

**FINAL  
INITIAL STUDY AND  
MITIGATED NEGATIVE DECLARATION**

**Fairlynn Townhomes  
PLANNING APPLICATION NO. (PA) 21-0111  
VESTING TENTATIVE TRACT MAP NO.19161  
INITIAL STUDY 21-0111**

**Prepared for:**



**County of Orange  
OC Public Works, Development Services/Planning  
601 North Ross Street  
Santa Ana, CA 92701-4048**

**Prepared by:**

**Kimley-Horn and Associates, Inc.  
1100 Town and Country Road, Suite 700  
Orange, California 92868**

**October 2023**

## Table of Contents

Section 1: Introduction .....	1
Section 2: Summary of Comments Received and Responses .....	3
Comments From Public Agencies .....	5
Comments From Interested Persons .....	7
<i>Displacement of Retail and Tenants</i> .....	7
<i>Density and Character of Development</i> .....	7
<i>Parking</i> .....	7
<i>Property Values</i> .....	8
<i>Aesthetics</i> .....	8
<i>Noise</i> .....	9
<i>Recreation</i> .....	10
<i>Traffic</i> .....	11
<i>Utilities</i> .....	11
Section 3: Errata .....	13
Section 4: Mitigation Monitoring and Reporting Program .....	16
Section 5: References .....	<b>Error! Bookmark not defined.</b>

### List of Tables

Table 1: Mitigation Monitoring and Reporting Checklist .....	17
--	----

### Appendix

A	Comments Received
---	-------------------

## Section 1: Introduction

### Introduction

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15074, the County of Orange (County), as the Lead Agency, must consider the Initial Study and Mitigated Negative Declaration (IS/MND) for the Fairlynn Townhomes Project together with any comments received during the public review process. Responses have been prepared to comments received during the public review period.

### Project Site Location

The approximately 2.58-acre Project site (Assessor Parcel Numbers [APN] 349-071-17) is located at 6821 Fairlynn Boulevard in unincorporated Orange County (County), California. The Project site is in the northeastern part of the County, approximately 0.1 mile north of the City of Anaheim and approximately 0.2 mile south of the City of Yorba Linda. The rectangular site is generally bordered by Fairgreen Avenue to the north, Fairlynn Boulevard to the east, a 76 gas station with a food mart and Esperanza Road to the south, and the Fairgreen Homes multi-family residential development to the west. Regional access to the site is provided from State Route (SR 90/Imperial Highway) and SR 91. SR 90 is approximately 0.1 mile west of the Project site, and SR-91 approximately one-half mile to the south of the site. Local access is provided by Esperanza Road and Fairlynn Road.

### Project

The Fairlynn Townhomes Project (proposed Project or Project) would allow for construction of a multi-family residential development. To implement the proposed Project, three existing multi-tenant buildings, totaling approximately 19,250 square feet (sf), located within the Esperanza Village neighborhood retail center, would be demolished. The existing surface parking lot, landscaped islands, and security lighting associated with the commercial development would be removed. The proposed Project would construct a residential community with 44 three-story multi-family townhomes clustered in eight buildings.

Project entitlements include Vesting Tentative Tract Map 19161 to subdivide the Project site for condominium purposes and a Use Permit.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed project in accordance with CEQA Guidelines Section 15070.

### CEQA Requirements

CEQA Guidelines Section 5204(b) states that “persons and public agencies should focus on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should: identify the specific effect; explain why they believe the effect would occur; and explain why they believe the effect would be significant.”

The County provided the mandatory 20-day period for public and agency review. The proposed Project does not qualify as a project of Statewide, Regional, or Areawide Significance per CEQA Guidelines Section 15206, therefore the 20-day review period is satisfactory. In addition, in compliance with the Governor’s Executive Order No. N-54-20, Section 8(b), the Notice of Intent to Adopt a Mitigated Negative Declaration and proposed IS/MND were uploaded to the State Clearinghouse CEQAnet Web Portal. The State Clearinghouse assigned SCH No. 2023070560 to the Project.

The Notice of Intent to Adopt a Mitigated Negative Declaration and proposed IS/MND with supporting attachments were available for review by the general public at:

- County of Orange, OC Public Works Development Services/Planning Website: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/3rd-district/pa-21-0111>
- CEQAnet Web Portal in the Governor's Office of Planning and Research (<https://ceqanet.opr.ca.gov/>).

In addition to the two online locations identified above, the public Notice of Intent to Adopt a Mitigated Negative Declaration was also provided in the following manner:

- Filed with the Orange County Clerk-Recorder from July 25 through August 24, 2023;
- Posted at the public entrance of the County Administrative South building from July 25 through August 24, 2023;
- Posted at the entrance to the Esperanza Village (Project site) on July 25, 2023.

## Section 2: Summary of Comments Received and Responses

The 63 comments letters from 57 recipients that were received on the IS/MND during the public review period are listed below. Comments received after the close of the public comment period were accepted and considered in this Final Initial Study.

<b>Public Agencies, , Native American Tribal Representatives, Organizations and Interested Persons</b>
<b>Public Agencies</b>
Tamera Rivers, Management Analyst, Orange County Fire Authority (OCFA)
Sam Wang, Program Supervisor, South Coast Air Quality Management District (SAQMD)
Ariel Bacani, Assistant Engineer III, Yorba Linda Water District
<b>Native American Tribal Representatives</b>
Joyce Stanfield Perry, Cultural Resource Director, Juaneño Band of Mission Indians, Acjachemen Nation
<b>Organizations and Interested Persons</b>
Fairgreen Homes Association
Coreland Companies
DeBeikes Investment Company
Wendy Bailey
Debbie and Mike Barba
Meredith Bowdish
David Buranich
Bree Haus
Beatrice K.
Linda Kahler
Edward Kazimierski
Elisabeth Kazimierski
Kalina Kazimierski
Kayu Kazimierski
Krystian Kazimierksi
Jason Miller
Shirley Murray
Kim M.L. Pascarella
Mar Robbart
Darren Shimasaki
Adrianna Sobaszek
Dominik Sobaszek
Veronica Traub
Michelle Vickers
Rodney Pierce
Vincent Deceglie
Ariel Logan

<b>Public Agencies, , Native American Tribal Representatives, Organizations and Interested Persons</b>
Maria Gonzalez
M. Hnatenko
Maria Monterrosas
Jennifer Shanahan
Jason Moody
Lacy Easton
Chris Guiterrez
Cynthia Romines-Hart
Anthony Tessores
Patrick A. Hammel
Ryan McCarty
Miles (last name not provided)
Sarah Monroy
Jessica Fitz
Dave Rese
Jackie (last name not provided)
Peter Wang
Arthur P.
Heather Murphy
Ed G.
Tod Cooper
Alexa McPhillips
Rick Clader
Sarah Connell
JD Blackamore
Israel Pinedo

The public agency and Native American tribal representative letters are responded to individually below. The responses to the interested persons and organization comment letters are grouped into the following topics/themes:

- Displacement of current businesses
- Density and Character of Development
- Parking
- Property Values
- Aesthetics
- Noise
- Recreation
- Traffic
- Utilities

## Comments From Public Agencies

### **Orange County Fire Authority (OCFA)**

OCFA stated that the proposed Project would not have a significant adverse effect on current services. The comment does not raise any concerns about the adequacy of the environmental analysis in the Initial Study.

### **South Coast Air Quality Management District (SCAQMD)**

The SCAQMD discusses the responsibility of lead agencies to consider impacts of air pollutants on people prior to project approvals. An air quality study was prepared for the proposed Project and was included as Appendix A to the Initial Study. The Project's construction and operational emissions were determined to be less than significant with no mitigation required. Emissions were below the recommended SCAQMD established thresholds. Further, the Initial Study discusses that Project construction is subject to and would comply with California regulations (California Air Resources Board [CARB] In-Use Off-Road Diesel Rule), which limits the idling of heavy-duty construction equipment to no more than five minutes. Compliance with the CARB rule would further reduce nearby sensitive receptors' exposure to temporary and variable diesel PM emissions. The comment provides a recommendation for air filtration systems to further reduce exposures to air pollutants. The recommendation has been provided to the Project Applicant. The comment does not raise any concerns with the adequacy of the environmental analysis in the Initial Study. No changes to the IS/MND are warranted as a result of this comment.

### **Yorba Linda Water District (YLWD)**

YLWD comment letter notes that the Project site is within the Yorba Linda Water District (YLWD) service area and the developer will be required to execute a Sewer Service and Facilities Agreement with YLWD. As noted in the IS/MND Section 3.6 (Infrastructure Characteristics), the proposed Project would connect to existing YLWD wastewater infrastructure in Esperanza Road through a proposed 8-inch sewer lateral along the westernmost drive aisle. The comment does not address the adequacy of the Initial Study's analysis; no further response is necessary. No changes to the IS/MND are warranted as a result of this comment.

## Comments From Native American Tribal Representatives

### **Juaneño Band of Mission Indians, Acjachemen Nation**

The Juaneño Band of Mission Indians, Acjachemen Nation requested that representatives of the Juaneño Band of Mission Indians, Acjachemen Nation be on the site during ground disturbance. This mitigation would address the Project's potential impacts to previously unknown tribal cultural resources.

The proposed Project requires excavation and grading activities in potentially previously undisturbed soils. As discussed in Section 4.18, *Tribal Cultural Resources*, of the Initial Study, Standard Condition (SC) TCR-1 is included for unanticipated discovery of tribal cultural resources in previously undisturbed soils. Therefore, if tribal cultural resources are discovered during ground-disturbing activities in previously undisturbed soils, OC Public Works will implement the following SC TCR-1:

- SC TCR-1 Unanticipated Discovery of Tribal Cultural Resources in Previously Undisturbed Soils.** If unanticipated Tribal Cultural Resources are discovered during ground-disturbing activities in previously undisturbed soils, OC Public Works will implement the following measures. All work will halt within a 50-foot radius of the discovery. OC Public Works will have a County-certified professional archaeologist with knowledge of Native American resources

and a Native American Monitor assess the significance of the find. If the resources are Native American in origin, the County shall coordinate with a Tribe regarding evaluation, treatment, curation, and preservation of these resources. The archaeologist will have the authority to modify the no-work radius as appropriate, using professional judgment in consultation with OC Public Works. Work will not continue within the no-work radius until the archaeologist conducts sufficient research and evidence and data collection to establish that the resource is either: (1) not Native American in origin; or (2) not potentially eligible for listing in the California Register of Historical Resources. If a potentially eligible resource is encountered, then the archaeologist and OC Public Works, as lead agency, in consultation with a Tribe, will arrange for either: (1) avoidance of the resource, if possible; or (2) test excavations to evaluate eligibility, and if eligible, an attempt to resolve adverse effects to determine appropriate mitigation. The assessment of eligibility will be formally documented in writing as verification that the provisions in CEQA for managing unanticipated discoveries and Public Resources Code Section 5024 have been met.

SC TCR-1 requires a County-certified professional archaeologist with knowledge of Native American resources and a Native American Monitor assess the significance of the find. The comment does not raise the adequacy of the Initial Study analysis. No changes to the IS/MND are warranted as a result of this comment.

## Comments From Organizations

### **Fairgreen Homes Association**

The Fairgreen Homes Association is the homeowners association for the existing multi-family development north and west of the proposed Project. The comment letter focuses on utility infrastructure, loss of privacy, parking, recreational amenities and facilities, and traffic congestions. These concerns are responded to in the following grouped responses below.

### **Coreland Companies**

The Coreland Companies' letter notes that it represents the ownership of the neighborhood shopping centers at Canyon Village Plaza, Imperial Promenade, and Esperanza Village. The Coreland Companies is in support of the proposed Project and did not raise any concerns about the adequacy of the environmental analysis within the Initial Study. No further response is required.

### **DeBeikes Investment Company**

The DeBeikes Investment Company represents the ownership of the Imperial Promenade Shopping Center at La Palma and Imperial Highway. The letter supports the proposed Project and does not raise concerns about the adequacy of the environmental analysis within the Initial Study.



## Comments From Interested Persons

### Displacement of Retail and Tenants

- Several commentors raised concerns about the displacement and loss of current businesses (i.e., Canyon Inn and Kenny's Donuts). Commentors also expressed concern for the increased distance residents would need to travel for commercial services currently provided by the uses on the Project site.

**Response:** The loss of close and convenient shopping is not an environmental issue that is reviewed and analyzed under CEQA. Similar commercial retail uses are within 0.5 mile of the Project site. Concerns regarding the loss of local retail and proximity to shopping do not address the adequacy of the IS/MND analysis. No changes to the IS/MND are warranted as a result of this comment.

### Density and Character of Development

- Commentors raised concerns with the proposed Project's density and character, as well as incompatibility with the surrounding land uses.

**Response:** As discussed in Chapter 3, *Project Description*, of the Initial Study, the proposed Project is a residential development with 44 three-story townhomes at a density of 17 dwelling units per acre (du/ac). While the site is currently zoned as C1 (Commercial), in accordance with the State of California Housing Accountability Act, where a zoning conflicts with a land use designation, the property owner may develop the property based upon the parameters allowed under the General Plan designation. As identified in the Orange County General Plan (OCGP), the Project site is designated as 1B (Suburban Residential), which allows for residential densities from 0.5 to 18 du/ac. Therefore, the Project is consistent with the General Plan land use designation. Moreover, the Project site is adjacent to similar multi-family residential uses of similar densities (i.e., Fairgreen Homes).

The proposed 3-story townhomes would be 35 feet high to the top of the parapet. No roof decks are proposed. The Project would use a variety of materials and would incorporate variations in setbacks to provide façade articulation. It is important to also note that the Project is sited at a lower elevation compared to the neighboring Fairgreen Homes community.

The residential product type is consistent with the adjacent Fairlynn Homes multi-family residences to the north and Charter Hill multi-family residences to the west of the Project site. Woodgate and Canyon Village residential communities are located to the east and south of the site, respectively. Additionally, surrounding uses are predominately multi-family residences. The proposed Project would be compatible with the surrounding area by proposing similar product types (attached multi-family). Further, the Project does not include any uses that would be incompatible with the residential character in the area.

Therefore, the proposed Project would not conflict with the density and character of surrounding land uses. No changes to the IS/MND are warranted as a result of this comment.

### Parking

- Several comments raised concerns about the Project's parking supply and inconsistency with County's parking standards.

**Response:** Based on Orange County Codified Ordinance Section 7-9-70.3 (Off-street parking requirements for residential uses) and shown in Table 3-3 of the Initial Study, the proposed Project would be required to have a minimum of 119 spaces (2.5 for residents and 0.5 for guests per unit). The proposed Project would include 88 garage spaces in addition to 33 uncovered spaces (22 for residential use and 11 for

guests) bringing the total amount to 121 spaces, which is 2 more spaces than the required Orange County Codified Ordinances requires.

Orange County Codified Ordinance Section 7-9-70.3 specifies that a room such as a den, study, or craft room shall be considered a bedroom for parking calculations. An updated architectural sheet with revised unit configurations has been provided. The Project would still have 3 different floor plans, all with 3 bedrooms and 3.5 baths configurations. The Project does not include any den, study or craft rooms that would be considered a bedroom for the purposes of parking calculations.

The Applicant is seeking a modification to the parking standard to allow some of the unassigned parking spaces to more than 200 feet from some units. Eight of the 44 units would be up to 275 feet from an unassigned parking space. This parking modification is proposed in order to group some of the required unassigned parking along the Project site's common boundary with the adjacent Fairgreen community. This modification would achieve a larger separation between the proposed townhome units and the Fairgreen Home community to the east, as well as avoiding an existing drainage easement along the property line. The modification to a parking standard is permitted with the approval of a Use Permit. The number of required spaces for the proposed Project would exceed the County's parking standard and no further changes to the analysis are warranted.

