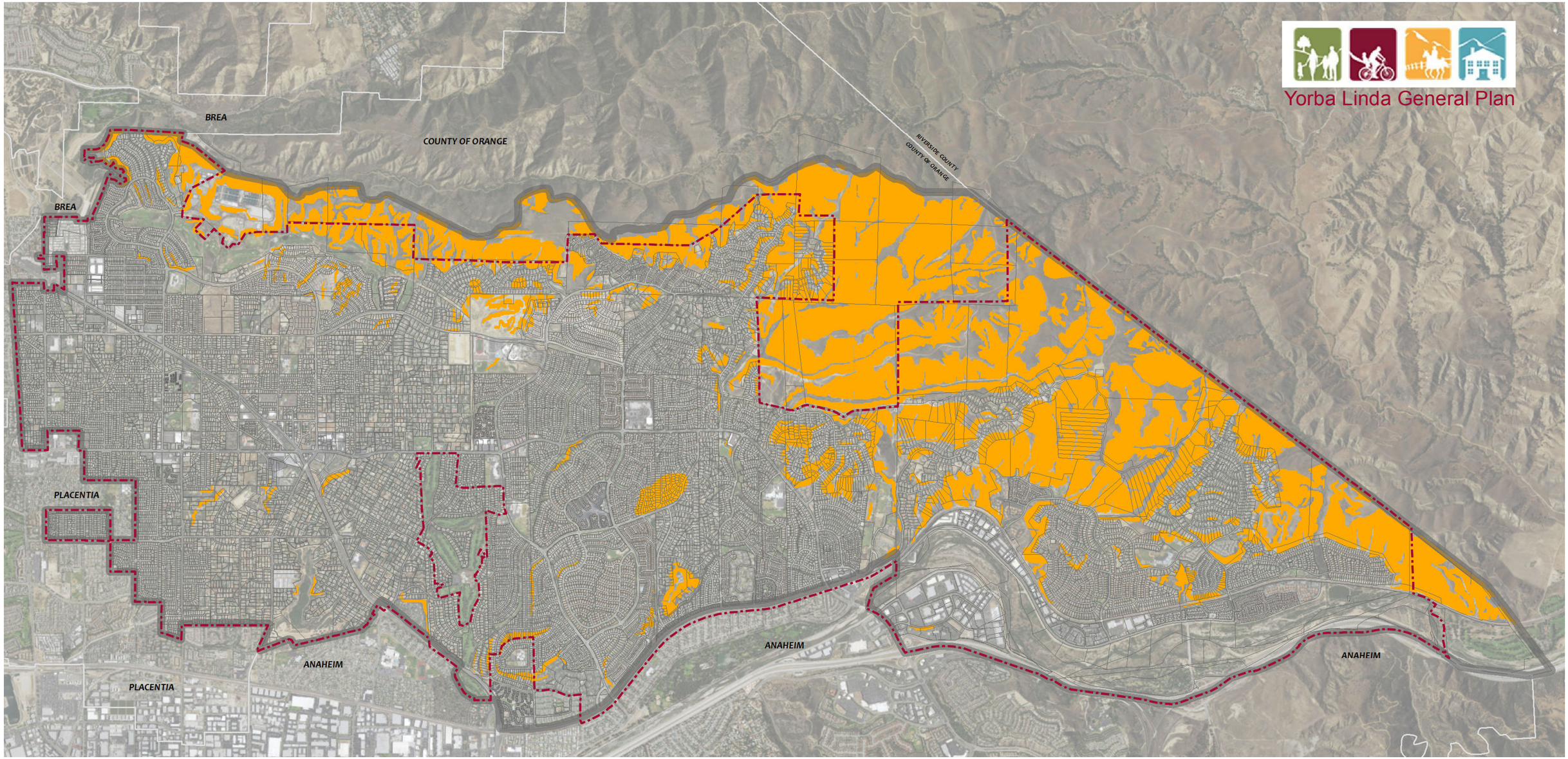
Landslides triggered by earthquakes have been a significant cause of earthquake damage. Areas that are most susceptible to earthquake-induced landslides are steep slopes in poorly cemented or highly fractured rocks, areas underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits.[4]

Slope stability is a serious geologic problem in the northern and northeastern parts of the City of Yorba Linda. *Exhibit PS-3: Landslide Zones*, shows the portions of the planning area that are at risk of landslides due to geological conditions. This area is underlain by siltstone and interbedded sandstone of the Puente Formation and is often prone to landslides and other forms of slope failure. Along Telegraph Canyon and other east-west trending canyons, landslides are more common than on south-facing slopes which

[4] California Geological Survey, *Seismic Hazard Zone Report for the Yorba Linda 7.5-Minute Quadrangle, Los Angeles, Orange, and San Bernardino Counties, California*. 2005.

are typically underlain by thick soil and slope wash. Soil creep and shallow slope failures also occur more on the east-west trending slopes. Conditions which contribute to the slope failures are evident in the Chino Hills area, particularly in areas of well-bedded siltstone and sandstone within the Puente Formation. The Puente Formation underlies the Puente and Chino hills and is comprised of four members: the Sycamore Canyon, Yorba, Soquel, and La Vida members.[5] Rockfalls and rockslides are also identified as a hazard where resistant, thick-bedded or massive sandstone is exposed on steep, high-slopes such as in areas underlain by the Soquel Member of the Puente Formation.

[5] California Geological Survey, *Seismic Hazard Zone Report for the Yorba Linda 7.5-Minute Quadrangle, Los Angeles, Orange, and San Bernardino Counties, California*. 2005.



City Boundary

Sphere of Influence

Landslide Zones

N

Landslide Zones

California Geologic Survey GIS data, 2015.
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Exhibit PS-3

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Drainage and Flood Hazards

Flooding

Historic flooding in Orange County has occurred largely along the Santa Ana River. Flood flows have been documented since 1825. The greatest flood in the history of California occurred in 1862 when it was estimated that the flow in the Santa Ana River was 315,000 cubic feet per second (cfs), more than three times larger than any subsequently measured flow. The history of flooding along the Santa Ana River has been the impetus behind the Santa Ana River Mainstream Project which is designed to provide flood protection to communities in Orange, Riverside, and San Bernardino Counties. The project will increase levels of flood protection for more than 3.35 million people and include the Seven Oaks Dam, Mill Creek Levee, San Timoteo Creek, Oak Street Drain, Prado Dam, Santiago Creek, and the Lower Santa Ana River.[6]

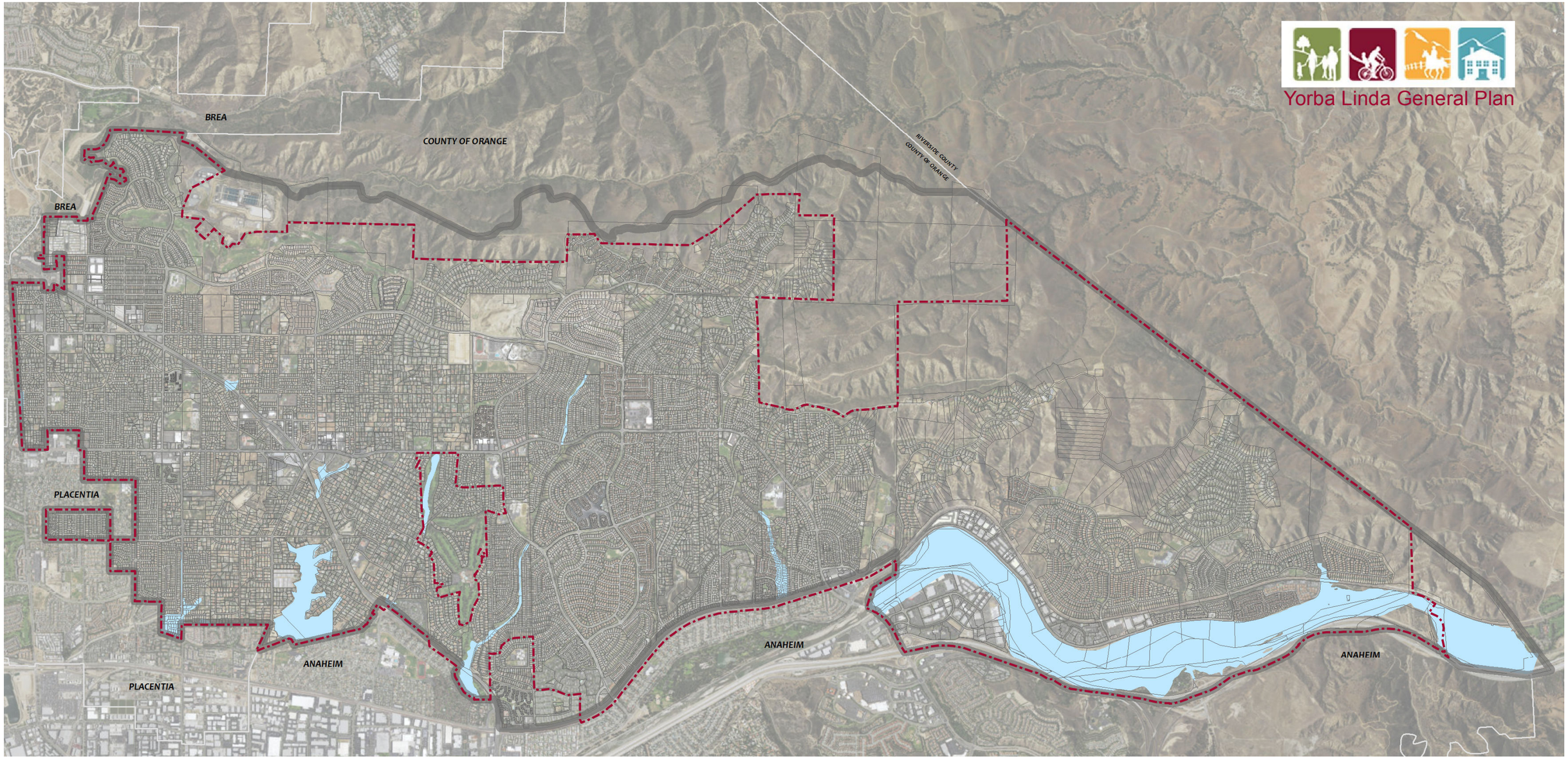
The City of Yorba Linda has within its boundaries a number of identified 100-year floodplains. A 100-year floodplain is defined as an area that has a one percent or greater chance of experiencing a flood inundation in any given year. The floodplain areas in Yorba Linda have been established by the Federal Emergency Management Agency (FEMA) and are shown on Flood Insurance Rate Maps (FIRMS). ***Exhibit PS-4: Flood Hazards***, shows the floodplain areas designated by FIRMS that are located within the planning area.