- Several comments raised concerns about the Project's impact on existing on-street parking conditions. Specifically, the proposed Project's future residents would further limit the availability of on-street parking on Fairlynn Boulevard, thereby negatively impacting Fairgreen Homes residents.

**Response:** As discussed in the response above, the proposed Project would meet and exceed County parking standards. Fairlynn Boulevard and Woodgate Drive are public roads which allow for public on-street parking. The proposed Project meets the County's parking standards and provides parking for guests. The existing on-street parking conditions on surrounding roadways are not related to the proposed Project, and thus does not warrant a further response under CEQA. No changes to the IS/MND are warranted as a result of this comment.

### **Property Values**

- Several comments raised concerns about Project implementation decreasing property values.

**Response:** No comments related to this topic have provided any evidence to assert that the proposed Project would result in negative influence on home values. This is not a reasonably foreseeable outcome associated with the implementation of a multi-family residential development adjacent to existing multi-family development. Further, the proposed Project is not designated as affordable housing and would be available as market-rate units. This comment does not address the adequacy of the IS/MND analysis. No changes to the IS/MND are warranted as a result of this comment.

### **Aesthetics**

- Commentors raised concerns about privacy intrusion due to the proposed townhomes building height.

**Response:** As described in Chapter 3, *Project Description*, of the Initial Study, the Project site elevations range from approximately 300 feet above mean sea level (msl) in the southerly portion to 318 feet above msl at the northerly portion. In general, the Project site sloped down toward Esperanza Road. Further, the proposed orientation of townhome units would limit windows facing neighboring residences on

Tahitian Circle. Elevations at the off-site condominiums along Tahitian Circle and Fairgreen Avenue adjacent to the Project site boundary are approximately 345 feet to 328 feet above msl., respectively.

As shown in Figure 5 of the Initial Study, the closest proposed residential unit would be approximately 29.5 feet from the Project site's western boundary line. Further, the existing residences on Tahitian Circle are set back approximately 32 feet from the property line. The closest residential unit within the Project site is at least 60 feet from the closest condominium unit within the Fairgreen Homes community. Furthermore, the proposed Project would have landscaped perimeters with trees and shrubs to that would provide additional screening for privacy with adjacent land uses. Further, the proposed townhomes are oriented in a north to south direction, with a majority of bedroom windows facing toward north and south. Windows facing into neighboring yards at the adjacent Fairgreen Homes community would be limited. Therefore, the Project's design would further limit privacy intrusions into neighboring residences. No changes to the IS/MND are warranted as a result of this comment.

- Commentors raised concerns about the proposed Project's impact on scenic resources and reduced views from existing neighboring homes in the Fairgreen Community.

**Response:** As noted in the OCGP Resources Element, scenic areas include ridgelines, hillsides, and other identifiable geographic features. The closest scenic resource within the Project area is the Santa Ana Mountains, approximately seven miles to the east. The OCGP does not identify the presence of designated scenic vistas or significant landforms on the Project site or in the surrounding area. Current views from neighboring residences on Tahitian Circle are limited due to existing topography, mature landscaping, and intervening existing development. The Project site is at a lower elevation compared to the surrounding residential communities. Although the Project would develop three-story townhomes, the existing viewshed of scenic resources are limited. Therefore, the Project would not have a substantial adverse effect on a scenic vista and impacts would be less than significant. No changes to the IS/MND are warranted as a result of this comment.

### **Noise**

- Concerns have been expressed regarding the Project's potential noise impacts on surrounding communities during construction.

**Response:** Table 4-2, *Construction Activities*, of the Initial Study assumes that construction would begin in January 2024 and finish in May 2025. Although the initiation of construction could occur later, each activity will have different noise levels pertaining to the involved equipment. Operating cycles for construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. As discussed in Section 4.13, *Noise*, the Project would comply with Orange County Codified Ordinances Section 4-6-7 – Special Provisions, which prohibits construction activities between 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday. These permitted hours of construction are included in the Orange County Codified Ordinances in recognition that construction activities undertaken during daytime hours are a typical part in an urban environment.

Further, Standard Condition NOI-2 would require all construction vehicles or equipment operated within 1,000 feet of a dwelling to be equipped with properly operated and maintained mufflers that would help reduce construction, stockpiling and staging noise. Therefore, construction noise impacts from the Project would be less than significant, as indicated in the IS/MND. No changes to the IS/MND are warranted as a result of this comment.

- Comments were received stating concern about the proposed Project's noise generation during operations due to the perceived increase in traffic.

**Response:** As discussed in Section 4.13, *Noise*, of the Initial Study, traffic volumes on Project area roadways would have to approximately double for the resulting traffic noise levels to increase by 3 dBA (a level considered to be barely perceptible).

As indicated in Table 4.17-1, *Project Trip Generation*, of the Initial Study, the Project would result in 317 daily vehicle trips, which is a net decrease of 731 daily vehicle trips compared to the existing traffic generated at the Project site from commercial retail uses. The decrease in traffic volumes would result in a reduction of traffic noise on area roadways as well. Table 4.13-4, *Existing Plus Project Traffic Noise Levels*, indicates that Existing Plus Project traffic-generated noise levels along Esperanza Road (from Imperial Highway to the west and Fairmont Boulevard to the east) would be approximately 64.0 dBA CNEL, which is a decrease of 0.3 dBA CNEL compared to existing traffic-generated noise levels.

As such, the Project would not result in an increase of more than 3.0 dBA CNEL for the roadway segment analyzed and traffic noise. Therefore, impacts from off-site traffic would be less than significant as indicated in the IS/MND. No changes to the IS/MND are warranted as a result of this comment.

- Some commentors raised concerns about noise generated by passing trains on the nearby Burlington North Santa Fe (BNSF) main line.

**Response:** As identified in Table 4.13-5 of the Initial Study, the outdoor patio areas of first floor residences would exceed the County's exterior noise standard of 65 dBA CNEL. As a result, the proposed Project would be required to comply with Standard Condition (SC) NOI-1, which requires the Applicant to attenuate residential units. Noise attenuation measures would ensure the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas are not exceeded. Further, preparation of an acoustical analysis report is required prior to issuance of building permits.

Further, as discussed in Section 3.8, *Project Design Features*, of the Initial Study, the Project would be required to incorporate building construction techniques, such as the use of double paned windows and insulated doors that achieve the minimum interior noise standard of 45 dBA CNEL for all residential units. This would include compliance with California Title 24 building insulation requirements for exterior walls, windows, roofs, and common separating assemblies (e.g., floor/ceiling assemblies and demising walls). Therefore, interior and exterior noise experienced by the proposed Project's residents would be less than significant, as indicated in the IS/MND. No changes to the IS/MND are warranted as a result of this comment.

### **Recreation**

- Commentors raised concerns about impacts on existing private recreational facilities located within the neighboring Fairgreen Homes community and lack of adequate recreational and open space opportunities associated with the Project.

**Response:** As discussed in Section 4.16, *Recreation*, of the Initial Study, the Project would generate the demand for approximately 0.34-acre (14,702 sf) of parkland based on the Project's anticipated population growth of 135 residents. Figure 7, *Conceptual Open Space Plan*, in the Initial Study shows that the proposed Project would provide residents with 28,560 sf of common open space and 8,875 sf of private open space for a total of 37,435 sf of open space. The Project proposes a tot lot and common open space amenities near the center of the site, between the townhome buildings, as well as shade structures and picnic areas.

Compliance with the Initial Study's Standard of Condition (SC) PS-1 would reduce impacts to a less than significant level through the payment of in-lieu fees and/or the application of any potential local park credits due to the development of on-site private recreational facilities. In addition to the payment of park fees, the proposed Project would include on-site recreation amenities for residents, including a tot lot, shade structures, and picnic areas. The on-site recreation amenities provide for convenient access to recreation facilities and open space. Further, given the limited number of residents associated with the Project, substantial physical deterioration of neighborhood and regional recreational facilities is not a foreseeable outcome.

It is important to note that the future residents associated with the Project would not share or have any access to private amenities within the Fairgreen Homes community. The Project is not associated with any existing neighboring multi-family communities and is a stand-alone development. The Project meets the County's code requirements for common and open space provisions, and therefore impacts to recreational resources was considered less than significant as indicated in the IS/MND. No changes to the IS/MND are warranted as a result of this comment.

### **Traffic**

- Commentors raised concerns about increase traffic congestion on Esperanza Road and Fairlynn Boulevard.

**Response:** Section 4.17, *Traffic and Transportation*, of the Initial Study analyzes the Project's potential transportation-related impacts per County Guidelines; see also Appendix I. Table 4.17-1 presents the Project site's existing and proposed trip generation estimates based upon Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition, 2021) trip generation rates for Single-Family Attached Housing.

Under existing conditions, the Project site land uses generate 1,048 vehicle trips, with 45 trips in the morning peak hour and 126 vehicle trips in the evening peak hour. Under the proposed Project, the residential development would result in 317 daily vehicle trips, which is decrease of 731 average daily vehicle trips, including a decrease of 23 trips in the morning peak hour and 101 trips in the evening peak hour. The proposed Project would decrease daily trips and would therefore not impact existing roadway capacity and infrastructure.

Based on the County established screening criteria for small projects, any project generating up to 500 average daily trips can be screened out of a Vehicle Miles Traveled (VMT) analysis. Even without taking existing trip credits, the Project would have a less than significant impact based on the Small Project Screening Criteria as indicated in the IS/MND. No changes to the IS/MND are warranted as a result of this comment.

- Commenters discussed concerns about the Project's impact on local drive times, requesting the Project include off-site improvements to mitigate its impact.

In addition to the response above, under California Senate Bill 743, measures such as auto delay, level of service (LOS), and other vehicle-based measures of capacity are not considered under CEQA. Therefore, this comment does not address the IS/MND's environmental analysis.

### **Utilities**

- Comments were received stating concern about the proposed Project's impact on existing sewer services capacity.

**Response:** As discussed in Section 3.6, *Infrastructure Characteristics*, of the Initial Study, each townhome unit would connect to a 10-inch sewer main via 8-inch laterals, which would eventually connect to an existing 12-inch sewer line in Esperanza Road. This sewer line transports effluent to the Orange County Sanitation District (OCSAN) wastewater treatment plants in the cities of Fountain Valley and Huntington Beach. The proposed Project would increase wastewater generation on the Project site. As identified on Table 4.19-1 of the Initial Study, the projected peak generation would be 8,150 gallons per day. However, the estimated wastewater generation represents less than one percent of OCSAN's water treatment plants' total treatment capacity. Therefore, existing wastewater treatment facilities could accommodate wastewater generated by the proposed Project and impacts would be less than significant. As noted by the Yorba Linda Water District (YLWD), the proposed Project would be required to execute a Sewer Service and Facilities Agreement with YLWD. This agreement would ensure that the Project would not have significant impact on existing YLWD facilities and would outline maintenance responsibilities between the Project and YLWD. Therefore, the proposed Project would not have a significant impact on existing sewer services as indicated in the IS/MND. No changes to the IS/MND are warranted as a result of this comment.

- Comments were received stating the Project site's current trees were intruding into the sewer line, affecting sewer service quality and capacity.

**Response:** Project implementation would replace perimeter landscaping (including existing trees as shown in Figure 6, *Conceptual Landscape Plan*, of the Initial Study and provide sewer service to each townhome. The existing site's condition and impacts to neighboring sewer systems are not related to proposed Project development. Therefore, this comment does not address the adequacy of the IS/MND's analysis; no further response is necessary.

- Comments were received questioned the adequacy of the IS/MND's analysis of sewer services. Comments stated that sewer laterals from individual homes within the neighboring Fairgreen Homes community tie into a sewer line on the Project site.

**Response:** As shown on Figure 9, *Utility Plan*, of the Initial Study, limited residences within Fairgreen Homes connect to the Project's existing 8-inch sewer line that runs along the northwestern portion of the site. The existing sewer line would remain in place as part of Project implementation. As noted in the Utility Plan, portions of the sewer line would be replaced, as needed. Project implementation would connect to existing sewer facilities on Esperanza Road and Fairlynn Boulevard. OCSAN has capacity to serve the Project flows as indicated in the IS/MND. No changes to the IS/MND are warranted as a result of this comment.

## Section 3: Errata

Changes to the Initial Study/Mitigated Negative Declaration (IS/MND) are noted below. **Bold-underline** indicates additions to the text; ~~strikethrough~~ indicates deletions to the text. Changes have been analyzed and responded to in Section 2.0, *Response to Comments*, of this Final IS/MND. The changes to the Draft IS/MND do not affect the overall conclusions of the environmental document. Changes are listed by page and, where appropriate, by paragraph.

These errata address the environmental comments on the Public Review Draft IS/MND. These clarifications and modifications are not considered to result in any new or substantially greater significant impacts as compared to those identified in the Public Review Draft IS/MND. All mitigation measure modifications, if any, have been reflected in Section 4: *Mitigation Monitoring and Reporting Program*, of this Final IS/MND.

### Section 4.1. Aesthetics

#### **Standard Conditions and Requirements**

##### **SC AES-1**

##### Lighting.

- A. Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building and Safety Permit Services.
- B. Prior to the approval of final inspection, applicant shall provide a letter from the electrical engineer, licensed landscape architect, or licensed professional designer, that a field test has been performed after dark and the light rays are confined to the premises. The letter shall be submitted to the Manager, Inspection for review and approval. (County Condition of Approval LG01)

### Section 4.15. Public Services

The following Standard Conditions (SC) have been revised or removed completely. County of Orange and Board Resolution 87-1684 has since expired and is no longer in effect. As a result, SCs PS-2 through PS-6 are no longer applicable to the Project.

##### **SC PS-1**

Prior to issuance of a building permit, the Applicant shall comply with local park code either through the payment of in-lieu fees and/or the application of any potential local park credits due to the development of on-site private recreational facilities including; pool, spa, restroom facilities, overhead shade structure, BBQ, fireplace, seating, pocket park, dog park, trail access in compliance with the County's Local Park Code (Zoning Code Section 7-9- 500, et seq) (currently ~~\$8,800~~ **\$ 4,150** per unit in Community Analysis Area 9) (SG17 Local Park Code). Fee payment shall be in the amount in effect at the time of issuance.

##### **SC PS-2**

~~Prior to the issuance of any building permits, the Applicant shall pay development fees for the Orange County Public Library, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and Board Resolution 87-1684. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.~~

- ~~SC PS-3~~ Prior to the recordation of any subdivision map, the Applicant shall enter into an agreement with the County of Orange to pay development fees for the Orange County Public Library as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and Board Resolution 87-1684. Said agreement shall be accompanied by financial security. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.
- ~~SC PS-4~~ Prior to the issuance of any building permits, the Applicant shall pay development fees for Fire Stations No. 10 and 32, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and Board Resolution 87-1684. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.
- ~~SC PS-5~~ Prior to the recordation of any subdivision map, the Applicant shall enter into an agreement with the County of Orange to pay development fees for Fire Station No. 10 and 32, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and Board Resolution 87-1684. Said agreement shall be accompanied by financial security. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning. ~~SC PS-6~~ Prior to the issuance of building permits, the Applicant shall be required to pay development fees for sheriff substation facilities or, if an applicable fee program has not been adopted by the Board of Supervisors, shall enter into a secured agreement with the County of Orange to pay development fees for a sheriff substation, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.
- ~~SC PS-6~~ Prior to the issuance of building permits, the Applicant shall be required to pay development fees for sheriff substation facilities or, if an applicable fee program has not been adopted by the Board of Supervisors, shall enter into a secured agreement with the County of Orange to pay development fees for a sheriff substation, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.
- ~~SC PS-7~~ Prior to the recordation of any subdivision map, the Applicant shall enter into a secured agreement with the County of Orange to pay development fees for sheriff substation facilities when an applicable fee program is adopted by the Board of Supervisors, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange. This condition may be satisfied by entering into an implementation agreement with the County pursuant to an applicable development agreement, in a manner meeting the approval of the Manager, Environmental & Project Planning.
- ~~SC PS-8~~ Prior to the issuance of building permits, the Applicant shall pay development fees for general County facilities if an applicable fee program has been adopted by the Board of



~~Supervisors pursuant to Section 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange, and such fee program is in effect at the time of issuance of building permits, all in a manner meeting the approval of the Manager, Environmental & Project Planning.~~

**Response to Question a-ii)**

~~While the Project would incrementally increase the demand for police protection services due to the increase of people residing on the Project site, the Applicant would be subject to SC PS-6 and SC PS-7. Both standard conditions require that the Applicant would coordinate with Orange County Sheriff's Department before building permits are issued (SC PS-6) and pay development fees for Sheriff substation facilities prior to map recordation (SC PS-7).~~

**Response to Question a-v):**

~~While the Project would increase a need for library facilities and other public facilities, the Applicant would be subject to SC PS-2, SC PS-3, and SC PS-8, which collectively require payment of development impact fees to OC Public Libraries prior to map recordation and or issuance of building permits. Additionally, SC-8 requires payment of development fees for general County facilities prior to issuance of building permits.~~

## Section 4: Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, Mitigation Monitoring and Reporting Checklist, has been prepared for the Fairlynn Townhomes Project (Project). This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable Standard Conditions, Conditions of Approval, and Mitigation Measures relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each Standard Condition, Condition of Approval, and Mitigation Measure has been implemented; 2) recordation of the actions taken to implement each Standard Condition, Condition of Approval, and Mitigation Measure; and 3) retention of records in the County of Orange Fairlynn Townhomes Project file.

This Mitigation Monitoring and Reporting Program (MMRP) delineates responsibilities for monitoring the Project, but also allows the County flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist (Table 1). If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The County distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the County as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the County with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented.
- Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.

Table 1: Mitigation Monitoring and Reporting Checklist

Number	Standard Condition/ Condition of Approval/ Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	Verification of Compliance		
						Initials	Date	Remarks
<b>AESTHETICS</b>								
SC AES-1	<p>A. Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building and Safety Permit Services.</p> <p>B. Prior to the approval of final inspection, applicant shall provide a letter from the electrical engineer, licensed landscape architect, or licensed professional designer, that a field test has been performed after dark and the light rays are confined to the premises. The letter shall be submitted to the Manager, Inspection for review and approval. (County Condition of Approval LG01)</p>	Applicant	<p>Prior to issuance of any building permit</p> <p>Prior to the approval of final inspection</p>	<p>Manager, Building &amp; Safety</p> <p>OC Public Works</p>	Prior to issuance of any building permit			
<b>AIR QUALITY</b>								
SC AQ-1	During construction, the developer shall comply with South Coast Air Quality Management District (“SCAQMD”) Rules 402 and 403, in order to minimize short-term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as “Notes” on the contractor specifications. Table 1 of Rule 403 prescribes the Best Available Control Measures that are applicable to all construction projects. The developer shall provide the Manager of Building & Safety, or designee, with an SCAQMD-approved Dust Control Plan or other sufficient proof of compliance with Rule 403, prior to issuance of a grading permit.	Applicant	During construction	<p>Manager, Building &amp; Safety</p> <p>OC Public Works</p>	During construction			
SC AQ-2	Architectural coatings shall be selected so that the volatile organic compound (“VOC”) content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on the contractor specifications and shall be reviewed by the Manager of Building & Safety, or designee, for compliance with this requirement prior to issuance of a building permit.	Applicant	Prior to issuance of a building permit	<p>Manager, Building &amp; Safety</p> <p>OC Public Works</p>	Prior to issuance of a building permit			
<b>BIOLOGICAL RESOURCES</b>								
MM BIO-1	Pre-construction surveys for nesting birds are required immediately prior to construction (e.g., within seven days) during the nesting bird season (February 15 to September 1). This requirement shall be included as “Notes” on the contractor specifications and shall be reviewed by the Manager of Building & Safety, or designee, for compliance with this requirement prior to issuance of a grading permit.	Applicant	Prior to issuance of a grading permit	<p>Manager, Building &amp; Safety</p> <p>OC Public Works</p>	Prior to issuance of a grading permit			
MM BIO-2	Prior to the issuance of demolition permits, an Arborist Report shall be submitted to the County for review to evaluate whether existing trees on-site meet qualifications of Protected Trees as defined by County of Orange Codified ordinances Section 7-9-69.2.	Applicant	Prior to the issuance of demolition permits	<p>Manager, Building &amp; Safety</p> <p>OC Public Works</p>	Prior to issuance of demolition permits			

Table 1: Mitigation Monitoring and Reporting Checklist

Number	Standard Condition/ Condition of Approval/ Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	Verification of Compliance		
						Initials	Date	Remarks
	Prior to final inspection for OC Development Services, closure of building or grading permit, and issuance of a Certificate of Use and Occupancy, the Applicant shall submit a Tree Replacement Installation Certification and record a Tree Preservation against the property.		Prior to final inspection		Prior to final inspection			
<b>CULTURAL RESOURCES</b>								
MM CUL-1	Prior to issuance of any permit for ground-disturbing activities, the Applicant shall provide evidence to the County of Orange Development Services that a qualified professional has been retained. The selection of the qualified professional(s) shall be subject to the County's acceptance. In the event that cultural resources are inadvertently unearthed during project excavation and grading activities, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The qualified professional shall be contacted to evaluate the significance of the finding and determine the appropriate course of action in consultation with the County. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to CEQA Guidelines Section 15064.5 shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.	Applicant	Prior to issuance of any permit for ground-disturbing activities	Manager, Building & Safety OC Public Works	Prior to issuance of any permit for ground-disturbing activities			
<b>GEOLOGY AND SOILS</b>								
SC GEO-1	<p>Prior to the issuance of the first grading permit, the project applicant shall provide written evidence to the Manager, Building and Safety, that applicant has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the applicant, to ensure proper exploration and/or salvage.</p> <p>Prior to the release of the grading bond, the applicant shall submit the paleontologist's follow-up report for approval by the Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The Applicant shall prepare excavated material to the point of identification and offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities.</p>	Applicant	<p>Prior to the issuance of the first grading permit</p> <p>Prior to the release of the grading bond</p>	Manager, Building & Safety OC Public Works	Prior to the issuance of the first grading permit			

Table 1: Mitigation Monitoring and Reporting Checklist

Number	Standard Condition/ Condition of Approval/ Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	Verification of Compliance		
						Initials	Date	Remarks
MM GEO-1	<p>Prior to approval grading plans, the Applicant shall demonstrate, to the satisfaction of the Manager, Building and Safety, that the recommendations in the <i>Geotechnical Investigation for the Proposed Residential Development 6821 Fairlynn Boulevard, Yorba Linda, California</i> (dated November 20, 2020, and prepared by Geocon West, Inc) and in any future geotechnical reports have been fully and appropriately incorporated. These recommendations include, but are not limited to, the following geotechnical areas:</p> <ul style="list-style-type: none"> <li>• General</li> <li>• Soil and Excavation Characteristics</li> <li>• Minimum Resistivity, pH, and Water-Soluble</li> <li>• Grading</li> <li>• Shrinkage</li> <li>• Conventional Foundation Design</li> <li>• Post-Tensioned Foundation</li> <li>• Foundation Settlement</li> <li>• Miscellaneous Foundations</li> <li>• Lateral Design</li> <li>• Concrete Slabs-on-Grade</li> <li>• Preliminary Pavement</li> <li>• Retaining Wall Design and Drainage</li> <li>• Temporary Excavations</li> <li>• Surface Drainage</li> <li>• Plan Review</li> </ul>	Applicant	Prior to the approval of grading plans.	Manager, Building & Safety OC Public Works	Prior to the approval of grading plans.			
<b>HAZARDS AND HAZARDOUS MATERIALS</b>								
SC HAZ-1	<p>A. Prior to the issuance of a demolition, grading or building permit, the Applicant shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. Please contact the Orange County Fire Authority at (714) 744-0499 or visit the Orange County Fire Authority website to obtain a copy of the "Guidelines for Completing Chemical Classification Packets."</p> <p>B. Prior to the issuance of a demolition or building permit, the Applicant shall complete and submit to the Fire Chief a copy of a "Hazardous Materials Disclosure Chemical Inventory and Business Emergency Plan" packet. Please contact the Orange County Fire Authority Hazardous Materials Services Section at (714) 744-0463 to obtain a copy of the packet.</p>	Applicant	Prior to the issuance of a building permit	Fire Chief of Orange County OC Public Works	Prior to the issuance of a building permit			

Table 1: Mitigation Monitoring and Reporting Checklist

Number	Standard Condition/ Condition of Approval/ Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	Verification of Compliance		
						Initials	Date	Remarks
MM HAZ-1	Prior to structural demolition/renovation activities, a Certified Environmental Professional shall perform an asbestos-containing materials (ACM) survey to confirm the presence or absence of ACMs. Should ACMs be present, demolition materials containing ACMs shall be removed and disposed of at an appropriate permitted facility. Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with SCAQMD rule 1403.	Applicant	Prior to the issuance of a demolition permit	Manager, Building & Safety OC Public Works	Prior to the issuance of a demolition permit			
MM HAZ-2	Prior to structural demolition/renovation activities, a Certified Environmental Professional shall perform a lead based paint (LBP) survey to confirm the presence or absence of LBPs. If LBP is found, abatement shall be completed by a qualified Lead Specialist. No pre-demolition activities that would create lead dust or fume hazard shall be permitted. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulations Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by evidence of abatement activities to the County Engineer. Further, if paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional.	Applicant	Prior to the issuance of a demolition permit	Manager, Building & Safety OC Public Works	Prior to the issuance of a demolition permit			
<b>HYDROLOGY AND WATER QUALITY</b>								
SC HYD-1	Prior to the issuance of any grading or building permits, the Applicant shall demonstrate compliance with California’s General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number; or other proof of filing in a manner meeting the satisfaction of the Manager, Permit Intake. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the Project site and be available for County review on request.	Applicant	Prior to the issuance of any grading or building permits	Manager, Building & Safety OC Public Works	Prior to the issuance of any grading or building permits			
SC HYD-2	Prior to the issuance of any demolition, grading or building permit, the Applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Permit Intake, to demonstrate compliance with the County’s NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion, or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public rights-of-way. The ESCP shall be updated as needed to address the changing circumstances of the Project site. A copy of the current ESCP shall be kept at the Project site and be available for County review on request.	Applicant	Prior to the issuance of any grading or building permits	Manager, Building & Safety OC Public Works	Prior to the issuance of any grading or building permits			

Table 1: Mitigation Monitoring and Reporting Checklist

Number	Standard Condition/ Condition of Approval/ Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	Verification of Compliance		
						Initials	Date	Remarks
SC HYD-3	Prior to the issuance of any demolition or grading permits, Applicant shall submit a Runoff Management Plan (RMP) to the Manager, Subdivision and Grading for review and approval.	Applicant	Prior to the issuance of any grading permits	Manager, Subdivision and Grading OC Public Works	Prior to the issuance of any grading permits			
<b>Noise</b>								
SC NOI-1	<p>The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5 as follows:</p> <p>A. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the Applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy "B" below.</p> <p>B. Prior to the issuance of any building permits for residential construction, the Applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permit Services, for approval along with satisfactory evidence which indicates that the sound attenuation measure specified in the approved acoustical report have been incorporated into the design of the Project.</p> <p>C. Prior to the issuance of any building permits, the Applicant shall show all freestanding acoustical barriers on the Project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services.</p>	Applicant	Prior to the recordation of a subdivision map or issuance of grading permits	Manager, Building & Safety OC Public Works	Prior to the recordation of a subdivision map or issuance of grading permits			
SC NOI-2	<p>Prior to the issuance of any demolition or grading permits, the Project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that:</p> <ol style="list-style-type: none"> <li>1. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.</li> <li>2. All operations shall comply with Orange County Codified Ordinances Division 6 (Noise Control).</li> </ol>	Applicant	Prior to the issue of any grading permits	Manager, Building Permits Services OC Public Works	Prior to the issue of any grading permits			

Table 1: Mitigation Monitoring and Reporting Checklist

Number	Standard Condition/ Condition of Approval/ Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	Verification of Compliance		
						Initials	Date	Remarks
	<p>3. Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.</p> <p>Notations in the above format, appropriately numbered and included with other notations on the front sheet of the Project's permitted grading plans, will be considered as adequate evidence of compliance with these conditions.</p>							
SC NOI-3	<p>Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this Project during its operation shall be controlled in compliance with Orange County Codified Ordinances, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the Project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the Project to assure compliance with Orange County Codified Ordinances, Division 6 (Noise Control).</p>	Applicant	Prior to issuance of any building or grading permits	Manager, Building Permits Services OC Public Works	Prior to the issue of any building or grading permits			
<b>PUBLIC SERVICES</b>								
SC PS-1	<p>Prior to issuance of a building permit, the Applicant shall comply with local park code either through the payment of in-lieu fees and/or the application of any potential local park credits due to the development of on-site private recreational facilities including; pool, spa, restroom facilities, overhead shade structure, BBQ, fireplace, seating, pocket park, dog park, trail access in compliance with the County's Local Park Code (Zoning Code Section 7-9- 500, et seq) . Fee payment shall be in the amount in effect at the time of issuance for Community Analysis Area 9.</p>	Applicant	Prior to issuance of building permits	Manager, Environmental & Project Planning OC Public Works	Prior to issuance of building permits			
<b>RECREATION</b>								
SC PS-1	See SC PS-1.	See SC PS-1.	See SC PS-1.	See SC PS-1.	See SC PS-1.			
<b>TRANSPORTATION/TRAFFIC</b>								
SC TRANS-1	<p>Prior to recordation of a subdivision map, the issuance of any grading permits or the issuance of a building permit, whichever occurs first, the Applicant shall obtain approval of the OCFA Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site.</p>	Applicant	Prior to the issuance of any grading permits	Manager, Building & Safety OC Public Works	Prior to the issuance of any grading permits			
<b>TRIBAL CULTURAL RESOURCES</b>								
SC TCR-1	<p>If unanticipated Tribal Cultural Resources are discovered during ground-disturbing activities in previously undisturbed soils, OC Public Works will implement the following measures. All work will halt within a 50-foot radius of the discovery. OCPW will have a County-certified professional archaeologist with knowledge of Native American resources and a Native American Monitor assess the significance of the find. If the resources are Native American in origin, the County shall coordinate with a Tribe regarding evaluation, treatment, curation, and preservation of these resources. The archaeologist will have</p>	Applicant	During construction	Manager, Building & Safety OC Public Works	During construction			



Table 1: Mitigation Monitoring and Reporting Checklist

Number	Standard Condition/ Condition of Approval/ Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	Verification of Compliance		
						Initials	Date	Remarks
	authority to modify the no-work radius as appropriate, using professional judgment in consultation with OC Public Works. Work will not continue within the no-work radius until the archaeologist conducts sufficient research and evidence and data collection to establish that the resource is either: (1) not Native American in original; or (2) not potentially eligible for listing in the California Register of Historical Resources. If a potentially eligible resource is encountered, then the archaeologist and OC Public Works, as lead agency, in consultation with a Tribe, will arrange for either: (1) avoidance of the resources, if possible; or (2) test excavations to evaluate eligibility, and if eligible, an attempt to resolve adverse effects to determine appropriate mitigation. The assessment of eligibility will be formally documented in writing as verification that the provisions in CEQA for managing unanticipated discoveries and Public Resources Code Section 5024 have been met.							
Notes: MM: Mitigation Measure; SC: Standard Condition								

## Appendix A: Comments Received

## Shannon, Kevin

---

**From:** Rivers, Tamy <TamyRivers@ocfa.org>  
**Sent:** Thursday, August 17, 2023 10:24 AM  
**To:** Shannon, Kevin; Canning, Kevin  
**Cc:** Whittaker, Paul; Evans, Eric; Letterman, Todd; Guzman, Andy  
**Subject:** RE: CEQA Document Review Request

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Thank you for the opportunity to review this document. We have no comments as you have incorporated our comments from previous correspondence.