The designated floodplain within the boundaries of the City of Yorba Linda can be broken into two categories – tributaries to the Santa Ana River and the Santa Ana River. The Santa Ana River floodplain in Yorba Linda extends approximately four miles along the southern border of the City and encompasses approximately 690 acres. The floodplains that are tributaries to the river generally follow the area topography that flows roughly south to southwest. Some of these designated areas have been improved to contain floodwaters, but many are in an unimproved state.

The Yorba Linda Municipal Code, Chapter 15.12 Flood Damage Protection, helps to minimize public and private losses due to flood conditions in specific areas. Flood hazard areas in the City of Yorba Linda are subject to periodic inundation which results in loss of life and property, health and safety hazards, and disruption of commerce and governmental services. Special flood hazard areas are

[6] OC Public Works, *Santa Ana River Project*. http://ocflood.com/sarp/. Accessed July 27, 2015.

identified by FEMA and FIRMS. The City's Municipal Code requires a Floodplain Development Permit before construction or development within any area of special flood hazards.



City Boundary

Sphere of Influence

100 Year Flood Plain

N

Flood Hazards

SCAG GIS data, 2015.
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Exhibit PS-4

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Dam Inundation

Prado Dam and Reservoir, completed by the Corps of Engineers in 1941, are intended to provide flood protection to the Lower Santa Ana River, including the City of Yorba Linda. The earthen dam and its reservoir were deigned to control floods of magnitudes that could be reasonably expected to occur under anticipated future development of the watershed (typically a 200-year flood). Since the Prado Dam was built, changes have occurred in the drainage area. Historical data on rainfall and runoff, coupled with advances in predicting future flood potential, have shown Prado Dam offers only 70-year flood protection. A serious concern is that the existing Prado Dam and spillway could not accommodate a probable maximum flood, resulting in overtopping of the dam.[7]

According to the County of Orange Safety Element, portions of southern Yorba Linda along the Santa Ana River are located within the Prado Dam Inundation Area that could potentially be impacted by flooding from Prado Dam, as shown in *Exhibit PS-5: Dam Inundation Areas*.

[7] County of Orange, *General Plan 2005*. http://ocplanning.net/planning/generalplan2005. Accessed July 27, 2015.

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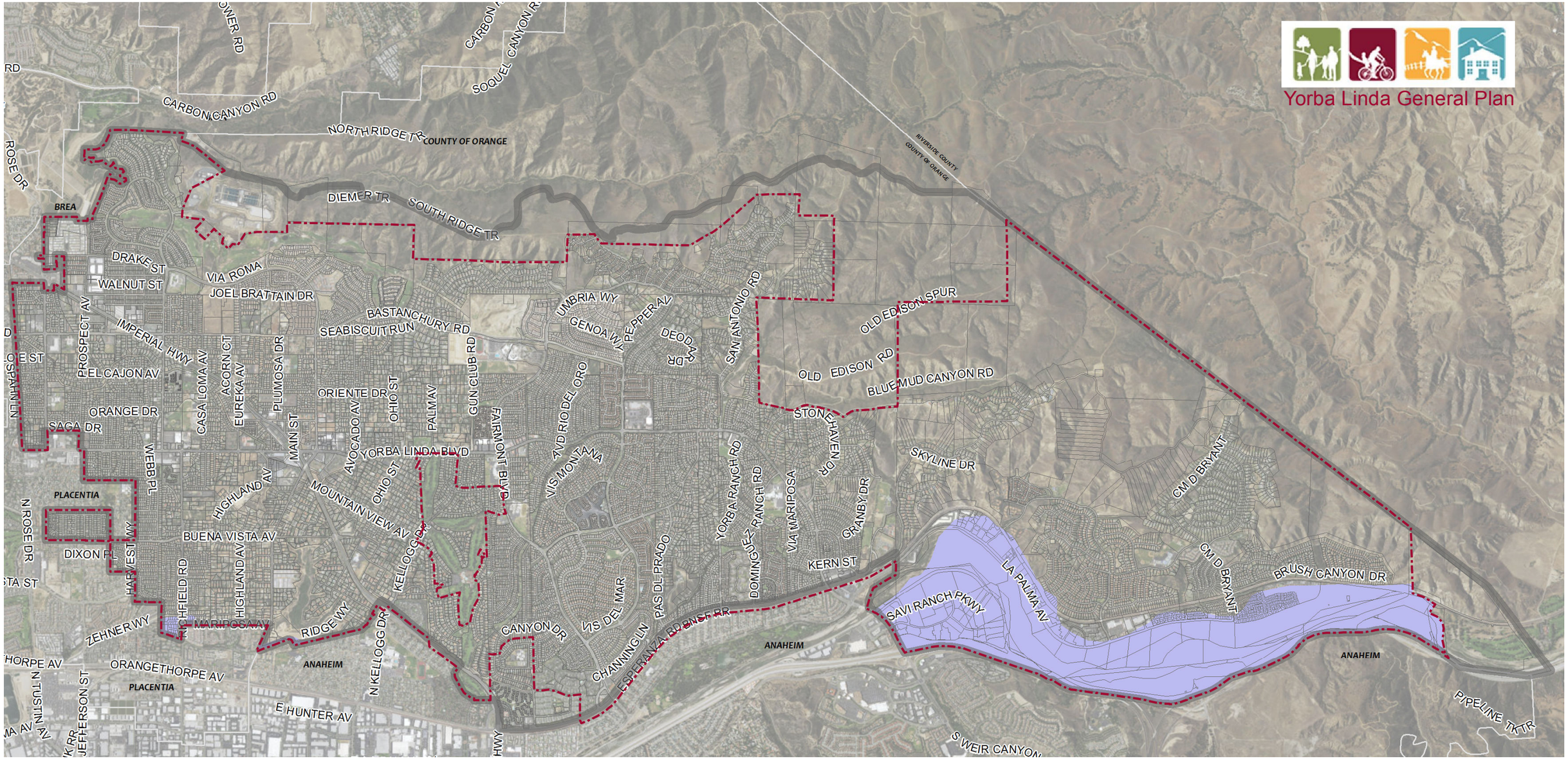

City Boundary

Sphere of Influence

Prado Dam Inundation Areas

N

Dam Inundation Areas

California Geologic Survey GIS data, 2015.
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Exhibit PS-5

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Fire Hazards

The City of Yorba Linda is subject to wildfires due to the City's geographical location, steep terrain, highly flammable chaparral vegetation, and the Santa Ana winds that occur during seasonal dry periods. Major fires have threatened the City in the past. Fire hazards are typically greatest in the late summer and early fall when vegetation is dry. Early fall is also when the warm dry Santa Ana winds blow from the north and northeast.

The Santa Ana Canyon, which begins to the east of Yorba Linda, has an extensive wildland fire history. The canyon's geographical location plays a major role in directing wildland fire into Orange County. Since 1980, the Santa Ana Canyon area has experienced 25 separate wildland fires, burning a total of 82,734 acres with the events ranging from one to more than 30,000 acres. ***Table PS-3: Significant Wildfires in Yorba Linda***, below lists the most notable and devastating fire events that have impacted Yorba Linda since 1980.

Table PS-3
Significant Wildfires in Yorba Linda

Fire Name	Year	Acres Burnt
Carbon Canyon Fire	1980	14,613
Owl Fire	1980	18,332
Gypsum Fire	1982	19,986
Sierra Peak Fire	2006	10,506
Freeway Complex Fire	2008	30,000+

Source: Orange County Fire Authority, *After Action Report Freeway Complex Fire, November 15, 2008.*

The 2008 Freeway Complex Fire was one of the largest wildland fires in Orange County history. The fire consumed over 30,000 acres, impacted six cities in four counties, and destroyed over 381 homes, commercial structures and out-buildings. The fire started in the City of Corona and was swiftly spread by the Santa Ana winds, causing widespread damage in the cities of Yorba Linda, Anaheim, and Corona, as well as to the Chino Hills State Park. The estimated cost for fighting the Freeway Complex Fire was approximately $16.1 million.[8]

The California Department of Forestry and Fire Protection (CAL FIRE) identifies Fire Hazard Severity Zones (FHSZ) and shares that information with local agencies. CAL FIRE map areas of FHSZ within Local Responsibility Areas (LRAs) and State Responsibility Areas (SRAs). Wildland fire protection in the State is the responsibility of either the local government, the State, or the federal government. LRAs include incorporated cities with service provided by municipal fire departments or fire protection districts.