### Tamera Rivers

Management Analyst  
Orange County Fire Authority  
Office: 714-573-6551  
[tamyrivers@ocfa.org](mailto:tamyrivers@ocfa.org)

*In service of others!*

---

**From:** Guzman, Andy <AndyGuzman@ocfa.org>  
**Sent:** Thursday, August 17, 2023 9:48 AM  
**To:** Rivers, Tamy <TamyRivers@ocfa.org>  
**Cc:** Letterman, Todd <ToddLetterman@ocfa.org>  
**Subject:** FW: CEQA Document Review Request

Hi Tamy,

I have a request from OC Development Services regarding a review of a CEQA Mitigated Negative Declaration. Does this project sound familiar? If not, my plan is to get it formally submitted and have an SR# assigned.

Thanks,



### Andy Guzman

Fire Prevention Analyst  
Orange County Fire Authority  
Office: 714.573.6110

*In service of others.*

Click below for  
Plan Status  
Once you enter  
your project



Left mouse click  
on the SR#  
for complete  
information

---

**From:** Distaso, Robert <[RobertDistaso@ocfa.org](mailto:RobertDistaso@ocfa.org)>  
**Sent:** Thursday, August 17, 2023 8:32 AM  
**To:** Guzman, Andy <[AndyGuzman@ocfa.org](mailto:AndyGuzman@ocfa.org)>  
**Cc:** Letterman, Todd <[ToddLetterman@ocfa.org](mailto:ToddLetterman@ocfa.org)>  
**Subject:** RE: CEQA Document Review Request

Looks pretty simple,  
Secured fire protection agreement, and standard boiler plate note about signal preemption, public hydrants, etc

Could submit at the counter or Tamy and I can review from the Link.



**Robert J Distaso PE**

Fire Safety Engineer  
Orange County Fire Authority  
Office Phone 714-573-6253  
Cell Phone 714-745-3422

---

**From:** Guzman, Andy <[AndyGuzman@ocfa.org](mailto:AndyGuzman@ocfa.org)>  
**Sent:** Wednesday, August 16, 2023 3:39 PM  
**To:** Distaso, Robert <[RobertDistaso@ocfa.org](mailto:RobertDistaso@ocfa.org)>  
**Cc:** Letterman, Todd <[ToddLetterman@ocfa.org](mailto:ToddLetterman@ocfa.org)>  
**Subject:** FW: CEQA Document Review Request

Hi Robert,

This is a Strategic Services request. Please let me know what your thoughts are.



**Andy Guzman**

Fire Prevention Analyst  
Orange County Fire Authority  
Office: 714.573.6110

*In service of others.*

Click below for  
Plan Status  
Once you enter  
your project



Left mouse click  
on the SR#  
for complete  
information

---

**From:** Shannon, Kevin <[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)>  
**Sent:** Wednesday, August 16, 2023 1:59 PM  
**To:** Guzman, Andy <[AndyGuzman@ocfa.org](mailto:AndyGuzman@ocfa.org)>  
**Cc:** Canning, Kevin <[Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)>  
**Subject:** CEQA Document Review Request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---

Hi Andy,

Kevin and I are working on a townhouse project in the Yorba Linda island near the 91. My records do not indicate OCFA has reviewed the CEQA Mitigated Negative Declaration document. Just to be certain you had a chance to review, the document is available on our website at the following link. The document's name is "PA 21-0111 CEQA Initial Study"

[PA 21-0111 Fairlynn Townhomes | OC Development Services California \(ocpublicworks.com\)](https://www.ocpublicworks.com/PA-21-0111-Fairlynn-Townhomes)

If you could review and provide any comments, if applicable, that would be appreciated. Comments via email are perfectly acceptable. Please send any comments to both Kevin Canning and me.

Thank you,  
Kevin

**Kevin Shannon**

Consultant - Environmental Planner | OC Development Services / Planning  
601 North Ross Street | Santa Ana, California 92701-4048  
714.667.1632 | [kevin.shannon@ocpw.ocgov.com](mailto:kevin.shannon@ocpw.ocgov.com)



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:

August 17, 2023

[Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)

Kevin Canning, Contact Planner

County of Orange

County Administration North Building

Building 400, Civic Center Drive

Santa Ana, CA 92701

## **Notice of Intent to Adopt Mitigated Negative Declaration (MND) for Fairlynn Townhomes Project (Proposed Project)**

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The Riverside County is the California Environmental Quality Act (CEQA) Lead Agency for the Proposed Project. The following comments include recommended revisions to the health risk impacts during operation that the Lead Agency should include in the Revised or Final CEQA document.

### South Coast AQMD Staff's Summary of Project Information in the Draft EIR

Based on the MND, the Lead Agency proposes construction of 44 residential units on 2.58 acres.<sup>1</sup> The Proposed Project is located at 6821 Fairlynn Boulevard near the northwest corner of Fairlynn Boulevard and Esperanza Road in Yorba Linda.<sup>2</sup> Based on a review of aerial photographs, South Coast AQMD staff found that the Proposed Project is located within 741 feet west of Imperial Highway, and adjacent to BNSF Railroad Corridor. The Proposed Project's construction would last approximately 18 months, with activities beginning in Jan 2024 and completion expected in May 2025.<sup>3</sup>

### South Coast AQMD Staff's Comments

#### *Health Risk Strategies Reductions*

Notwithstanding the court rulings, South Coast AQMD staff recognizes that the Lead Agency that approves CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. Because South Coast AQMD staff is concerned about the potential public health impacts of siting sensitive populations within proximity of sources of air pollution (e.g., freeway, railroad), it is recommended that, prior to approving future development projects, the Lead Agency consider the impacts of air pollutants on people who will live in a new project and provide mitigation where necessary. Additionally, South Coast AQMD staff suggests that the Lead Agency review the California Air Resources Board (CARB) Air Quality Land Use and Handbook: A

---

<sup>1</sup> MND, p. 8.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid. p. 23.

Community Health Perspective<sup>4</sup> as it is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process with additional guidance on strategies to reduce air pollution exposure near high-volume roadways available in CARB's technical advisory.<sup>5</sup>

Many strategies are available to reduce exposures, including, but not limited to, building filtration systems with MERV 13 or better. In some cases, MERV 15 or better is recommended, for building design, orientation, location, vegetation barriers, landscaping screening, etc. Enhanced filtration units are capable of reducing exposures. However, enhanced filtration systems have limitations. For example, in a study that South Coast AQMD conducted to investigate filters,<sup>6</sup> a cost burden is expected to be within the range of \$120 to \$240 per year to replace each filter panel. The initial start-up cost could substantially increase if an HVAC system needs to be installed and if standalone filter units are required. Installation costs may vary, including costs for conducting site assessments and obtaining permits and approvals before filters can be installed. Other costs may include filter life monitoring, annual maintenance, and training for conducting maintenance and reporting. In addition, because the filters would not have any effect unless the HVAC system is running, there may be increased energy consumption that the Lead Agency should evaluate in the MND. It is typically assumed that the filters operate 100 percent of the time while residents are indoors, and the environmental analysis does not generally account for the times when the residents have their windows or doors open or are in common space areas of the project. These filters have no ability to filter out any toxic gases. Furthermore, when used filters are replaced, the replacement has the potential to result in emissions from the transportation of used filters at disposal sites and generate solid waste that the Lead Agency should evaluate in the MND. Therefore, any filtration unit's presumed effectiveness and feasibility should be carefully evaluated in more detail before assuming they will sufficiently alleviate exposure to diesel particulate matter emissions.

### Conclusion

According to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide South Coast AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When the Lead Agency's position is at variance with recommendations raised in the comments, the issues raised in the comments should be addressed in detail, giving reasons why specific comments and suggestions are not accepted. There should be good faith and reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on

---

<sup>4</sup> California Air Resources Board (CARB) Air Quality Land Use and Handbook: A Community Health Perspective. Access at:

<https://www.arb.ca.gov/ch/handbook.pdf>.

<sup>5</sup> CARB's technical advisory can be found at:

<https://www.arb.ca.gov/ch/landuse.htm>

<sup>6</sup> This study evaluated filters rated MERV 13 or better. Accessed at:

<mailto:http://www.aqmd.gov/docs/defaultsource/ceqa/handbook/aqmdpilotstudyfinalreport.pdf>. Also see [2012 Peer Review](#)

Journal article by South Coast AQMD:

<https://onlinelibrary.wiley.com/doi/10.1111/ina.12013>

public disclosure and are not meaningful, informative, or useful to decision-makers and the public who are interested in the Proposed Project.

We appreciate the opportunity to review the Proposed Project. Thank you for considering these comments. South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Sahar Ghadimi, Air Quality Specialist, at [sghadimi@aqmd.gov](mailto:sghadimi@aqmd.gov) should you have any questions.

Sincerely,

*Sam Wang*

Sam Wang

Program Supervisor, CEQA IGR

Planning, Rule Development & Implementation

SW:SG

ORC230802-08

Control Number



**Kevin Canning** | Contract Planner | OC Development Services / Planning  
601 North Ross Street | Santa Ana, California 92701-4048  
714.667.8847 | [kevin.canning@ocpw.ocgov.com](mailto:kevin.canning@ocpw.ocgov.com)

**NOTICE: I have adjusted my office hours to Tuesdays through Thursdays, a response to messages received on other days may be delayed**

---

**From:** Ariel Bacani <abacani@ylwd.com>  
**Sent:** Monday, August 14, 2023 5:27 PM  
**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>  
**Cc:** Rosanne Weston <rweston@ylwd.com>; Reza Afshar <RAfshar@ylwd.com>  
**Subject:** PA 21-0111 Fairlynn Townhomes Project - YLWD Comments for Proposed Mitigated Negative Declaration

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi Kevin,

The Yorba Linda Water District (YLWD) finds that the Fairlynn Townhomes Project, PA 21-0111, will not have a significant adverse effect on the environment, and is okay with the Proposed Mitigated Negative Declaration. However, the project site is within the YLWD sewer service area, and will require the developer to execute a Sewer Service and Facilities Agreement with YLWD. Please let us know if you have any questions.

Regards,

Ariel Bacani, EIT  
*Assistant Engineer III*  
[abacani@ylwd.com](mailto:abacani@ylwd.com)

Office: (714) 701-3104  
1717 E Miraloma Ave, Placentia CA 92870



## Shannon, Kevin

---

**From:** Joyce Perry <kaamalam@gmail.com>  
**Sent:** Monday, August 14, 2023 2:32 PM  
**To:** Canning, Kevin; Shannon, Kevin  
**Subject:** Re: Tribal Response to AB52 Notification for the Fairlynn Residential Project

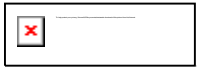
**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Good Afternoon,

We have received the NOI of intent to adopt the proposed MND for the Fairlynn Townhomes Project. We ask that the Mitigation Measures are updated to include our July 18th request for Native American Monitoring by representatives of the Juaneño Band of Mission Indians, Acjachemen Nation- Belardes during ground disturbance.

Thank you

Joyce Stanfield Perry  
Húu'uni 'óomaqati yáamaqati- Teach peace



Payomkawichum Kaamalam - President  
[kaamalam.com](http://kaamalam.com)

Juaneño Band of Mission Indians, Acjachemen Nation  
Cultural Resource Director

On Mon, Jul 18, 2022 at 12:04 PM Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)> wrote:

Good Afternoon,

Thank you for providing the relevant site record. Due to the fact that the existing shopping center was built in 1965, before CEQA guidelines were in place and the soil was likely not monitored, and the presence of several known sacred/significant sites in the project vicinity. Our recommendation is for Native Monitoring during ground disturbance by representatives of our tribe.

Thank you and I look forward to hearing from you.

Húu'uni 'óomaqati yáamaqati.  
Teach peace  
Joyce Stanfield Perry  
Payomkawichum Kaamalam - President  
Juaneño Band of Mission Indians, Acjachemen Nation  
Cultural Resource Director

On Thu, Jul 7, 2022 at 3:52 PM Shannon, Kevin <[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)> wrote:

Good afternoon Joyce,

The environmental consultant obtained the Archaeological Site Survey for the Yorba Cemetery, which is attached.

Thanks,

Kevin

Kevin Shannon, CGBP, CGLP

Consultant - Environmental Planner

**OC Public Works**

601 N. Ross Street, Santa Ana, CA 92701

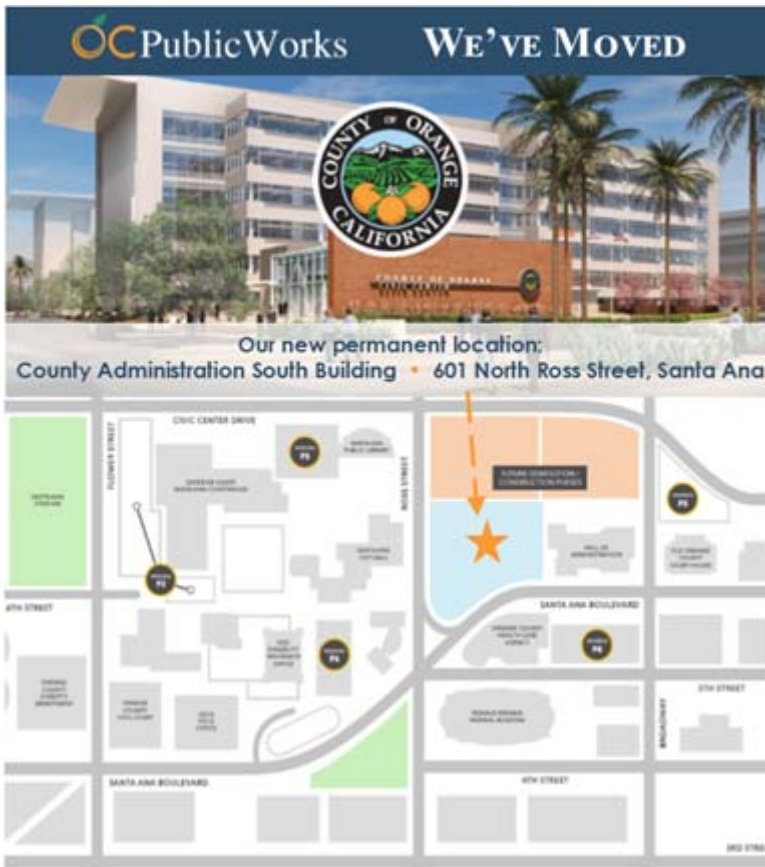
714.667.1632

[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)

[www.OCPublicWorks.com](http://www.OCPublicWorks.com)

**\*Important\*** Orange County Public Works has launched **myOCeservices**, an online permitting system.

MyOCeservices requires **all** submittals of new planning applications and re-submittals of existing applications to be provided in **PDF format** submitted through the OCPW customer portal at <https://myoceservices.ocgov.com/>. For more information please visit the website or contact Customer Care at 714-667-8888.



---

**From:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>  
**Sent:** Friday, June 24, 2022 12:46 PM  
**To:** Shannon, Kevin <[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)>  
**Subject:** Re: Tribal Response to AB52 Notification for the Fairlynn Residential Project

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi Kevin,

Thanks for getting back to me. After reviewing the above, can you please send the site record for P-30-000857 (CA-ORA-000857H)? Our preliminary recommendation is for native monitoring during ground disturbance.

Thank you

Húu'uni 'óomaqati yáamaqati.  
Teach peace

Joyce Stanfield Perry

Payomkawichum Kaamalam - President

Juaneño Band of Mission Indians, Acjachemen Nation

Cultural Resource Director

On Thu, Jun 23, 2022 at 12:38 PM Shannon, Kevin <[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)> wrote:

Hi Joyce,

I obtained the attached from the SCCIC. Could you tell me which two Archaeological Resources you were referencing as I do not want to guess incorrectly. Then I will have the consulting firm track down the Site Records and Area Maps for these two sites.

Thank you,

Kevin

Kevin Shannon, CGBP, CGLP

Consultant - Environmental Planner

**OC Public Works**

601 N. Ross Street, Santa Ana, CA 92701

714.667.1632

[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)

[www.OCPublicWorks.com](http://www.OCPublicWorks.com)

**\*Important\*** Orange County Public Works has launched **myOCeservices**, an online permitting system.

MyOCeservices requires **all** submittals of new planning applications and re-submittals of existing applications to be provided in **PDF format** submitted through the OCPW customer portal at <https://myoceservices.ocgov.com/>. For more information please visit the website or contact Customer Care at 714-667-8888.



**From:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>  
**Sent:** Thursday, June 16, 2022 4:03 PM  
**To:** Shannon, Kevin <[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)>  
**Subject:** Re: Tribal Response to AB52 Notification for the Fairlynn Residential Project

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hi Kevin,

Thank you for providing the above. Can you please provide the site record/ and area map for the two archaeological resources within the project radius?

Thank you

Húu'uni 'óomaqati yáamaqati.  
Teach peace

Joyce Stanfield Perry

Payomkawichum Kaamalam - President

Juaneño Band of Mission Indians, Acjachemen Nation

Cultural Resource Director

On Thu, Jun 9, 2022 at 2:47 PM Shannon, Kevin <[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)> wrote:

Hi Joyce,

We just received the CHRIS report, which is attached.

Thank you,

Kevin Shannon

Kevin Shannon, CGBP, CGLP

Consultant - Environmental Planner

**OC Public Works**

601 N. Ross Street, Santa Ana, CA 92701

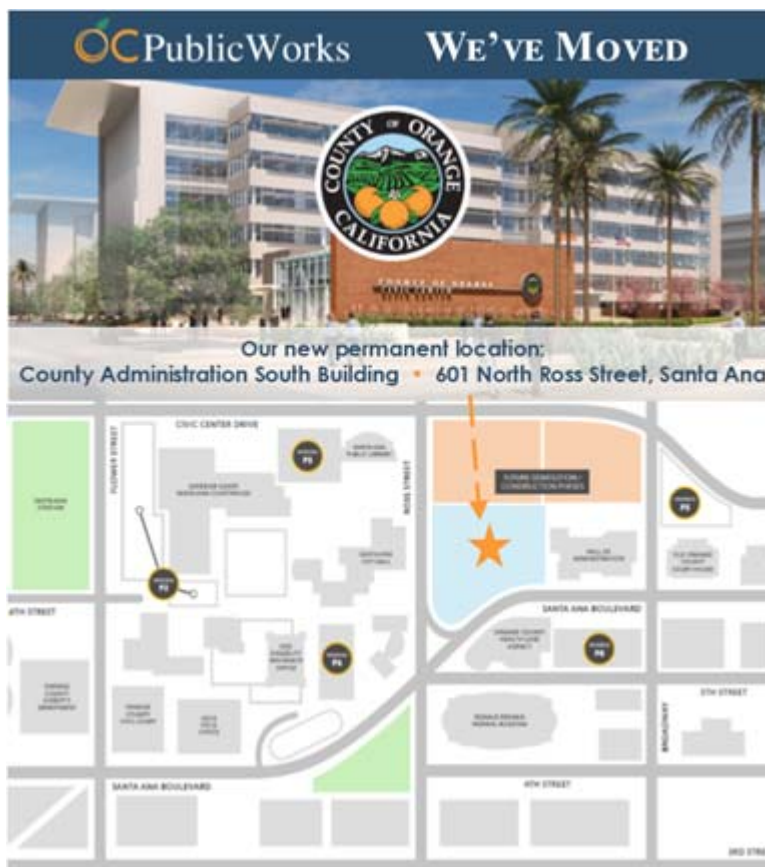
714.667.1632

[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)

[www.OCPublicWorks.com](http://www.OCPublicWorks.com)

**\*Important\*** Orange County Public Works has launched **myOCeservices**, an online permitting system.

MyOCeservices requires **all** submittals of new planning applications and re-submittals of existing applications to be provided in **PDF format** submitted through the OCPW customer portal at <https://myoceservices.ocgov.com/>. For more information please visit the website or contact Customer Care at 714-667-8888.



**From:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>

**Sent:** Thursday, April 28, 2022 1:00 PM

**To:** Shannon, Kevin <[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)>

**Subject:** Re: Tribal Response to AB52 Notification for the Fairlynn Residential Project

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.



Hi Kevin,

Thank you for your response. At this time we are happy to continue with consultation via email. Because this area is culturally sensitive to our tribe, and because the existing shopping center was built in 1965, so soil was not monitored, our preliminary recommendation is for native monitoring during ground disturbance. We look forward to reviewing the CHRIS report when it becomes available, and may update our recommendations at that time.

Thank you, and I look forward to hearing from you.

Húu'uni 'óomaqati yáamaqati.  
Teach peace

Joyce Stanfield Perry

Payomkawichum Kaamalam - President

Juaneño Band of Mission Indians, Acjachemen Nation

Tribal Manager, Cultural Resource Director

On Fri, Apr 22, 2022 at 2:41 PM Shannon, Kevin <[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)> wrote:

Good afternoon Joyce,

Thank you for the consultation request. I contacted the consulting firm working on the project regarding the CHRIS report. They submitted the request in March and are awaiting the report. They are hearing many stories of delays. Will forward when I receive the report.

Thinking ahead, are there days of the week and time of day more convenient for you to set the consultation?

Thank you,

Kevin Shannon

Kevin Shannon, CGBP, CGLP

Consultant - Environmental Planner

**OC Public Works**

601 N. Ross Street, Santa Ana, CA 92701

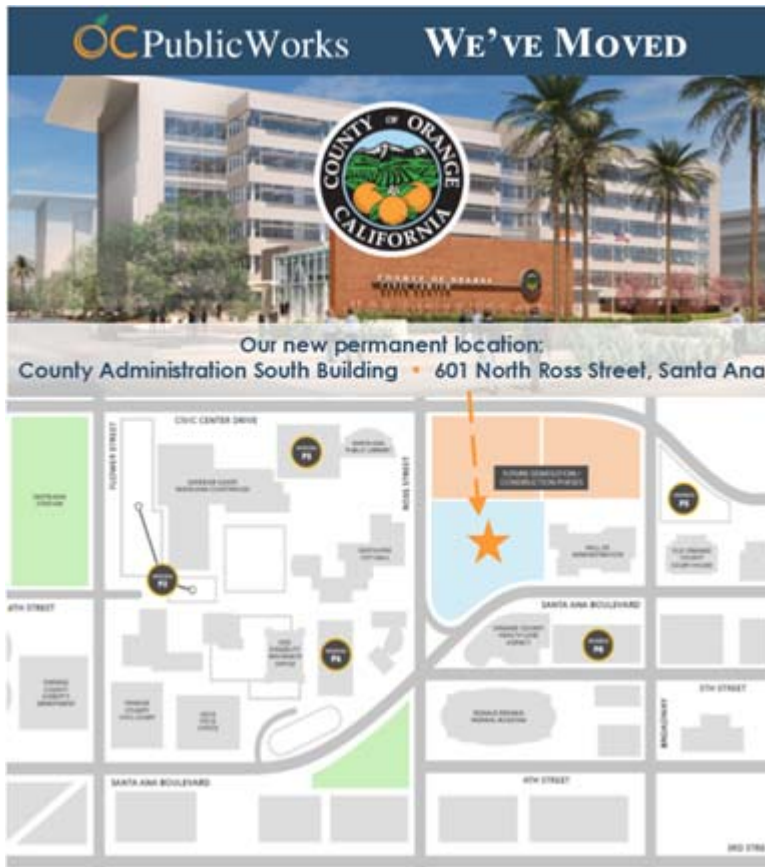
714.667.1632

[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)

[www.OCPublicWorks.com](http://www.OCPublicWorks.com)

**\*Important\*** Orange County Public Works has launched **myOCeservices**, an online permitting system.

MyOCeservices requires **all** submittals of new planning applications and re-submittals of existing applications to be provided in **PDF format** submitted through the OCPW customer portal at <https://myoceservices.ocgov.com/>. For more information please visit the website or contact Customer Care at 714-667-8888.



**From:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>  
**Sent:** Monday, April 18, 2022 12:54 PM  
**To:** Shannon, Kevin <[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)>  
**Subject:** Tribal Response to AB52 Notification for the Fairlynn Residential Project

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Good Afternoon,

I am writing on behalf of the Juaneno Band of Mission Indians, Acjachemen Nation- Belardes in response to an AB52 Notification for the Fairlynn Residential Project. This project is located in our traditional territory, and we wish to consult as it moves forward.

Before we provide our comments, can you please provide the SLF results CHRIS report for the APE as well as any proposed mitigation measures?

Thank you and I look forward to hearing from you.

Húu'uni 'óomaqati yáamaqati.

Teach peace

Joyce Stanfield Perry

Payomkawichum Kaamalam - President

Juaneño Band of Mission Indians, Acjachemen Nation

Tribal Manager, Cultural Resource Director

## Fairgreen Homes Association C/O Revolve Property Management

---

August 17, 2023

Subject: Fairlynn Townhomes PA 21-0111 Public Comments on Proposed Mitigated Negative Declaration

Dear Orange County Development Services,

Fairgreen Homes Association (Fairgreen Homes) is the homeowners association for the planned development of 200 homes located on Fairlynn Blvd, north and west of the proposed Fairlynn Townhomes Project (Project). We share two properties lines with the Project. We are an ungated community of two-story homes, built in the early 1960's with over 19 acres of park and recreational amenities.

We appreciate the opportunity to provide comments during the public comment period. We submit the following thoughts and concerns:

- Utilities
  - Storm water from Fairgreen Homes uses an existing storm drain on the Project site to sheet flow surface water runoff. According to the CEQA Initial Study Mitigated Negative Declaration, this storm water feature would remain. Fairgreen Homes would like to be updated on activities associated with the drain.
  - Sewer laterals from individual homes within Fairgreen Homes tie into a sewer line on the Project. We did not see this mentioned in the CEQA Initial Study Mitigated Negative Declaration and request it be recognized and considered.
- Loss of privacy and reduced views
  - Window placements from the Project that allow viewing into the backyards and homes along Tahitian Circle in Fairgreen Homes invade privacy.
  - 3-story buildings from the Project that block views from homes along Tahitian Circle and along Champaign Circle and from various common area locations in Fairgreen Homes.
- Unauthorized use of Fairgreen Homes parking and amenities
  - Fairgreen Homes' privately owned streets could be used as overflow parking from the Project. This would negatively impact Fairgreen Homes residents' ability to park in their community and it increases street maintenance costs.
  - Fairgreen Homes' privately owned amenities such playgrounds, baseball diamond, and acres of grass and walking areas used by Project residents. This would negatively impact the residents of Fairgreen Homes by limiting their ability to access the amenities while increasing common area maintenance costs.
- Increased traffic congestion
  - Current conditions during peak drive times along Fairlynn Blvd and Esperanza Road are challenging, especially when Glenknoll Elementary School is in session. To accommodate additional trips from Project households, off-site improvements should be considered to Esperanza, to Fairlynn Blvd, and to the intersection to improve traffic flow and safety.

We appreciate your consideration of the issues we feel will impact Fairgreen Homes' residents, our neighboring communities, and all Orange County residents traveling to and from Glenknoll Elementary School via Fairlynn Blvd.

Sincerely  
Fairgreen Homes Association  
Board of Directors



August 28, 2023

County of Orange  
Board of Supervisors and Planning Commission  
400 Civic Center Drive  
Santa Ana, CA 92701

RE: Letter of Support, Fairlynn Townhomes at Esperanza Village Shopping Center

Dear Members of the Board and Planning Commission,

On behalf of Coreland Companies, real estate managers and brokers currently working on behalf of the ownership of Canyon Village Plaza, Imperial Promenade and Esperanza Village, we would like to extend our support for the proposed redevelopment of Esperanza Village Shopping Center.

With a 30-year history of managing retail assets across Southern California, we can attest that Esperanza Village and its remaining tenants can no longer properly serve the community. This property location is no longer viable for a commercial shopping center use.

The Fairlynn Townhomes redevelopment aims to enhance the communities of Yorba Linda and Anaheim by repurposing the largely vacant shopping center into 44 modern townhomes. The redevelopment will welcome new community members, beautify the neighborhood and further support the existing commercial developments along the 91 Freeway, Imperial Highway and La Palma Avenue.

We strongly support this effort.

Sincerely,

CORELAND COMPANIES

A handwritten signature in black ink that reads "Vicky Hammond". The signature is written in a cursive style.

Vicky Hammond  
Managing Principal

# DEBEIKES INVESTMENT COMPANY

---

5289 ALDIN PARKWAY, IRVINE, CA 92604 • TEL: 949.733.3823 • FAX: 949.733.3842

September 5, 2023

County of Orange  
Board of Supervisors and Planning Commission  
400 Civic Center Drive  
Santa Ana, CA 92701

RE: Letter of Support, Fairlynn Townhomes at Esperanza Village Shopping Center

Dear Members of the Board and Planning Commission,

On behalf of the ownership of Imperial Promenade Shopping Center located along La Pama Avenue and Imperial Highway, we would like to extend our support for the proposed redevelopment of Esperanza Village Shopping Center.

Since Imperial Promenade's development in 1992, the ownership group has been committed to the strengthening of the surrounding commercial and residential communities. We believe that introducing 44 modern townhomes with an average price of \$850,000 would be highest-and-best-use for this specific location. Blocked by the railroads and overpass, already sitting within a neighborhood and dealing with a history of high vacancy, the Esperanza Village parcel is no longer a 'right fit' for commercial development.

The proposed Red Oak Investments development has been thoughtfully planned to account for market conditions and the proper termination of the shopping center leases in place today. We strongly support this development as it would benefit all ownership groups in the immediate trade area.

Sincerely,

DeBeikes Investment Company



Richard A. DeBeikes, Jr.  
Owner / Asset Manager

## Canning, Kevin

---

**From:** Wendy Bailey <wbpbuffy@sbcglobal.net>  
**Sent:** Wednesday, August 2, 2023 10:02 PM  
**To:** Canning, Kevin  
**Subject:** RE: Fairlyn Townhome Project

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello Mr. Canning:

I recently noticed the signs at the Esperanza Center regarding the Fairlyn Townhome Project. I personally did not receive a letter in the mail, but it came to my attention also on Nextdoor.

I have lived in the Woodgate Community 25 years. We have private streets with no parking and depend on the county streets for our parking areas. We share the street Parkwood which has our clubhouse with the county tennis courts and cemetery, as well as grass areas which are difficult to tell where ours begins and ends and the county's begins.

It is a concern with a 3 story townhome complex that there would be enough parking for them in that area. Their extra vehicles and guests would be flooding the communities next door and across with their cars. Also, as the townhomes would be so compact it would seem that there would not be any play areas and these families will be coming to the Woodgate Park. We do not have a fence on our side so this means people will be trespassing at Woodgate. We used to have playground equipment, but the guests at the cemetery destroyed our equipment. Also, the people that come with their dogs do not pick up after them and there are no doggie bag dispensers.

If this proposed townhome complex continues, I would suggest maybe less units and plan for ample parking and play areas in that community. Maybe the county should assign parking permits or patrol the parking better not allowing RV vehicles to be parked out there always so they take up the spaces. Also, they should patrol for vehicles that are stored there on the county streets of Woodgate, Oakvale and Cedarbend. I know the communities of Fairgreen and Fairmont Hill are in agreement with my concerns.

Thank you for your attention to this matter.