[8] Orange County Fire Authority, *After Action Report Freeway Complex Fire, November 15, 2008*.

SRAs include areas of California in which the responsibility of preventing and stopping fires is the responsibility of the State.

Elements that are considered in determining the FHSZ include:

Vegetation- Vegetation is "fuel" to a wildfire and fire hazard considers the potential vegetation over a 50 year time period.

Topography- Fire burns faster on steep slopes.

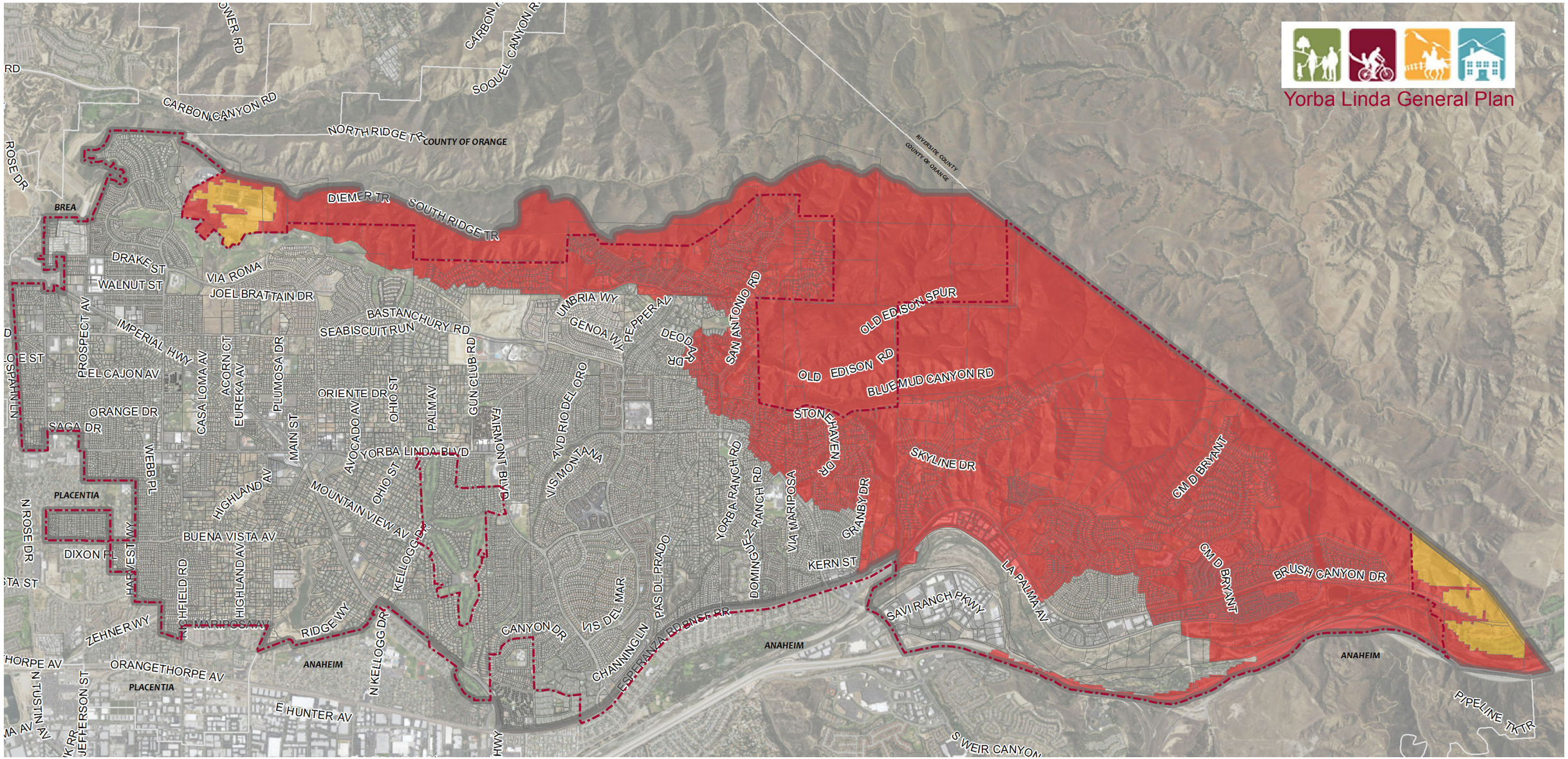
Weather- Fire burns faster and with more intensity when air temperature is high, relative humidity is low, and winds are strong.

Crown fire potential- Under extreme conditions, fires burn up into trees and tall brush.

Ember production and movement- Fire brands are blown ahead of the main fire.

Likelihood of wildfire- The likelihood of an area burning over a 30 to 50 year time period.

Exhibit PS-6: California Fire Hazard Severity Zones, shows the LRAs and SRAs Fire Hazard Severity Zones as designated by CAL FIRE which are located in Yorba Linda and surrounding areas.



City Boundary

Sphere of Influence

Wildfire Severity Zone

Moderate

High

Very High

N

California Fire Hazard Severity Zones

CalFire Fire Hazard Severity Zone GIS data, 2015.
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Exhibit PS-6

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Oil Well Hazards

Yorba Linda has a long history of oil production, dating back to the 1930s. There are several active wells in Yorba Linda; however, oil extraction in the City has been declining over the past several decades as resources are depleted. Several of the sites previously used for oil extraction have been redeveloped into residential, recreational or commercial uses. The large Shell oil field was redeveloped into the Black Gold Golf Course.

Hazards exist for both active and abandoned oil wells. Potential hazards from active oil wells include potential soil and groundwater contamination, as well as release of methane gas. The abandonment of oil wells falls within the jurisdiction of the California Department of Conservation, Oil, Gas, and Geothermal Resources (DOGGR). Oil wells are subject to regulations and oversight by DOGGR. Additionally, DOGGR provides regulations regarding the placement of structures on abandoned oil well sites. Abandoned wells must be vented to the atmosphere and plugged. A well is plugged by placing cement in the well-bore or casing at certain intervals as specified in California laws or regulations.

Hazardous Materials

Hazardous materials are substances that may pose a significant present or potential hazard to human health and safety and/or to the environment if released into the community. Hazardous materials are found in household cleaners, industrial solvents, paint, etc. Storage, transport and disposal of hazardous materials requires careful and sound management practices.

Hazardous Waste Management

Hazard waste management in the City of Yorba Linda is regulated by the County of Orange. The Orange County Environmental Health Division is designated as the Certified Unified Program Agency (CUPA) for the County of Orange. The CUPA is the local administrative agency that coordinates the regulation of hazardous materials and hazardous wastes in Orange County through the following six programs:

- Hazardous Materials Disclosure (HMD)
- Business Emergency Plan (BEP)
- Hazardous Waste (HW)
- Underground Storage Tank (UST)
- Aboveground Petroleum Storage Tank (APST)
- California Accidental Release Prevention (CalARP)

Additionally, the Orange County Environmental Health Division has a specialized Health Hazardous Materials Team (Health HazMat Team). The Health HazMat Team responds to incidents County-wide that involve a release or potential threat of hazardous materials and wastes that pose a physical, chemical, biological, or radiological hazard to the community. The Health HazMat Team responds to:

- Hazardous materials spills
- Clandestine drug lab operations
- Terrorism incidents
- Hazardous materials complaints

The City of Yorba Linda is responsible for informing the emergency service personnel in the County of the use and dangers of hazardous materials in the community in order to plan for and respond to potential emergencies and exposure to such materials; provide a system of disclosure to allow firefighters, health officials, planners, elected officials, and other emergency service personnel to meet their responsibilities for the health and welfare of the community while respecting trade secrecy; and to keep the community informed on the use and disposal of hazardous materials in the County.

Transportation of Hazardous Materials

The Federal Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials. The DOT establishes regulations for safe handling procedures, such as the packaging, marking, and routing of the transport of hazardous materials. The California Highway Patrol enforces the interstate transport of hazardous materials and hazardous waste.

In Yorba Linda, trucks are the primary mode of transportation for the movement of hazardous materials. The City of Yorba Linda has instituted truck restrictions on all streets within the City limits except for Imperial Highway. This truck restriction requires that trucks use Imperial Highway and that local and collector roads can only be used for local deliveries. Trucks must use the shortest route to the delivery site possible from Imperial Highway. There are no other designated routes or travel time restrictions for hazardous waste haulers who transport hazardous materials on City roads to access the State Route 91 Freeway (SR-91). The SR-91 is a major east-west transportation corridor in the region and is located just south of Yorba Linda.

While trucks are the primary mode of transportation, the Atchinson, Topeka, and Santa Fe Railroad travels through the southeast portion of Yorba Linda and is used to transport hazardous materials among other freight.

Related Plans and Programs

California Division of Mines and Geology

The California Division of Mines and Geology identifies and evaluates specific geologic and seismologic hazards with respect to their impact on land use planning and makes this information available to the public.

California Fire Plan

The California Fire plan is the state's road map for reducing the risk of wildfire. The Fire Plan is a cooperative effort between the State Board of Forestry and Fire Protections and the California Department of Forestry and Fire Protection. The objectives of the Fire Plan are to reduce fire costs and property losses, increase firefighter safety, and contribute to ecosystem health. The Fire Plan is structured to allow individual fire departments to establish plans and policies for land within their respective jurisdiction.

Orange County Hazardous Waste Management Program

Developed pursuant to the Tanner Act (1986), the Orange County Hazardous Waste Management Plan identifies current and projected future hazardous waste generation and management needs in Orange County. The plan provides the framework for the development of facilities to manage hazardous wastes and also sets in motion policy directives towards developing county-wide programs in areas such as waste reduction, and collection of hazardous wastes from households and small quantity businesses.

County Hazardous Waste Material Incident Response Plan

The County of Orange has developed a comprehensive plan which establishes the County's response organization, command authority, responsibilities, functions and interactions required to mitigate hazardous substance emergency incidents affecting Orange County. The plan identifies local, state, and federal responsibilities designed to minimize damage to human health, natural systems, and property caused by the release of hazardous substances.

Orange County's Household Hazardous Waste Element

The City of Yorba Linda participates in Orange County's Household Hazardous Waste Element. Its participation includes working with the California Department of Resources Recycling and Recovery (CalRecycle) office. The goals for the plan include education, places for disposal, monitoring of

regulation requirements and ultimately to significantly reduce disposal of household hazardous waste in solid waste landfills. The City of Yorba Linda supports these goals and assists the County with implementation.

Yorba Linda Source Reduction/Recycle Element

In compliance with AB 939, the City of Yorba Linda adopted a Source Reduction and Recycle Element, which is a separate document and not included in the General Plan. The Source Reduction component of the Element identifies specific objectives that are achievable, and, when possible, measurable and time specific. The objective of this component is to minimize the quantity of solid waste generated by targeting specific waste types.

The Recycling component of the Element identifies several programs that are aimed at increasing the recycling of waste. In addition to developing the programs, this Element describes programs to reduce waste, special disposal methods, and who is responsible for the implementation and monitoring of the programs.

Yorba Linda Emergency Response Plan

The Emergency Response Plan addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations. The plan does not apply to normal day-to-day emergencies. The Emergency Response Plan focuses on potentially large-scale disasters which can generate unique situations requiring unusual responses. Specifically, this includes emergencies which threaten life and property, and potentially impact the well-being of large numbers of people.

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Public Health and Safety Element Policy Program

Goal PS-1

The City's highest priority shall be the protection of human life.

Policy PS-1.1 Prioritize the protection of residents of the City, workers at businesses within the City, and invited guests of residents or businesses within the City over the protection of other persons in the event of a conflict of goals and resources.

Policy PS-1.2 Coordinate all available resources, including regularly contracted services, City employees, and organized volunteer groups in the event of a disaster.

Policy PS-1.3 Ensure appropriate response to recognized natural and manmade disasters with a high probability of occurrence.

Goal PS-2

The protection of property shall be the second highest priority.

Policy PS-2.1 Prioritize the protection of private property within the City in the event of a conflict of goals and resources.

Policy PS-2.2 Ensure all new development pays its share of costs and/or completes necessary improvements to mitigate impacts on existing infrastructure.

Policy PS-2.3 Review and evaluate existing traffic mitigation fees and develop new fees, if necessary, to fund the improvements identified in the General Plan in cooperation with other jurisdictions.

Policy PS-2.4 Proactively seek best practices in engineering and construction of structures to enhance occupant safety with particular emphasis on hazards identified by the City's disaster response plans.

Policy PS-2.5 Ensure that structures within very high fire zones include adequate fire sprinkler systems.

Goal PS-3

A community protected from hazards associated with geologic instability and seismic events.

Policy PS-3.1 Ensure stable soil and geologic conditions in the review of development

decisions, especially in regards to type of use, size of facility, and ease of evacuation of occupants.

Policy PS-3.2 Monitor known and potential geologic hazards in the City.

Policy PS-3.3 Mitigate the potential for landslides and seismic hazards in the engineering and construction of structures within the City.

Policy PS-3.4 Promote high standards for seismic performance of structures.

Policy PS-3.5 Promote the collection of relevant data on groundwater levels and soil types in regard to liquefaction susceptibility, landslide potential and subsidence risks.

Policy PS-3.6 Discourage the siting of habitable facilities and structures close to an active or potentially active fault.

Policy PS-3.7 Promote the use of earthquake survival and efficient post-disaster functioning in the siting, design and construction standards for structures and facilities.

Goal PS-4

Protect the lives and property of residents and visitors of the City from flood hazards.

Policy PS-4.1 Provide appropriate land use designations and regulations for areas subject to flooding.

Policy PS-4.2 Maintain natural drainage courses and keep them free of obstructions.

Goal PS-5

Protect the lives and property of residents and visitors of the City from wildfire hazards through preventative measures.

Policy PS-5.1 Reduce the risk for wildfires within the City.

Policy PS-5.2 Coordinate with the U.S. Forest Service, the Orange County Fire Authority, and private land owners to maintain landscape and provide buffers which will reduce the risk of wildfires.

Policy PS-5.3 Promote and support City programs aimed at reducing the risk of wildfires.

Policy PS-5.4 Educate the public as to the risks associated with wildfire hazards and promote wildfire reduction activities by residents.

Goal PS-6

Community protection from hazards associated with fires and crime.

Policy PS-6.1 Minimize the loss of life, damage to property, and the economic and social dislocations resulting from structural fires.

Policy PS-6.2 Consult with the responsible agencies to ensure that fire, police, and emergency services concerns are considered in the review of planning and development proposals.

Policy PS-6.3 Ensure that adequate police, fire, and emergency service facilities and personnel are maintained to provide service at sufficient levels.

Policy PS-6.4 Promote public safety education programs in the City.

Policy PS-6.5 Ensure that local streets and transportation corridors are sufficient in the event of fires within the City for safe evacuation.

Policy PS-6.6 Ensure that local streets and transportation corridors have adequate capacity for safe evacuation when new development is constructed.

Goal PS-7

Availability and effective response of emergency services following a disastrous event within the City.

Policy PS-7.1 Maintain the Emergency Response Plan that identifies all available resources and funds for use in the event of a disaster.

Policy PS-7.2 Establish procedures and implementation actions for rescue efforts, medical efforts, emergency shelters, and provision of supplies.

Policy PS-7.3 Coordinate with local, state, and federal agencies to reduce community risks in the event of a disaster.

Policy PS-7.4 Provide for an Emergency Operations Center for use in the event of a disaster, based on an inter-agency communication system.

Goal PS-8

Protect public health, safety, and welfare and the environment from exposure to hazardous materials and waste.

Policy PS-8.1 Establish planning procedures which consider the handling and transportation of hazardous materials and ensure that they are in accordance with

applicable County, State and Federal regulations.

Policy PS-8.2 Discourage transportation of hazardous materials on residential streets and establish transportation routes for the conveyance of hazardous materials.

Policy PS-8.3 Support implementation of and continue with participation in the Orange County's Household Hazardous Waste Plan.

Goal PS-9

A community with opportunities for healthy living and wellness.

Policy PS-9.1 Explore opportunities to address public health concerns through City policies, projects, programs, and regulations.

Policy PS-9.2 Support programs to coordinate regional, county, and local agencies, including schools, medical facilities, and community centers to improve public health and well-being.

11. Public Services and Utilities Element

Introduction

The Public Services and Utilities Element provides policy guidance to ensure the City provides adequate services and infrastructure to support the needs of residents and businesses.

Authority and Scope

The State of California Government Code Section 65302(b) requires that the General Plan include, *"local public utilities and facilities, all correlated with the land use element of the plan."*

Background

Exhibit PSU-1: Public Service Facilities, shows the location of the public service facilities which serve Yorba Linda.

Schools

The City of Yorba Linda is served by the Placentia-Yorba Linda Unified School District in addition to numerous private schools. The District has a student enrollment of over 25,000 students and includes 20 elementary schools, five middle schools, a K-8 school, four comprehensive high schools, one special education school, one continuation high school, a K-12 home school, and an independent study high school.