Wendy Bailey  
20212 Rockville Court, Yorba Linda  
(714) 420-7193

Sent from [Mail](#) for Windows



---

**From:** M. and D. Barba <mbarba@pacbell.net>  
**Sent:** Thursday, August 3, 2023 10:26 AM  
**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>  
**Cc:** Debbie and Mike Barba <mbarba@pacbell.net>  
**Subject:** Letter in Opposition to County File Number PA 21-0111 for the Fairlynn Townhomes Project

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Mr. Kevin Canning,

This is a letter in opposition to the Fairlynn Townhomes Project. The opposition of this project is based upon two points. Firstly, the additional housing in this area will cause an increase in traffic congestion in an area already challenged with dense housing communities. Traffic, noise and the enjoyment of living in this area will all be negatively impacted. Additionally, the two businesses in the retail space, Kenny's Donuts and the Canyon Inn Sports Bar are a solid and valued part of the local community. The loss of both these businesses would be a very negative impact on the local community who frequents both establishments, me included.

Please do not allow this project to proceed.

***Debbie Barba***

[mbarba@pacbell.net](mailto:mbarba@pacbell.net)

19652 Olana Plaza  
Yorba Linda, CA 92886

---

**From:** Meredith <meredyjoy24@hotmail.com>

**Sent:** Thursday, August 17, 2023 2:26 PM

**To:** OCPW - Fairlynn Townhomes <Fairlynn.Townhomes@ocpw.ocgov.com>

**Subject:** Fairgreen townhomes-NO

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

This will very sadly disrupt the traffic already occurring, especially now that schools and businesses are back in person and not during Pandemic when possible study was done.

Also this will greatly affect our private parking in the Fairgreen homes community. These people will also use our amenities, vandalize and ruin areas like no residents already do. They won't have ammeties and come use ours. Our HOA has seen first hand outside kids and adults ruining our property. Why should I have increased dues to account for this while your developer gets to by a yacht? If I could afford a yacht I wouldn't be living in a townhome.

This will also bring my property value down as we specifically bought here because my backyard had ultimate privacy. I will now have 3 stories looking into my backyard and home. As you can see from this photo I can see the top of the first story already. Now I'm going to love value due to someone profiting off my lack of privacy? I moved in here 2001!!!!

Also how profitable do you think they will be when the train staging yard pulls up 5 nights a week, directly in front of where these homes will be and sits ruining its engines for days in end? They mostly pull up in middle of night and screech, bang, loud engine noises that wake other homes up. This can go on for DAYs!!!! When complaining to BNSF Lena Kent was less then helpful and actually rude. Good good luck to these new unfortunate homeowners. If they leave an engineless train, they always come in middle of night to pick up waking us and sitting for hours with engines fully going until they leave. Just is just one video I randomly pulled. I have 100s more at night/early Am, some worse noise.

Thanks,  
Meredith Bowdish

## Canning, Kevin

---

**From:** David B. <dburanich@gmail.com>  
**Sent:** Wednesday, August 2, 2023 10:24 PM  
**To:** OCPW - Fairlynn Townhomes  
**Subject:** Fairlynn townhomes

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

I just want to show my support in more homes to add to the housing supply that is much needed in Orange county.

## Canning, Kevin

---

**From:** Bree Haus <breehaus@gmail.com>  
**Sent:** Wednesday, August 2, 2023 1:01 PM  
**To:** Canning, Kevin; OCPW - Fairlynn Townhomes  
**Subject:** Fairlynn TownHomes

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Good afternoon,

I am a homeowner in Fairgreen Homes, adjacent to the current decrepit Esperanza Lot meant to be transitioned to new homes. These are more questions than comments.

How will the plumbing from current Fairgreen Homes pipes be considered in this project? For example, the current Esperanza center's trees have root intrusion into our plumbing that goes to the city. As I understand, this plumbing may cross the Esperanza center lot to the street. We know that it is the Esperanza Center's trees that are intruding into the Fairgreen Homes Pipes as there are no other trees in the area. If this building site continues, who is responsible for damage that will likely continue to be done to our pipes as a result of digging and building?

Is there any plan for maintenance of the trees backing our properties? I can't tell from the plans if they are replanting trees or if the wall will be the only thing. They are already dying and messy, leaving huge clumps of detris on our properties and Fairgreen Homes' common spaces.

I do not object to the height of the homes, but Will the homes third level be looking into the properties in Fairgreen Homes on Tahitian Circle? We understand that privacy is not guaranteed when living in condo communities, however, the idea of someone's window balcony staring into my primary bedroom is not one I want to entertain. **I certainly did not elect to live in a community where I am staring into a neighbor's house, and the building of a new community should retain that assurance.** What assurances can be given to insure the privacy of the adjacent community while still adding much needed homes to the area?

As for construction noise, do we have guarantees on acceptable decibel rates and time limits for work days? Many people in the Fairgreen Homes community work from home, and the noise from the construction is sure to exceed appropriate or manageable levels. Additionally, some homeowners in this community work third/night shifts. When will construction begin and how long? How long are residents going to be subjected to these sounds? Can construction be guaranteed not to start before 8am? And if the construction time is guaranteed, what agency can we call to enforce this?

Why aren't there any plans for mixed use areas in this community?

--

Sincerely,  
Bree Haus  
[breehaus@gmail.com](mailto:breehaus@gmail.com)

---

**From:** +17148732831@tmomail.net <+17148732831@tmomail.net>

**Sent:** Thursday, August 17, 2023 1:51 PM

**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Subject:**

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

.....

Dear Kevin, I strongly object building 44 units on the corner of Fairlynn and Esperanza. It will vastly increase traffic, which is already bad there, create more parking problems and potentially safety issues in the area. YL will be losing its appreciated country and calm character due to higher density. I also hope that longtime Yorba Linda landmark Canyon Inn will be still standing for YL residents to enjoy. Pls take all that into consideration. Thank you very much. Beatrice K. 25 year YL resident.

The T-Mobile logo, featuring a stylized 'T' with a dot and the word 'Mobile' with a dot.

This message was sent to you by a T-Mobile wireless phone.

## Canning, Kevin

---

**From:** Linda Kahler <lindazoom@sbcglobal.net>  
**Sent:** Wednesday, August 2, 2023 12:14 PM  
**To:** Canning, Kevin  
**Subject:** Re: Fairlynn Townhomes Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Kevin,

After another review, my below calculations may be incorrect. Looks like there are only 2 units per building with offices. This would reduce # of spaces needed by 8, for approximate total of 14 needed (in addition to current plans).

Sincerely,

Linda Kahler

Sent from my iPhone

> On Aug 2, 2023, at 11:15 AM, Linda Kahler <lindazoom@sbcglobal.net> wrote:

>

>

> Hi Kevin,

>

> Thank you for speaking with me earlier today. As discussed, I'm an Orange County resident who lives in the Unincorporated area of Yorba Linda and have been reviewing the proposal and Architectural Plans for the Fairlynn Townhomes project.

>

> My concern is that there will not be enough parking for the # of units proposed. Below are my notes, taken from details on the OC Public works site.

>

> By my estimate the project is short at least 14 spaces. 22 additional spaces are needed if bonus rooms/lofts are also taken into calculations.

>

> NOTES:

>

> Fairlynn Project:

> Multi Family

> Zone: R2

> 17U/acre

> 44 units

> 88 garage spaces

> Plus approximately 33 "guest" spaces

>

> OC Public Works:

>

> Table3-2: Summary Zoning Regs:

> Off street Parking-Mutlifamily:

> 3+ bedrooms= 2.5 per unit plus 0.2 per unit PLUS 0.5 per bed in excess of 3. 2.7 times 44 = 118.8. Minus 88 garage units (2 per unit) = 30.8 (31) Additional spaces needed

>

> Notes:

> Room such as den, study or sewing room shall be considered a bedroom.

>

> 4 offices per building X 8 buildings = 32 X 0.5 = 16 additional spaces.

>

> 2 bonus rooms/lofts per building x 8 buildings = 16 x 0.5 = 8 additional spaces.

>

>

> Total: 31 + 16 + 8 = 55 spaces needed (in addition to 88 garage spaces).

>

> 55 needed spaces minus (approximately) 33 planned "guest" spaces = 22 spaces needed

>

> I appreciate your time on this and look forward to your reply.

>

>

> Sincerely,

>

> Linda Kahler

> 714-906-9514

>

>

---

**From:** Edward Kazimierski <ekazimierski@kdc-systems.com>

**Sent:** Thursday, August 17, 2023 4:53 PM

**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Subject:** Potential Development of High Density Housing at the current site of the Canyon Inn

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Mr. Canning

It has come my attention that OCPW is considering developing the site at 6821 Fairlynn Blvd, Yorba Linda, CA 92886 for high density housing units. As a resident in Yorba Linda on Canyon Blvd I would like to express my concern with this possibility. I drive by that location every day to and from work as well as during the course of many other travels. The current traffic congestion in the area is already challenging, I can only imagine what it will be like with an additional 25, 50, 75 ... ?? units of housing. We are also concerned about the parking situation as well as the potential for additional crime that such a development there would create. Additionally, the Canyon Inn has been a staple in the neighborhood for years and any development would result in its closure. I sympathize with the difficulties many are facing with housing in So Cal, however this location is absolutely not the right place for such a project. We hope that you and your department consider our concerns and offer the residents in the area the ability to express these concerns prior to making any decision that will surely impact our quality of life.

Regards

e

**Edward Kazimierski**

**General Manager, BsEE**

KDC Systems

4462 Corporate Center Dr, | Los Alamitos, CA 90720

**Office:** 714.484.2339

[ekazimierski@kdc-systems.com](mailto:ekazimierski@kdc-systems.com)





This message is for the named person's use only. It may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any mistransmission. If you receive this message in error, please immediately delete it and all copies of it from your system, destroy any hard copies of it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient.

**Kevin Canning** | Contract Planner | OC Development Services / Planning

601 North Ross Street | Santa Ana, California 92701-4048

714.667.8847 | [kevin.canning@ocpw.ocgov.com](mailto:kevin.canning@ocpw.ocgov.com)

Visit us online for permitting applications/project status at <https://myoceservices.ocgov.com/> or general questions and assistance call 714 667-8888

PLEASE NOTE: My primary work days are now Tuesday thru Thursday, replies to messages received on other days may be delayed.

---

**From:** Elisabeth Kazimierski <elisabeth34k@gmail.com>

**Sent:** Thursday, August 17, 2023 2:48 PM

**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Subject:** Fairynn Townhome project

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello,

I live in Yorba Linda for 25 years. Our house is in the vicinity of proposed Fairlynn Townhome project. We paid high price for our home to be in a safe place with less traffic. With your proposed 44 townhouses there will be much more traffic and cars parked in our area. We are also concern for our future safely. Please reconsider building in a better place where it wouldnt affect as many people as here living in the vicinity. Everybody that I talked to are very concern and not happy to see such a proposal. They also paid their price to live in a safe place without crazy traffic.

Have a good day.

Elisabeth

---

**From:** Kalina Kazimierski <kalina0505@gmail.com>  
**Sent:** Thursday, August 17, 2023 4:26 PM  
**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>  
**Subject:** Yorba Linda housing project

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello,

I am a resident in the Yorba Linda area very close to where the new housing project is meant to happen. I wanted to voice my opinion and concerns toward this project for a few reasons. The way that this area is laid out right now without any additional housing allows for smooth driving and limited traffic. Adding in so many additional individuals will not only increase traffic cues but with such a small street it can even make driving in these parts dangerous with too many cars. We already have loads of complexes in the immediate area around where the project is scheduled, adding in so many more will make it a nightmare to drive and also park for those who live around. Additionally, there are small businesses placed in this area which have served the area well for many many years and I dont feel it's right to remove these businesses for the sake of adding new housing. Please take this into consideration as it will not only affect those small business owners but also the residents living nearby.

Original Message  
From: Kayu Kazimierski <kayukazimierski@yahoo.com>  
Sent: Thursday, August 17, 2023 4:09 PM  
To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>  
Subject: New housing project

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello,

I am a resident of the neighborhood adjacent to the site of the proposed housing project in the Yorba Linda/Anaheim Hills area. I would like to voice my displeasure about the idea of the proposed housing project. To start I am not a fan of the idea of fitting in so many residents in such a small area. A large increase in traffic, lack of parking, and safety are all a genuine concern of mine should this plan be approved. In addition, I take advantage of and am a customer of the businesses which are supposed to be demolished to make way for the housing. Having a barber shop, my dentist, and breakfast place all within a walks distance of my house is a very appreciated convenience. I could go on, but I must voice my opinion and genuine concern about this proposed housing project, and i do not support the advancement and completion of this project at all.

Sent from my iPhone

From: Krystian Kazimierski <krystian\_9@yahoo.com>

Sent: Thursday, August 17, 2023 4:06 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Subject: Blocking housing project

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello, I am a nearby resident of where the new Yorba Linda low income housing is set to take place over in the same lot as Canyon inn. I wish to join the group of people who are expressing their concern for this project. Parking will become a nightmare and small business like Kenny's donuts that have been there for years will be forced to move. This area is already surrounded by housing and adding more will just make life more difficult for everyone around that has been here for years. The community is asking that you do not go through with this and block this low income housing.

**Kevin Canning** | Contract Planner | OC Development Services / Planning  
601 North Ross Street | Santa Ana, California 92701-4048  
714.667.8847 | [kevin.canning@ocpw.ocgov.com](mailto:kevin.canning@ocpw.ocgov.com)

Visit us online for permitting applications/project status at <https://myoceservices.ocgov.com/> or general questions and assistance call 714 667-8888

PLEASE NOTE: My primary work days are now Tuesday thru Thursday, replies to messages received on other days may be delayed.

---

**From:** Jason Miller <hotrodmiller1@outlook.com>

**Sent:** Thursday, August 17, 2023 2:32 PM

**To:** OCPW - Fairlynn Townhomes <Fairlynn.Townhomes@ocpw.ocgov.com>

**Subject:** Fairlynn town homes

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

To whom it may concern,

I do not want to have these annoying townhomes built. We are already over crowded with parking and traffic. I also don't want to share my pool with people no paying our HOA dues and concerned they would increase to try to fix this situation

Thanks Jason Miller

Get [Outlook for iOS](#)

## Shannon, Kevin

---

**From:** smurray1233@aol.com  
**Sent:** Thursday, August 3, 2023 9:49 AM  
**To:** Canning, Kevin  
**Subject:** Fairlynn Townhomes

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello:

I am writing to comment on the Fairlynn Townhome project.

I live in the adjacent Woodgate Community. I saw a notification on Facebook (I personally did not get such notification) about the project. I am strongly opposed to this project. The parking and traffic in this area is already terrible. It's congested, to a level of unsafe, with people running across Fairlynn as cars speed by. We also have ongoing problems of unsightly motor homes being parked nearby to add to the parking challenges.

Since this area is partial county there is a lack of on-going monitoring of over-crowded parking and the parking of motor homes and trailers, even with complaints to the city and county.

This project is a serious mistake and will cause our property values to decline due to the additional traffic and already limited parking.

If there is a list-serve of interested neighbors who have requested open communication, please add me to the list.

Thank you for reading this letter of concern,

Shirley Murray

20091 Winfield Ct.

Yorba Linda, CA 92886

Smurray1233@aol.com

[Sent from the all new AOL app for iOS](#)

---

**From:** Kim Pascarella <flossiem2179@gmail.com>  
**Sent:** Thursday, August 17, 2023 1:38 PM  
**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>  
**Subject:** New Condos

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Canning,

I'm contacting you regarding the Townhomes that are to be built in the area of Esperanza/Fairlynn.

I'm hoping we can stop the construction, as it's a bad idea.

We already have congestion in that area, we certainly don't need more!

Please stop this endeavor from happening! We(the neighborhood) are against it and hope by our communicating with you, it can make a difference.

Thank You,

Kim M.L. Pascarella



## Shannon, Kevin

---

**From:** Mar Robbart <marrobbart@yahoo.com>  
**Sent:** Tuesday, August 22, 2023 5:02 PM  
**To:** Shannon, Kevin  
**Subject:** Fairlynn Townhouse project

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Mr. Shannon,

Please tell me where this project is in the entitlement/approval process.

Do you have a link to the plans that could you send to me, please?

Please give me the (human) name of the applicant and his or her phone number please.

Thank you very much for your time,  
Mar Robbart

**From:** Darren Shimasaki <darren.shimasaki@gmail.com>

**Sent:** Wednesday, August 9, 2023 4:00 PM

**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Subject:** Fairlynn Townhomes Project

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Good Afternoon,

My name is Darren Shimasaki and I live in the Fairmont Hill condo complex. I saw the discarded notice of intent signs regarding the new housing project and decided to email you with my take on the situation.

The intersection of the project is very heavily traveled by commuters and during heavy traffic the intersection of Esperanza (Orangethorpe) and Fairlynn gets backed up by up to 10 cars. With more homes comes more cars which will only add to the congestion of the one lane intersection, the unused bike paths have only added to the congestion and added confusion with new traffic patterns, very unorthodox design. This is a recipe for disaster.

During construction of this project traffic will be impacted even more with large vehicles coming in and out blocking traffic even more. Please think of the impact this new project will have on businesses and residents of the area.

Please think about how this will impact traffic and how it will impact safety.

Thank You.

Darren M. Shimasaki  
Social Studies 7 and 8  
Heninger Elementary (K-8)

From: Adriana Sobaszek <adriana0997@yahoo.com>

Sent: Thursday, August 17, 2023 3:47 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Subject: Fairlynn housing

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

To whom it may concern,

I strongly object building 44 units on the corner of Fairlynn and Esperanza. It will vastly increase traffic and create more parking problems in the area. I also hope that the longstanding Canyon Inn as well as the other small businesses that will be affected will be still standing for YL residents to enjoy as there are few places like it in the area.

Sincerely,

Adriana S. , a 25 year resident of Yorba Linda

Santa Ana, CA

---

**From:** Dominik <dsobaszek95@gmail.com>  
**Sent:** Thursday, August 17, 2023 2:06 PM  
**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>  
**Subject:** Fwd: Objection to 44 unit Building

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hey Kevin,

I'm writing to let you know that I object to building 44 units on the corner of Fairlynn and Esperanza. It will increase traffic and create more parking problems for current residents and safety issues in the area. I also hope that Canyon Inn will be still standing for YL residents to enjoy. I have lived in Yorba Linda for over 25 years (basically my whole life). Higher density housing has created many problems for other cities and is contributing to ruining a cities character. Yorba Linda has always been a safe haven that stands up against these kinds of decisions. I would hate to see this beautiful city deteriorate like other cities that we have seen all over the state. Please take all this into consideration. I appreciate your understanding.

Sincerely,  
Dominik Sobaszek  
25+ years Yorba Linda Resident

-----Original Message-----

From: Traub, Veronica <vtraub@Fullerton.edu>

Sent: Thursday, August 17, 2023 12:06 PM

To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

Subject: Development

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

To whom it may concern,

Please stop the development on Esperanza and Canyon. It will cause too much traffic.

Thank you,

Scott and Veronica Traub

Sent from my iPhone

**Kevin Canning** | Contract Planner | OC Development Services / Planning  
601 North Ross Street | Santa Ana, California 92701-4048  
714.667.8847 | [kevin.canning@ocpw.ocgov.com](mailto:kevin.canning@ocpw.ocgov.com)

*Visit us online for permitting applications/project status at <https://myoceservices.ocgov.com/> or general questions and assistance call 714 667-8888*

PLEASE NOTE: My primary work days are now Tuesday thru Thursday, replies to messages received on other days may be delayed.

---

**From:** Michelle Vickers <shellyvickers143@gmail.com>

**Sent:** Thursday, August 17, 2023 3:23 PM

**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Subject:** Cones and traffic

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Turning from esperanza to fairlynn are cones recently put in place. This has only caused more traffic jam to the persons trying g to get unto gas station. The cones are always laying around the street because some people knock them down to turn into gas station...

Pictures of spaces from missing cones  
And pictured of cones to the side of street.

This email is short and brief. I can give more detail or can be reached at 714)770-7711 to further discuss these concerns.



5.29  
5.49  
5.59  
5.39

85  
289





---

**From:** Michelle Vickers <shellyvickers143@gmail.com>

**Sent:** Thursday, August 17, 2023 3:21 PM

**To:** Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>

**Subject:** Fairlynn espernaza at light , and further up where a light should be

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Traffic at fairlynn and esperanza at light is always backed up. I have written into traffic on a few occasions about this. I will send you those emails, if you would like. The light is green and everyone always turns into the gas station. I have learned from traffic dept it is legal , HOWEVER the problems and backs that occur are daily.

Further up the road crossing lights have been installed recently, traffic comes down the hill so fast , and cars exiting lindafair are always so hesitant as incoming traffic never slows or yields...

This email is short and brief. I can give more detail or can be reached at 714)770-7711 to further discuss these concerns.





## Alex Wong

---

**From:** Esperanza 76 <esperanza76yorbalinda@gmail.com> on behalf of Esperanza 76  
**Sent:** Friday, September 8, 2023 11:56 AM  
**To:** alex@redoakinv.com  
**Subject:** Fairlynn Townhomes

Hi Alex,

This is Rodney the General Manager from the 76 Gas Station at the corner of Esperanza Rd. & Fairlynn in Yorba Linda, which is next to the subject property.

The owners and I are in full support of the proposed 44 townhome development.

Sincerely,  
Rodney Pierce  
General Manager  
76 Gas Station (Fuel Up!)  
19851 Esperanza Rd. Yorba Linda CA 92886  
O: (714) 777-3145  
C: (714) 222-0097

08/31/2023

We are neighbors to the proposed 44 townhouse development at 6821 Fairlynn.

We support it.

Sincerely,

Vincent Deceglie

Anaheim Hills Tire



9/14/23

Orange County Planning Commission.

RE: Proposed Fairlynn Townhomes project

Dear Commissioners and Supervisors:

I support the proposed future plan to replace the existing shopping center with 44 new townhomes.

I live adjacent to the project location. I've seen the drawings and find the homes to be attractive and compatible with our neighbor, especially if the homes remain un gated as I currently see in the plans.

Thank you!

Sincerely,

Arie Legat

~~6715~~ 6715 Vista Loma

Yorba Linda CA 92886

September 14, 2023

To whom it may concern,

RE: Proposed Fairlynn Townhomes project.

Dear Commissioners and Supervisors:

I support the proposed future plan to replace the existing shopping center with new townhouses, provided that there will be more areas for recreation in the complex (example: park, open space, ample parking, etc.) and less homes.

I saw the drawings and found ~~them~~ it attractive but 44 homes seems like a lot and I am concerned about parking spaces and traffic it may cause in the area, as I live adjacent to the proposed project.

Thank you.

Maria Gonzalez

6682 Vista Loma Yorba Linda 92886



9-14-23

To Whom it may concern,

I support the proposed future plan to replace the existing shopping center with 44 new townhouse. I have seen the drawings and find the homes to be attractive and compatible with our neighborhood.

Thank you

M. Hnatenko

M. Hnatenko  
6732 Vista Loma  
Yorba Linda, Ca

09-14-23

Dear Commissioners

I support the building of 44 new townhouses.

I live near the project location.

Thank You

Maria Monterrasas

19651 Esperanza Rd  
Yorba Linda CA 92886

9/14/2023

Orange County Planning Commission

RE: Proposed Fairlynn Townhomes project.

Dear Commissioners and Supervisors:

I support the proposed future plan to replace the existing Shopping Center with 44 new townhomes. I live adjacent to the project location. I have seen the drawings and find the homes to be attractive and compatible with our neighborhood.

Thanks,

Jennifer Shanahan  
6734 Vista Loma  
Turbin Linda CA 92880

09/14/2023

Jason Moody

6686 Vista Loma

Yorba Linda, CA 92886

Enjoyed Meeting Andrew and reviewing the new project. I support the project and can't wait to see it finished.

A handwritten signature in cursive script, appearing to read "Jason", with a long horizontal flourish extending to the right.

9/14/23

To whom it may concern.

RE: Proposed Fairlynn Townhomes project

Dear Commissioners and Supervisors:

I was pleasantly surprised to get a knock on my door from the new owner of the property across the street showing me the plans that he had for building new townhomes in place of the current shopping center. After reviewing these plans, I support the proposed future plan to replace the existing shopping center with 44 new townhomes. I live ~~across~~ across the street from the project location. I have seen the drawings and find the new homes to be very attractive and compatible with our neighborhood.

Thank you,

Sincerely,

Lacey Easton

6822 Blue Ridge Ct

Yorba Linda 92886

9/14/23

ORANGE COUNTY PLANNING COMMISSION

RE: PROPOSED FAIRMANN TOWNHOMES PROJECT

TO WHOM IT MAY CONCERN:

I SUPPORT THE PROPOSED FUTURE PLAN TO REPLACE THE EXISTING SHOPPING CENTER W/ 44 NEW TOWNHOMES.

I LIVE IN THE ADJACENT WOODGATE COMMUNITY ACROSS FROM THE PROJECT LOCATION. I HAVE SEEN THE PROPOSED SITE PLAN AND FIND THE NEIGHBORHOOD APPEALING AND WORKS WELL W/ OUR COMMUNITY.

THANK YOU.

CAROL BUTLER  
6842 BLUE RIDGE CT.  
YORBA LINDA, CA 92886

September 14, 2023

Orange County Planning Commission

RE: Proposed Fairlynn Townhomes Project

Dear Commissioners and Supervisors:

I support the proposed future plan to replace the existing shopping center with 44 new townhouses. I live in the home closest to this proposed project location. I have seen the drawings and find the homes to be attractive and compatible with our neighborhood.

I welcome this project to clear out the shopping center which has been a place of homelessness, drugs and criminals. The Canyon Inn establishment is worse than the townhouses. The townhouses will be lovely and increase home values in our area.

I understand traffic may be more prevalent but the homelessness, drugs and criminals living in that shopping center and parking lot are bigger threats.

Thank you.

Sincerely,



Cynthia Romines-Hart  
6851 Blue Ridge Ct.  
Yorba Linda, CA 92886

9/14/23

To Whom It May Concern,

I met the developer for the proposed future plan to replace the existing shopping center on Fairlynn. I've seen the drawings and believe the homes would be great for the area.

Thank you.

Sincerely,

Anthony Tesoro  
6821 Foxborough Ct  
Yorba Linda, 92886



To Whom it may concern,

I was visited by one of the owners of the property ~~was~~ at the corner of Fairlyn and Esperanza and he shared his plans with me. I live 2 streets over from the proposed build and it sounds like it would be a good development.

Patricia A. Hummel

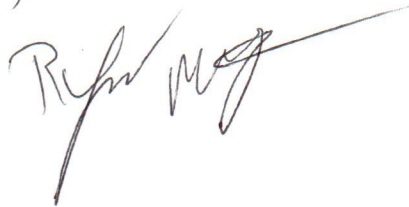
6851 Foxborough Ct.  
Korba Linda Ca  
92886

9/14/23

To whom it may concern.

I've lived in this area  
my entire life. I feel this  
would be a great addition to the area  
and bring safety to the neighborhood.

-Ryan McCarty



6822 Roxborough Ct.

Yorba Linda CA 92886

9/14/23

Orange County Planning Commission

Dear Commissioners & Supervisors

I support the proposed future plan to replace the existing shopping center with 44 new town homes. I live across the street from the project location.

I have seen the drawings and agree with the plans

Thank you,

Sincerely,

Miles

6841 Foxborough Ct.

9/22/23

To whom it may concern:

I would like to state that I'm very happy with the proposed 44 townhomes units coming to our area. I believe that they will be very beautiful & great for our community. We welcome you.

Thank you.  
Sara Monroy

{ SARA MONROY  
6956 Champagne Cir.  
YL. CA 92886  
Jansgreen Homes.

9.22.2023

I LOOKED OVER THE PLANS AND DRAWINGS  
ANDREW SHOWED ME AND WE ARE HAPPY  
TO SEE THIS CONSTRUCTION TAKE PLACE.

PLEASE OFFER NEW HOMES WITH LOTS OF  
PARKING FOR THEMSELVES AND THEIR  
VISITORS. THAT IS MY CONCERN AS WELL  
AS OUR NEIGHBORS BECAUSE WE DON'T  
WANT THEM PARKING ON OUR SIDE AS  
WE ARE ALREADY LIMITED.

THANKS.

JESSICA FITZ

6772 Champagne  
Circle

Daryl Reed 20751 Champagne Cir, 9/27/23  
I am not opposed to the proposed community  
at our neighboring location. Looking forward to it

My name is Jackie, I live in 6758 Champagne  
Circle.

We are happy to have houses instead of a center  
that doesn't work as a center.

Sincerely.

A handwritten signature, likely "Jackie", written in dark ink. The signature is stylized and somewhat illegible due to the cursive style and overlapping lines.

09/27/2023.

9/27/23

I am the owner of 6752 Tahitian  
Circle. We support new housing in  
the neighboring lot.

We would love to see housing development  
that supports home ownership for low  
income and BIPOC families. Any way  
the developer / ~~can~~ city can incorporate  
that into the process will garner  
our full support

Peter Wang



9/27/23

TO WHOM IT MAY CONCERN,

THE SHOPPING CENTER DOES NEED TO BE  
REPLACED. MANY SHOPS SIT EMPTY. GOOD TIME  
TO REPLACE THE SHOPPING CENTER W/ NEW TOWNHOMES!  
THE PLAN LOOKS BEAUTIFUL! I SUPPORT THIS PLAN.

SINCERELY,

Awhf.

[6742 Tahitian Circle]

Hello,

9/27/23

I live at 6751 Tahitian Circle and was able to see the plans of the new Community. I think for the most part this new complex will be a great addition to our neighborhood.

Thanks, Heather Murphy

Ed 6805 Tahitian

Looked over The Plans. Everything looks  
good. only concern is traffic on Fairlyn

Thanks Ed 9/27/23

[6805 Tahitian Circle]

September 27, 2023

I live at 6672 Morse Circle and  
am now taking a look at the plans for  
the new town homes and hearing more  
about them I feel they may be very nice.

I also think they will enhance our  
property value in the future

Regards

Joe Cooper

9/27/2023

Orange County Planning Commission

RE: proposed Fairlyn Townhomes project

Dear Commissioners and Supervisors:

I support the future plan to replace the existing shopping center with 44 new townhomes. I live adjacent to the project location. I have seen the drawings and find the homes to be more attractive than the current buildings.

Thank you.

Alexa McPhillips  
6692 Moselle Cir  
AMCP.

Rick Clader

14952 wrightwood ct. Yorba Linda, Ca, 92886

Dear Planner's i live across the street

From. the Fairlyn Townhomes Project

I love the design and support the Development.

x Rick Clader

sept 27th 2023

Saman Connell  
19962 Wrightwood Ct  
P.O. 92886

9/27/23

Dear Planner:

I have been in the neighborhood since 2010 and have seen a lot of tragedy stemming from the bar on the corner. I am more than happy to see a nice community replace the empty lot on the corner.

Saman Connell

Sept. 27. 2023

JD Blackmore

19972 Woodliff Ct. Yorba Linda.

Dear planner or who it may concern.

I live across the street and have reviewed the plans and they look great.