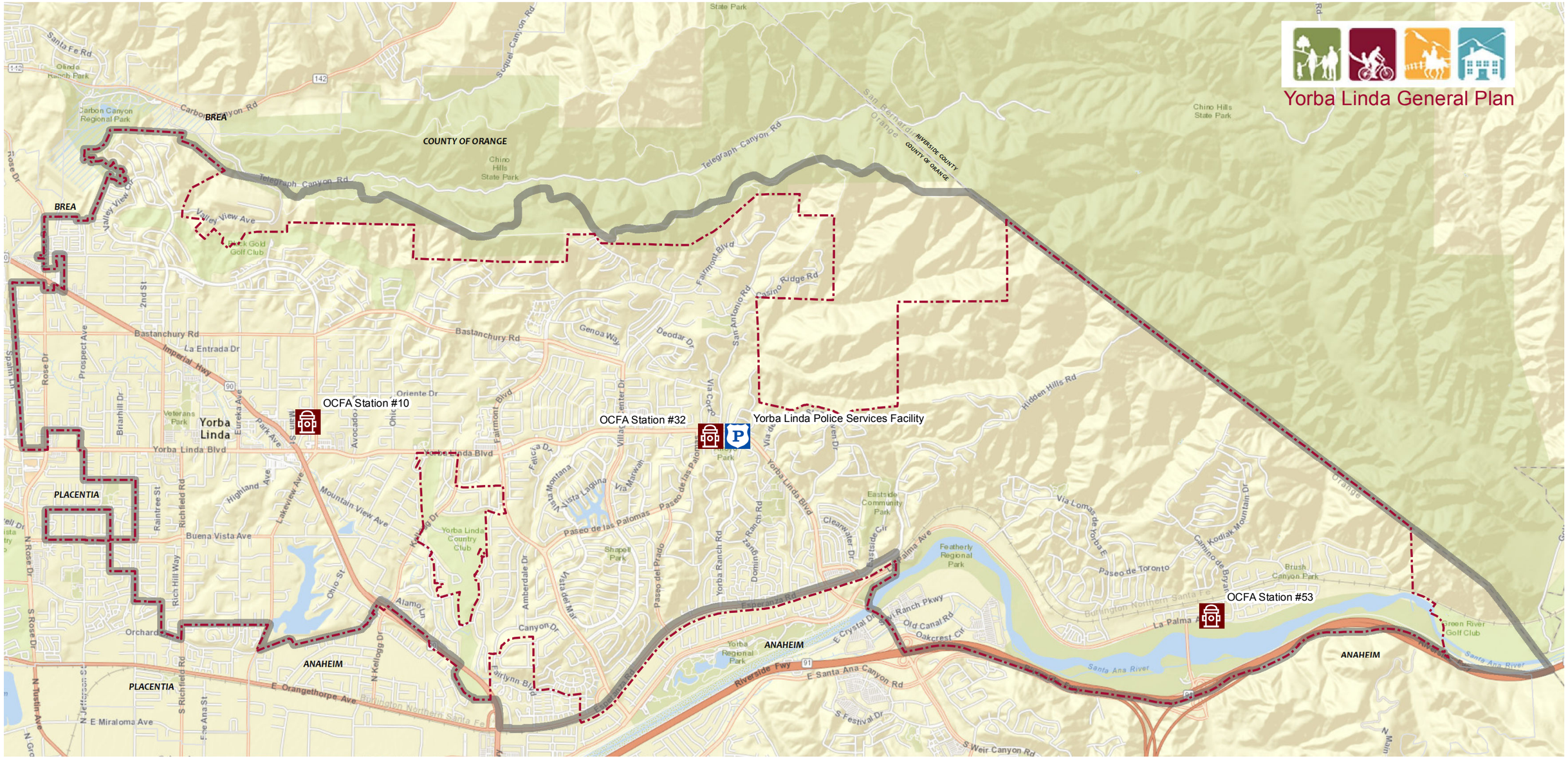
Fire Protection Services

Fire protection for the City of Yorba Linda is currently provided by the Orange County Fire Authority (OCFA). The OCFA is a regional fire service agency that serves 23 cities in Orange County and all unincorporated areas. The OCFA protects over 1,680,000 residents from its 71 fire stations located throughout Orange County. OCFA Reserve Firefighters work 10 stations throughout Orange County. *Table PSU-1: OCFA Fire Stations in Yorba Linda*, lists the three fire stations located in Yorba Linda.

Table PSU-1 OCFA Fire Stations in Yorba Linda			
Fire Station	Location	Staffing	Apparatus
Station 53	25415 La Palma Avenue	3 fire captains 3 fire apparatus engineers 3 firefighters	Dozer 2 Engine 353 PAU Engine 53
Station 10	18422 E Lemon Drive	3 fire captains 3 fire apparatus engineers 6 firefighters	Medic Engine 10 Patrol 10
Station 32	20990 Yorba Linda Boulevard	3 fire captains 3 fire apparatus engineers 6 firefighters Reserve firefighters	Medic Engine 32 Patrol 32 Water Tender 32

Police Protection Services

The City of Yorba Linda currently contracts with the Orange County Sheriff's Department for Police Services. The Orange County Sherriff's Department is served by approximately 4,000 sworn and professional staff members and over 800 reserve personnel. For the City, the Sherriff's Department is responsible for providing protection of citizens, the enforcement of laws, apprehension of criminals, and crime prevention. Law enforcement services include patrol, general and special crime investigation, traffic enforcement, collision investigation, parking enforcement, and a crime prevention unit. A Sherriff's lieutenant is designated at the Chief of Police Services and is responsible for the day-to-day operation of law enforcement services in the City.



City Boundary

Sphere of Influence

OCFA Station

Yorba Linda Police Services Facility

N

Public Service Facilities

OCFA and City of Yorba Linda maps, 2015.
K:\ORA_PLAN\094799001 - Yorba Linda General Plan\001_GENERAL PLAN DOCUMENT\Maps\MXD Maps\8_Public Services

Exhibit PSU-1

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Water System

The City receives water service from both the Yorba Linda Water District (YLWD) and the Golden State Water Company, which is a for-profit agency regulated by the Public Utilities Commission. YLWD is a ratepayer-owned, non-profit agency licensed by the California State Water Resources Control Board. YLWD is allowed to use wells to pump approximately 60-70 percent of demand from the Lower Santa Ana River Groundwater Basin and pays fees to the Orange County Water District. The remaining water demand is purchased from the Metropolitan Water District of Southern California through the Municipal Water District of Orange County. Groundwater is pumped from nine active wells located throughout the YLWD and imported water is treated at the Diemer Filtration Plant and is delivered to the YLWD system through four imported water connections.

Development projects are assessed fees for new water provision facilities by the YLWD to ensure that the water infrastructure in Yorba Linda is capable of meeting the demands of domestic and commercial water usage.

Wastewater System

The Yorba Linda Water District (YLWD) maintains the sewer systems within the City. The YLWD owns and maintains nearly 150 miles of various diameter sewer pipes and one sewer lift station. Wastewater collected within the YLWD is delivered to the Orange County Sanitation District (OCSD) trunk sewer line for treatment and disposal. Wastewater flows by gravity to OCSD's Reclamation Plant No. 1, which is located in the City of Fountain Valley. The plant provides advanced primary and secondary treatment and supplies secondary-treated water to the Orange County Water District which further treats and distributes the water for various uses, including groundwater recharge, and operation of an ocean water intrusion barrier system. Development projects are assessed fees for new sewer provision facilities by the YLWD.

Storm Drain System

In Yorba Linda, storm drains flow directly to local creeks and rivers, like the Santa Ana River, and eventually into the Pacific Ocean. Maintenance of the City's storm drain system is the responsibility of Yorba Linda's Department of Public Works. In addition to managing the day-to-day maintenance work, Public Works also designs and constructs new storm drain facilities as well as major capital improvements to existing facilities. Two important planning considerations in regards to storm drain

systems are 1) ensuring adequate capacity to collect and carry storm water; and 2) working to reduce pollutants in storm water.

The 1972 Federal Clean Water Act (CWA) established the National Pollutant Discharge Elimination System (NPDES) Permit Program to regulate the discharge of pollutants from point sources, such as sewage treatment plants and industrial facilities, to the waters of the United States. The City of Yorba Linda participates in the NPDES permit program, which includes public education, regulatory requirements for existing and new development, increased inspections, monitoring, revision, and the adoption of more restrictive development standards.

Public Services and Utilities Element Policy Program

Goal PSU-1

Maintenance and improvement of local school facilities that serve the City.

Policy PSU-1.1 Work with the Placentia-Yorba Linda Unified School District to properly serve the educational needs of Yorba Linda's school-age children.

Policy PSU-1.2 Continue efforts to cooperatively resolve service demands for educational facilities.

Policy PSU-1.3 Continue to monitor the impacts of new development and redevelopment on city-serving schools.

Goal PSU-2

A high level of fire protection services which adequately serves the community.

Policy PSU-2.1 Ensure that adequate fire facilities and personnel are maintained by the County and contracted by the City to provide adequate service levels.

Policy PSU-2.2 Work directly with fire protection agencies to annually assess fire protection services and to evaluate the adequacy of facilities and resources serving the City.

Policy PSU-2.3 Use the development review process to assess the impact of new development on fire protection services and to ensure that increased demand for emergency services will be adequately served.

Policy PSU-2.4 Ensure that existing and new developments maintain or exceed standards for fire prevention to minimize the risk of fire.

Goal PSU-3

A high level of police protection services which adequately serve the community and provide a sense of safety to residents.

Policy PSU-3.1 Ensure that sufficient law enforcement facilities and personnel are maintained by the County and contracted by the City to provide adequate service levels.

Policy PSU-3.2 Work directly with the law enforcement agencies to annually assess crime prevention and law

enforcement services and to evaluate the adequacy of facilities and resources serving the City.

Policy PSU-3.3 Use the development review process to assess the impact of new development on police protection services and to ensure that increased demand for emergency services will be adequately served.

Goal PSU-4

A strong sense of community and opportunities for the continuing education and entertainment of the community.

Policy PSU-4.1 Continue to provide space for community activities and actively promote City events to the community.

Policy PSU-4.2 Work with the Yorba Linda Library to ensure adequate facilities for the current and future population.

Policy PSU-4.3 Support senior programs and services to serve the recreational needs of the City's senior population.

Goal PSU-5

Efficient, high-quality public infrastructure facilities and utility services throughout the City.

Policy PSU-5.1 Support projects, programs, policies and regulations to ensure that development is appropriate in scale to current and planned infrastructure capabilities.

Policy PSU-5.2 Work with the Yorba Linda Water District to ensure adequate wastewater facilities for all new developments.

Policy PSU-5.3 Coordinate development with the Capital Improvement Plan (CIP) to ensure completion of high-priority facility and infrastructure elements.

Policy PSU-5.4 Provide storm drainage in accordance with best management practices and all adopted plans. Assess the system's ability to accommodate current and future users and include all necessary improvements in development plans.

Policy PSU-5.5 Identify and improve areas experiencing localized storm drainage problems for storm drain improvements.

Policy PSU-5.6 Promote and coordinate efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and

regulations of the California Public Utilities Commission.

Goal PSU-6

An adequate, safe, and reliable water supply.

Policy PSU-6.1 Support regional and local efforts to ensure that an adequate water supply, including groundwater, remains available.

Policy PSU-6.2 Support regional and local efforts to promote water efficiency and conservation.

Policy PSU-6.3 Promote water efficient practices in site and building design for public and private projects.

Policy PSU-6.4 Work with the Yorba Linda Water District to ensure adequate water supply for all new developments.

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12. Noise Element

Introduction

The Noise Element provides goals and policies to protect local citizens from the harmful effects of excessive exposure to noise. Physical health, psychological stability, social cohesion, property values, and economic productivity are factors affected by excessive amounts of noise. Noise, as it has been simply defined, is "unwanted sound," and is an undesirable by-product of activities within the community that permeates the environment and causes disturbance.

To protect citizens from excessive exposure to noise, the Noise Element examines noise sources in the City to identify and appraise the potential for noise conflicts and problems. Existing and future noise environments and the compatibility of land uses are considered in the Element, as well as sensitive receptors and generators of stationary noise. The Noise Element further identifies ways to reduce existing and potential noise impacts.

Authority and Scope

The Noise Element recognizes the land use compatibility guidelines established by the State Department of Health Services. The California Government Code Section 65302(f) requires a General plan include:

> *A noise element that shall identify and appraise noise problems in the community. The noise element shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:*
>
> *a) Highways and freeways*
> *b) Primary arterials and major local streets.*
> *c) Passenger and freight online railroad operations and ground rapid transit systems.*
> *d) Commercial, general aviation, helicopter, helistop, and military airport operations, aircraft overflights, jet engine test stands and all other ground facilities and maintenance functions related to airport operation.*
> *e) Local industrial plants, including, but not limited to, railroad classification yards.*
> *f) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment.*

Existing Setting

Acoustic Fundamentals

Noise is generally defined as sound that is loud, disagreeable, or unexpected. Sound is mechanical energy transmitted in the form of a wave because of a disturbance or vibration. Sound levels are described in terms of both amplitude and frequency.

Amplitude

Amplitude is defined as the difference between ambient air pressure and the peak pressure of the sound wave. Amplitude is measured in decibels (dB) on a logarithmic scale. For example, a 65 dB source of sound, such as a truck, when joined by another 65 dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the source strength increases the sound pressure by 3 dB). Amplitude is interpreted by the ear as corresponding to different degrees of loudness. Laboratory measurements correlate a 10 dB increase in amplitude with a perceived doubling of loudness and establish a 3 dB change in amplitude as the minimum audible difference perceptible to the average person.

Frequency

The frequency of a sound is defined as the number of fluctuations of the pressure wave per second. The unit of frequency is the Hertz (Hz). One Hz equals one cycle per second. The human ear is not equally sensitive to sound of different frequencies. For instance, the human ear is more sensitive to sound in the higher portion of this range than in the lower and sound waves below 16 Hz or above 20,000 Hz cannot be heard at all. To approximate the sensitivity of the human ear to changes in frequency, environmental sound is usually measured in what is referred to as "A-weighted decibels" (dBA). On this scale, the normal range of human hearing extends from about 10 dBA to about 140 dBA.

Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels. When community noise interferes with human activities or contributes to stress, public annoyance with the noise source increases. The acceptability of noise and the threat to public well-being are the basis for land use planning policies preventing exposure to excessive community noise levels.

Existing Noise Environment

Short-term (10-minute) noise level measurements were conducted on May 3, 2016 for the purpose of documenting and measuring the existing noise environment at various locations throughout the City. Measurement locations were selected near major noise sources located in the vicinity of proposed focus areas and other locations within the community. Noise measurement locations are depicted on *Exhibit N-1: Noise Measurement Locations*.

Noise Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses that would result in noise exposure that could cause health-related risks to individuals. Places where quiet is essential are also considered noise-sensitive uses. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Other land uses such as libraries, places of worship, and recreation areas are also considered noise-sensitive land uses.

Noise-sensitive land uses within the City of Yorba Linda consist predominantly of residential land uses. Other noise-sensitive land uses located within the City of Yorba Linda include schools, places of worship, and community parks.

Noise Sources

Surface Transportation Sources

Roadway Vehicular Traffic

Noise from vehicular traffic on area roadways is a primarily source of ambient noise in the City. Major sources of noise include the California State Route 91 (SR-91), Imperial Highway and Yorba Linda Boulevard.

Railroad Traffic

The BNSF Railroad main line is generally located along the City's southern boundary. Roughly 60 freight trains travel along this corridor over a 24-hour period. The number of freight trains and hours of operation can vary depending on market demands. Approximately 25 Metrolink and two Amtrak trains also utilize this rail corridor on a daily basis. Approximately 76 percent of passenger train traffic along this corridor occurs during the daytime hours, between 7:00 a.m. and 10:00 p.m. As a result, average-daily noise levels along this rail corridor are largely dominated by freight trains.

Train noise events can be a source of intermittent noise, including noise generated by locomotive engines, wheel squeal, and warning horns. These instantaneous noise events can contribute to increased levels of annoyance to occupants of nearby noise-sensitive land uses. To partially mitigate noise produced by trains on surrounding land uses, a barrier has been constructed along the Esperanza Road, between Yorba Linda Boulevard at the eastern extent to the City's western boundary near Echo Hill Lane. However, the proposed Fairlynn County Island and East Gateway Focus areas are largely unshielded from train noise.

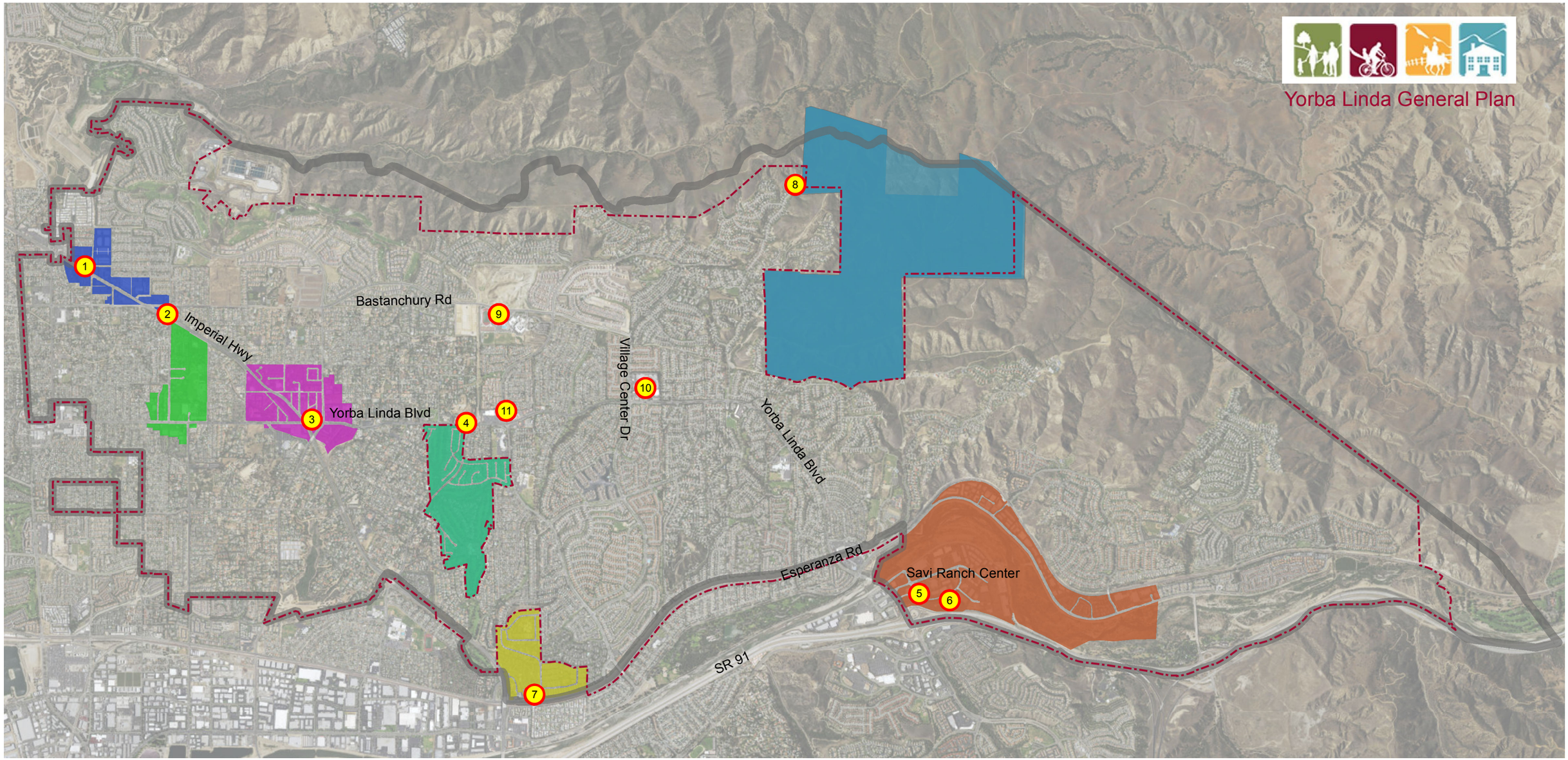
Aircraft Overflights

There are no airports or airfields located within the City. The nearest airports include the City of Fullerton's Municipal Airport, located roughly 7 miles to the west, the LA/Ontario International Airport located roughly 12 miles to the northeast, and the El Monte Airport located approximately 16 miles to the northwest. The Riverside Municipal Airport is located roughly 17 miles to the east. However, although no airports or airfields are located in the City, noise generated by aircraft overflights may be noticeable, particularly during the quieter nighttime hours. In addition, helicopter overflights may also contribute to intermittent increases in ambient noise levels. Intermittent noise events associated with aircraft overflight may result in increases in annoyance and potential sleep disruption to occupants of nearby residential dwellings.

Stationary Sources

From a land-use planning perspective, stationary-source noise control issues focus on two goals: (1) preventing the introduction of new noise-producing uses in noise-sensitive areas; and (2) preventing encroachment of noise-sensitive uses upon existing noise-producing facilities. The first goal can be achieved by applying noise performance standards to proposed new noise producing uses. The second goal can be met by requiring that new noise-sensitive uses near noise-producing facilities include mitigation measures to ensure compliance with noise performance standards. Each of these goals stresses the importance of avoiding the location of new uses that may be incompatible with adjoining uses.

Within the City of Yorba Linda, non-transportation noise sources are predominantly associated with commercial and light industrial activities. Depending on the type of operation, noise sources associated with commercial and industrial activities may include mechanical equipment, loading and unloading of vehicles and trucks, as well as amplified or unamplified communications. To a lesser extent, stationary sources of noise may also include common building or home mechanical equipment, such as air conditioners, ventilation systems, or pool pumps. These noise sources can be continuous or intermittent and may contain tonal components that are annoying to individuals who live nearby. Noise generated by stationary sources are often directional and can vary depending on various factors, including site conditions, distance from source, shielding provided by intervening terrain and structures, and ground attenuation rates.



Noise Measurement Locations

City Boundary

Sphere of Influence

Focus Areas

- Cielo/Esperanza
- Civic Core
- Community Core
- East Gateway
- Fairlynn
- West Gateway
- Yorba Linda Country Club

N

Noise Measurement Locations

K:\ORA_PLAN\094799001 - Yorba Linda General Plan\WORKING FILES\Maps\MXD Maps

Exhibit N-1

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Construction Activities

Construction noise typically occurs intermittently and varies depending upon the nature or phase (e.g., demolition/land clearing, grading and excavation, erection) of construction. Noise generated by construction equipment, including pile drivers, material handling equipment, pavers, jackhammers, and portable generators, can result in intermittent and prolonged increases in ambient noise levels. Although construction noise impacts are generally short-term, they can result in increased levels of annoyance to occupants of nearby residential dwellings. Noise-generating construction activities are currently regulated through implementation of the City's Noise Control ordinance, which generally limits these activities to the less noise-sensitive daytime hours.

Related Plans and Programs

Federal

U.S. Environmental Protection Agency

In 1974, the U.S. Environmental Protection Agency (EPA) Office of Noise Abatement and Control published a report entitled Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety. Although this document does not constitute EPA regulations or standards, it is useful in identifying noise levels at which increased levels of annoyance would be anticipated. Based on an annual-average day-night noise level (expressed as Ldn or DNL), the document states that "undue interference with activity and annoyance" will not occur if outdoor noise levels in residential areas are below 55 dBA Ldn and indoor levels are below 45 dBA Ldn (EPA 1974).

Department of Housing and Urban Development

The Federal Department of Housing and Urban Development (HUD) guidelines for the acceptability of residential land uses are set forth in the Code of Federal Regulations, Title 24, Part 51, "Environmental Criteria and Standards." These guidelines identify a noise exposure of 65 dBA Ldn, or less, as acceptable. Exterior noise levels of 65 to 75 dBA Ldn are considered normally acceptable, provided appropriate sound attenuation is provided to reduce interior noise levels to within acceptable levels. Exterior noise levels above 75 dBA Ldn are considered unacceptable. The goal of the interior noise levels for residential, hotel, and hospital/nursing home uses is 45 dBA Ldn. These guidelines apply only to new construction supported by HUD grants and are not binding upon local communities.

State

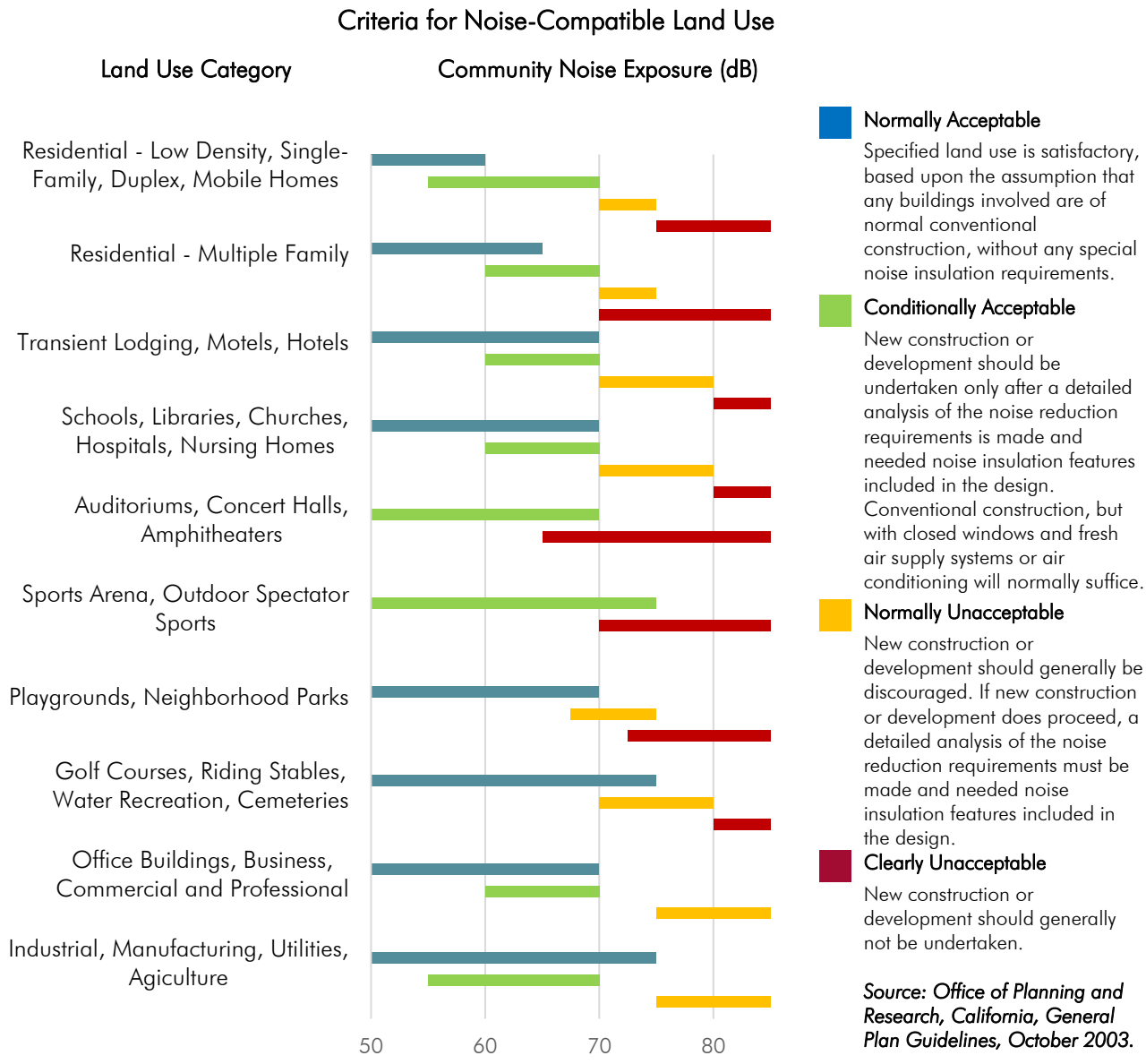
California Building Code

Title 24 of the California Code of Regulations contains standards for allowable interior noise levels associated with exterior noise sources (California Building Code, 1998 edition, Volume 1, Appendix Chapter 12, Section 1208A). The standards apply to new hotels, motels, dormitories, apartment houses,

and dwellings other than detached single-family residences. The standards state that the interior noise level attributable to exterior sources shall not exceed 45 dBA CNEL in any habitable room. Proposed multi-family residential structures to be located where the CNEL exceeds 60 dBA shall require an acoustical analysis showing that the proposed building design would achieve the prescribed allowable interior noise standard.

State of California General Plan Guidelines

The State of California General Plan Guidelines (State of California 2003), published by the Governor's Office of Planning and Research (OPR), also provides guidance for the acceptability of projects within specific noise environments. Based on these guidelines, residential uses, churches, libraries, and hospitals are "normally unacceptable" in areas where the exterior noise level exceeds 70 dBA CNEL and "conditionally acceptable" within exterior noise environments between 60 and 70 dBA CNEL. Noise levels of up to 60 dBA CNEL are considered "normally acceptable". The goal of these noise standards is, in part, to allow for a "normally acceptable" interior noise level of 45 dBA CNEL. For instance, assuming an average exterior-to-interior noise reduction of 15 dBA (with windows partially open), an exterior noise level of 60 dBA CNEL, or less, would be sufficient to achieve an interior noise level of 45 dBA CNEL. Higher exterior noise levels may be allowed provided that noise-reduction measures are incorporated to achieve acceptable interior noise levels. Within "conditionally acceptable" exterior noise environments, conventional construction with incorporation of fresh air circulation systems sufficient to allow windows to remain closed would normally suffice. Compliance with current building code requirements and with windows closed, exterior-to-interior noise reductions typically average approximately 25 dBA or more. However, the state stresses that these guidelines can be modified to reflect communities' sensitivities to noise. Adjustment factors may also be used in order to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution. The State recommended noise criteria for land use compatibility are summarized in following Criteria for Noise-Compatible Land Use table summarizes the suggested use of the CNEL/L_{dn} metrics for evaluating land use noise compatibility as outlined in the Governor's Office of Planning and Research General Plan Guidelines.



Source: Office of Planning and Research, California, General Plan Guidelines, October 2003.

Local

City of Yorba Linda General Plan Noise Element

The existing Noise Element of the City of Yorba Linda General Plan (1993) includes noise standards intended to ensure compatibility of proposed land uses within exterior noise environments and that noise levels at adjacent land uses do not exceed acceptable levels. These standards are also designed to protect existing land uses, including transportation and industry, from encroaching urban uses.

City of Yorba Linda Municipal Code

The City of Yorba Linda Municipal Code (Title 8, Health & Safety, Chapter 8.32, Noise Control) includes various provisions intended to protect community residents from prolonged unnecessary, excessive, and annoying sound levels that are detrimental to the public health, welfare, and safety, or are contrary to the public interest. Examples of noise sources subject to the City's municipal Code include, but are not limited to, industrial and commercial machinery and equipment, pumps, fans, compressors, generators, air conditioners and refrigeration equipment. Section 8.32.060 of the City's noise ordinance establishes exterior noise standards for noise-sensitive land uses, which include residential areas, hospitals, schools, and churches. These exterior noise standards are summarized in the following *Table N-1: Municipal Code Exterior Noise Standards*. In addition, Section 8.32.070 establishes interior noise standards for residential uses, which are summarized in *Table N-2: Municipal Code Interior Noise Standards for Residential Uses*.

Table N-1
Municipal Code Exterior Noise Standards

Time Period	Noise Standards (dBA)
7 a.m. – 10 p.m.	55
10 p.m. – 7 a.m.	50

The following exterior standards shall not exceed:
1.The noise standard for a cumulative period of more than thirty minutes in any hour;
2.The noise standard plus five dB(A) for a cumulative period of more than fifteen minutes in any hour;
3.The noise standard plus ten dB(A) for a cumulative period of more than five minutes in any hour;
4.The noise standard plus fifteen dB(A) for a cumulative period of more than one minute in any hour; or
5.The noise standard plus twenty dB(A) for any period of time.
In the event the ambient noise level exceeds any of the five noise limit categories stated in subsection B of this section, the cumulative
period applicable to said category shall be increased to reflect said ambient noise level. Furthermore, the maximum permissible noise level
shall never exceed the maximum ambient noise level.
Each of the noise limits specified in this section shall be reduced by five dB(A) for impact or simple tone noises or for noises consisting of
speech or music.
Source: City of Yorba Linda 2016

Table N-2
Municipal Code Interior Noise Standards for Residential Uses

Time Period	Noise Standards (dBA)
10 p.m. – 7 a.m.	45

The following interior standards shall not exceed:
1.Forty-five dB(A) for a cumulative period of more than five minutes in any hour;
2.Fifty dB(A) for a cumulative period of more than one minute in any hour; or
3.Fifty-five dB(A) for any period of time.
In the event that the ambient noise level exceeds any of the above three noise limit categories, the cumulative period applicable to said
category shall be increased to reflect said ambient noise level. Furthermore, the maximum permissible noise level shall never exceed the
maximum ambient noise level.
Source: City of Yorba Linda 2016

Noise sources associated with construction-related activities are typically exempt provided the activities do not take place between the hours of eight p.m. and seven a.m. on weekdays, including Saturday, or at any time on Sunday or federal holidays. Various other activities are also exempt, including, but not limited to, school entertainment and athletic events, mobile sources associated with agricultural activities, and emergency response activities.

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Noise Element Policy Program

Goal N-1

Indoor and outdoor living areas that are adequately protected from excessive transportation noise impacts.

Policy N-1.1 Ensure existing transportation noise sources comply with the City's noise ordinance.

Policy N-1.2 Consider appropriate technologies to mitigate excessive noise levels where necessary or where feasible.

Policy N-1.3 Ensure noise mitigation measures are clearly articulated and implemented prior to the approval of new roadway projects.

Policy N-1.4 Ensure potentially excessive noise generators provide for the highest feasible level of noise mitigation and compliance with local, state, and federal noise standards.

Policy N-1.5 Promote alternative transportation modes such as walking, bicycling, equestrian transportation, and transit to contribute to reducing or minimizing potential noise impacts.

Goal N-2

Noise and land use compatibility.

Policy N-2.1 Ensure compliance with the City's established noise thresholds for various land uses.

Policy N-2.2 Ensure compliance with the City's established noise thresholds for noise sensitive receptors, land uses, and activities.

Policy N-2.3 Ensure noise producing land uses and activities are designed and located to consider impacts to adjacent uses and activities.

Goal N-3

Mitigate noise impacts from non-transportation sources.

Policy N-3.1 Ensure compliance with standards and procedures for mitigating construction-related activities that introduce excessive noise levels.

Policy N-3.2 Promote coordination among City agencies involved in noise abatement.

Goal N-4

Project approvals that include conditions to mitigate noise impacts.

Policy N-4.1	Consider noise impacts in the siting, design, and construction of new development to minimize noise impacts.
Policy N-4.2	Consider alternative architectural layouts as a means of meeting noise requirements.
Policy N-4.3	Consider a combination of noise barriers, landscape berms, and architectural design treatments when needed to mitigate noise impacts.
Policy N-4.5	Consider measures which alter, prohibit or mitigate noise generating uses through site design.

13. Growth Management Element

Introduction

The Growth Management Element provides a framework to guide growth and development based upon the City's ability to provide an adequate circulation system and public facilities. Planning and provision of mobility improvements, public services, and public facilities are important considerations for orderly and sustainable growth and development to occur. Given the broad scope of the Growth Management Element, many related goals and policies are addressed elsewhere in the General Plan, particularly the Land Use, Circulation, Public Services, and Public Health and Safety elements.

Authority and Scope

This Element is not required per California Government Code Section 65302; however, as growth management is of importance to the community, it is prepared as an optional element per California Government Code Section 65303.

Legislative Context

Measure M

Since 1991, Measure M has been an important aspect behind traffic congestion relief in Orange County. Measure M is the half-cent sales tax for transportation improvements first approved by Orange County voters in 1990, and renewed by voters for a 30-year extension in 2006. The combined measures raise the sales tax in Orange County by one-half cent through 2041 to help alleviate traffic congestion.

Revenue generated by both measures is returned to local jurisdictions for use on local and regional transportation improvements and maintenance projects. To receive Measure M funds, the city must submit to OCTA a statement of compliance with the Countywide Growth Management components that are summarized below.

1. Adoption of a Growth Management Element that includes
    - Traffic level of service standards
    - A development mitigation program
    - A development phasing and annual monitoring program
2. Participation in inter-jurisdictional planning forums

3. Development of a seven-year capital improvement program
4. Assessment of housing options and job opportunities
5. Adoption of a Transportation Demand Management Ordinance

Measure M1

Under the first Measure M program (M1), more than $4 billion worth of transportation improvements for Orange County were achieved, including the widening of State Route 22 (SR-22). As a result, M1 was responsible for adding 192 freeway lane miles, improving 170 intersections and 38 freeway interchanges, and implementing Metrolink service in Orange County, which now carries the equivalent of one lane of traffic on Interstate 5 (I-5).

Measure M2

In 2006, voters approved a continuation of transportation improvements through the Measure M Transportation Investment Plan (M2). The renewed measure plans to deliver approximately $15.5 billion worth of transportation improvements to Orange County by the year 2041. Major improvement plans focus on Orange county freeways, streets and roads, transit and environmental programs. Measure M2 no longer requires Orange County jurisdictions to prepare a Growth Management Element to comply with program requirements, the City of Yorba Linda has amended its 1993 Growth Management Element to continue its commitment to balance local growth with the ability of the local roadway system to support it.

Proposition 111

In 1990, the California Legislature enacted the Congestion Management Program (CMP) to implement Proposition 111, a state-wide transportation funding proposal that required local governments to implement mitigation measures to offset the impacts from new development on the regional transportation system.

The program required, among other things, that every county designate a congestion management agency, which in turn would designate a regional roadway network for monitoring purposes and develop a plan to address deficiencies in levels of service on the network. OCTA is the designated congestion management agency (CMA) for Orange County and is responsible for the conformance monitoring and biennial updating of Orange County's CMP.

Many of the Proposition 111 requirements are the same or similar to the requirements of Measure M, such as requirements to include traffic level of service (LOS) standards and a seven-year capital improvement program.

Growth Management Element Policy Program

Goal GM-1

Adequate infrastructure and public services provided to areas within the City limits and, if determined appropriate, to areas outside City limits and within its sphere of influence.

Policy GM-1.1	Ensure that new development pays its share of the costs of public facilities and services needed to serve new residents.
Policy GM-1.2	Collaborate with adjacent jurisdictions to ensure that infrastructure and public services are provided in a timely and high-quality manner.
Policy GM-1.3	Promote the establishment of development phasing plans for new development within the City corresponding to required improvements.

Goal GM-2

Reduced traffic congestion.

Policy GM-2.1	Maintain a Level of Service "D" or better along all City arterials and at intersections during peak hours.
Policy GM-2.2	Ensure that new development pays its fair share of street improvement costs associated with local and regional traffic mitigation.
Policy GM-2.3	Integrate land use and transportation planning to provide adequate transportation system service standards.
Policy GM-2.4	Adopt and maintain a seven-year CIP in conformance with the provisions of Measure M for the purpose of maintaining the LOS standards established in this Element.
Policy GM-2.5	Maintain consistency with OCTA Congestion Management Plan and Master Plan of Arterial Highways pursuant to the requirement of state law to continue to receive State gasoline sales tax revenues.

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