## Andrew Nelson

---

**From:** Israel Pinedo <israel7us@gmail.com> on behalf of Israel Pinedo  
**Sent:** Sunday, October 1, 2023 7:45 PM  
**To:** anelson@redoakinv.com  
**Subject:** New Development

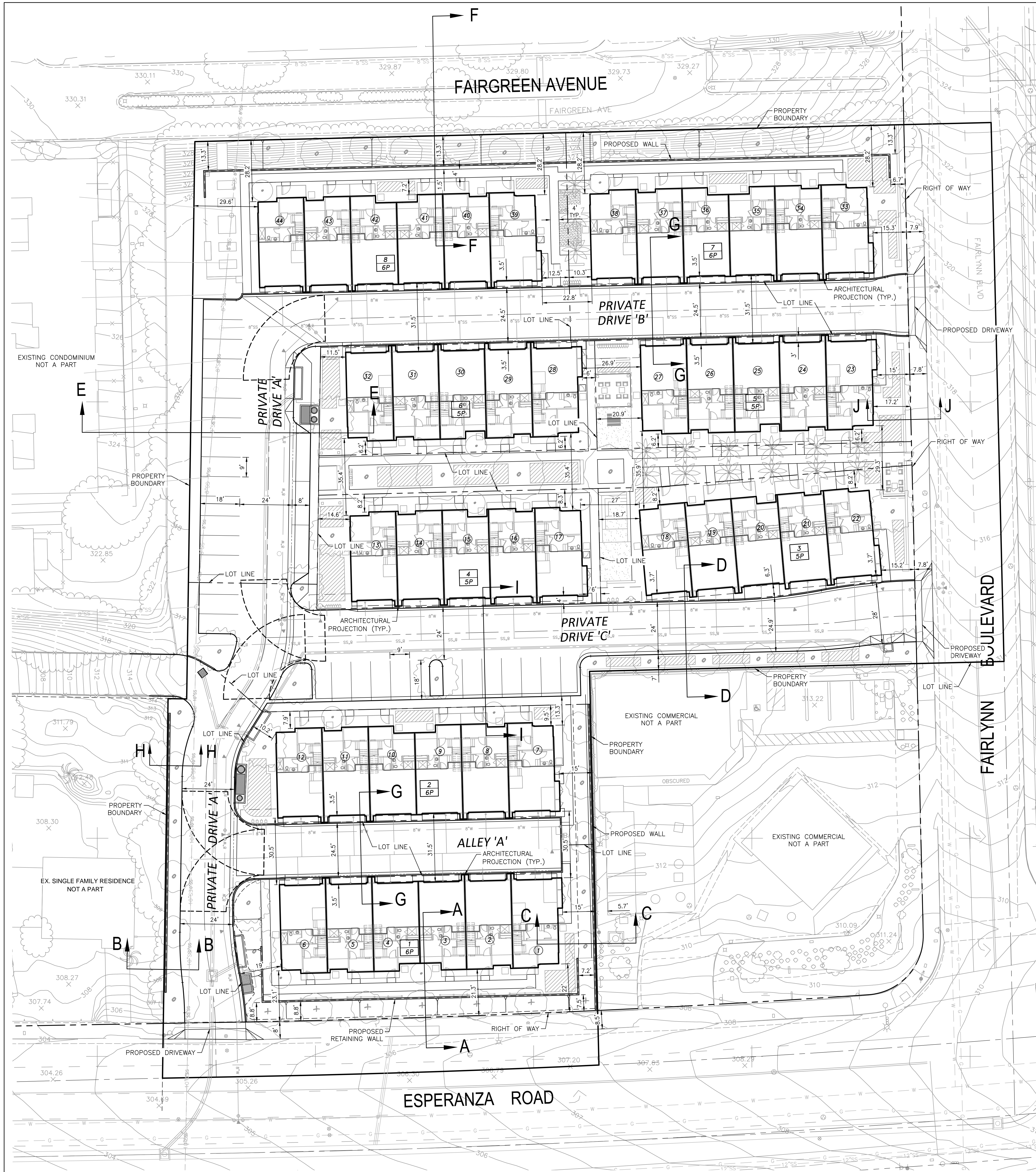
To whom It may concern

I live in the association of Fairgreen, just up the hill from the proposed Fairlynn Townhomes development. I appreciate the chance to review the site plan and feel that this would be a good development for our neighborhood. It would be better to have housing in this location then a partially vacant shopping center. I am supportive of this development proposal.

Israel Pinedo  
Fairgreen Comunity

This neighbor  
lives at  
6666 Moselle Circle  
Yurba Linda CA  
92885

## Appendix B: Technical Site Plan and Architectural Plans



**SITE SUMMARY:**

3-STORY ROW-TOWNHOMES

TOTAL HOMES: 44  
 5-PLEX X 4 = 20  
 6-PLEX X 4 = 24

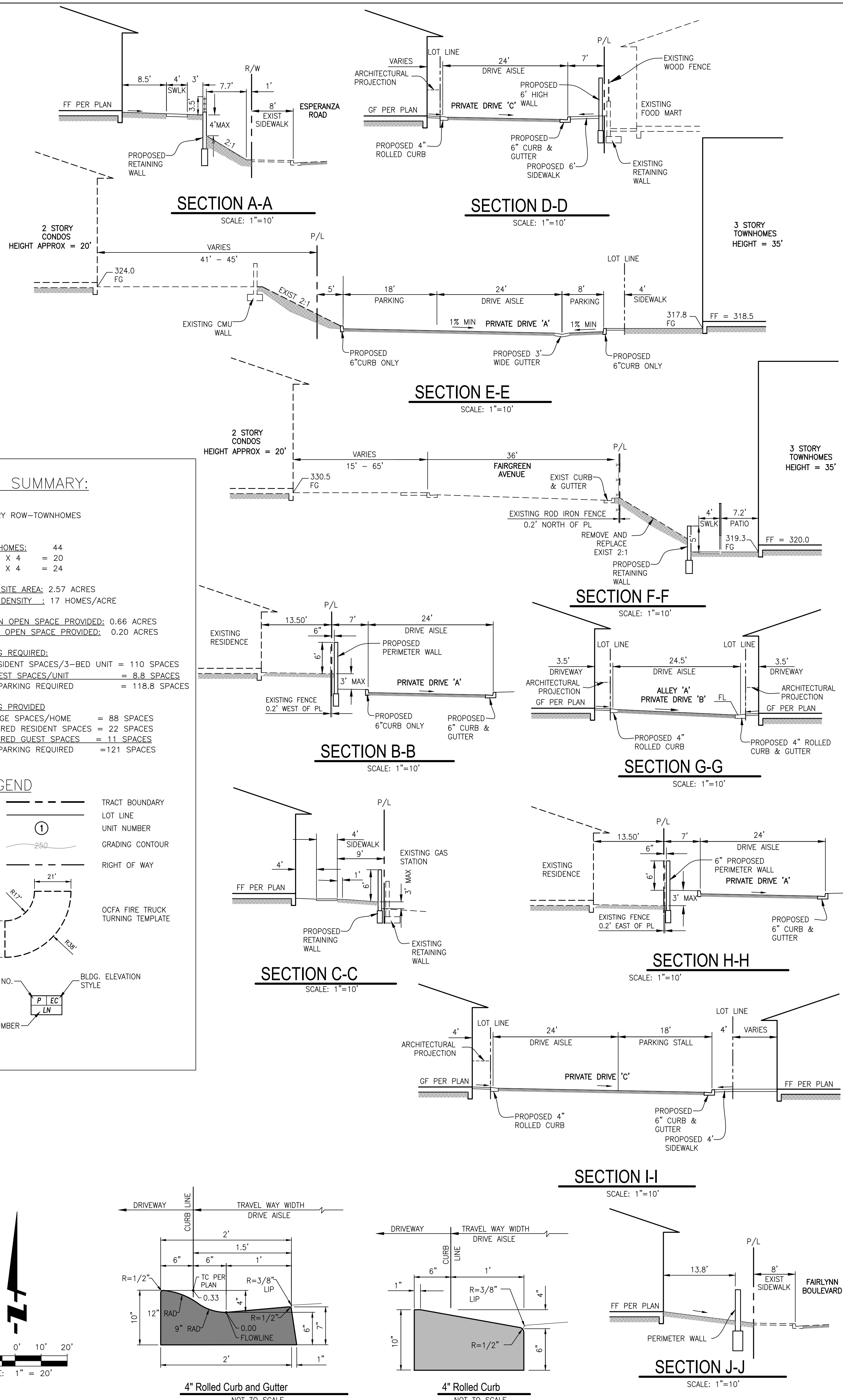
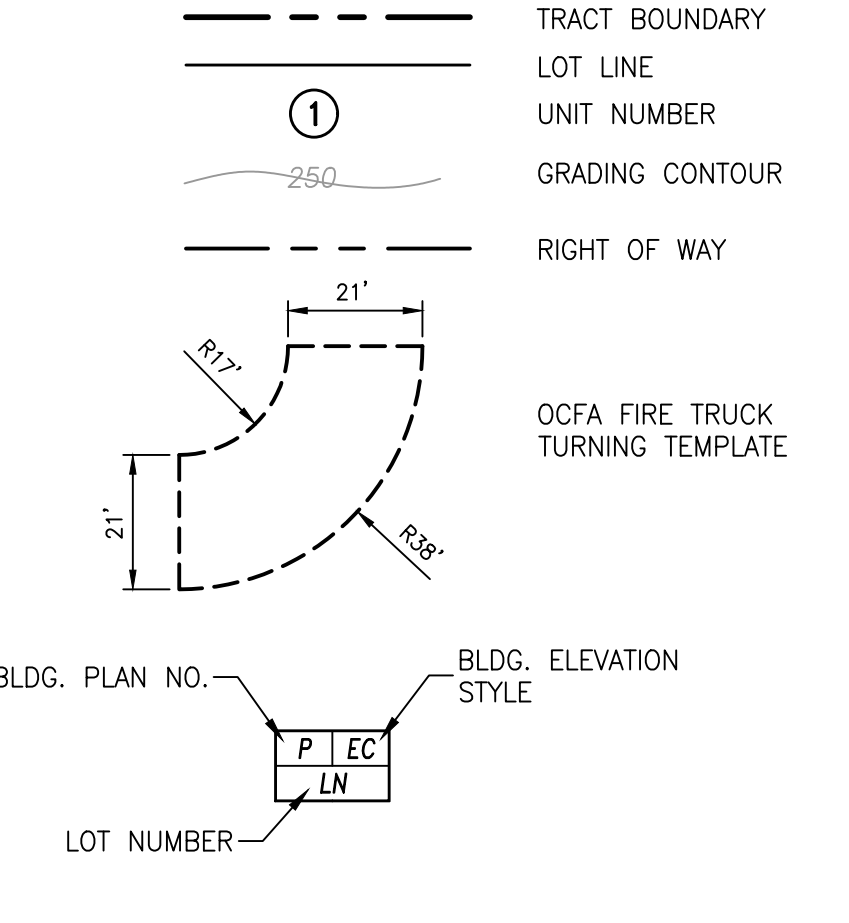
GROSS SITE AREA: 2.57 ACRES  
 GROSS DENSITY: 17 HOMES/ACRE

COMMON OPEN SPACE PROVIDED: 0.66 ACRES  
 PRIVATE OPEN SPACE PROVIDED: 0.20 ACRES

PARKING REQUIRED:  
 2.5 RESIDENT SPACES/3-BED UNIT = 110 SPACES  
 0.2 GUEST SPACES/UNIT = 8.8 SPACES  
 TOTAL PARKING REQUIRED = 118.8 SPACES

PARKING PROVIDED:  
 2 GARAGE SPACES/HOME = 88 SPACES  
 UNCOVERED RESIDENT SPACES = 22 SPACES  
 UNCOVERED GUEST SPACES = 11 SPACES  
 TOTAL PARKING PROVIDED = 121 SPACES

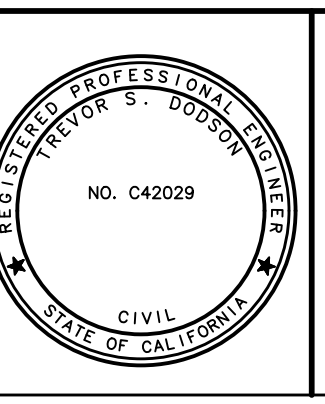
**LEGEND**



NO.	REVISIONS	APP'D.	DATE	DEVELOPER:
				ROI Esperanza LLC 4199 Campus Drive, Suite 200 Irvine, CA 92612 (949) 342-2502

**FUSCOE**  
 ENGINEERING  
 16795 Van Korman, Suite 100  
 Irvine, California 92606  
 Tel: 949.474.1660 • Fax: 949.474.5315  
 www.fuscoecorp.com

CONTACT PERSON:  
 TREVOR S. DOSDON OFFICE: (949)474-1960



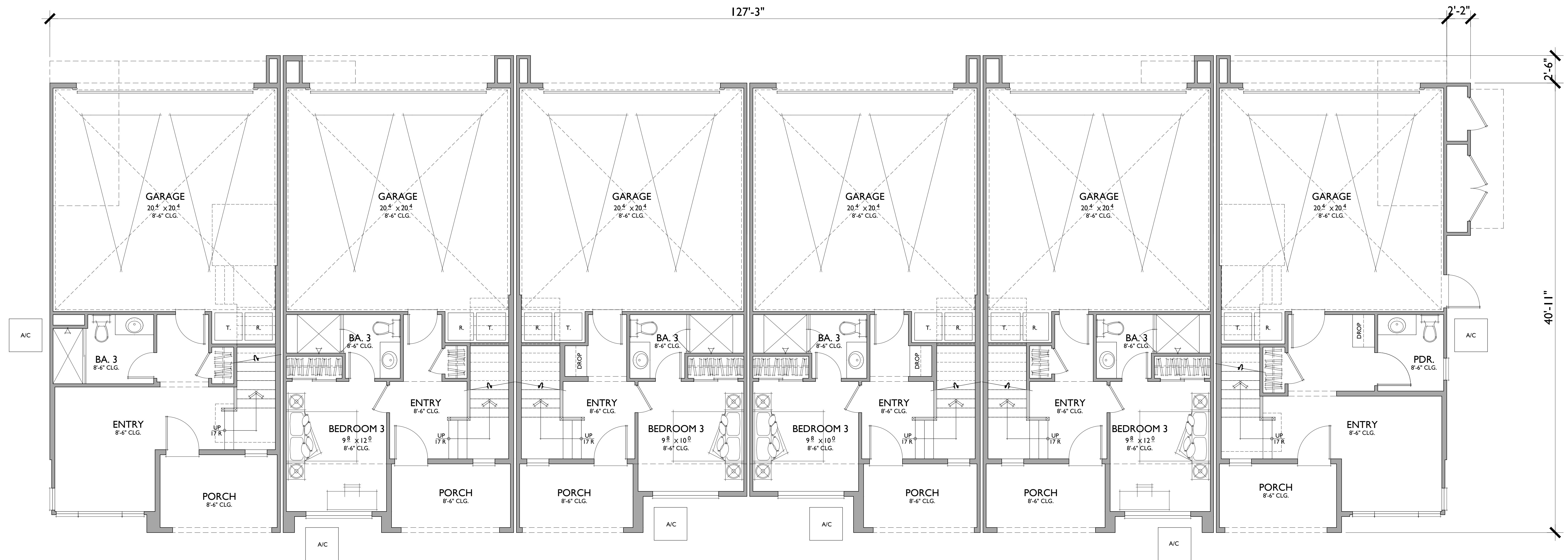
Tentative Tract Map No. 19161

**TECHNICAL SITE PLAN**

6821 Fairlynn Blvd.

DRAWN: SM  
 DESIGN: VP  
 CHECKED: ID  
 SCALE: AS SHOWN  
 JOB NO.: 774.012

SHEET 1



UNIT 3

UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3X-ACCESSIBLE

### UNIT 1

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

#### FLOOR AREA TABLE

1ST FLOOR	320 SQ. FT.
2ND FLOOR	728 SQ. FT.
3RD FLOOR	623 SQ. FT.
TOTAL	1,671 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	69 SQ. FT.
DECK	72 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

### UNIT 2

3 BEDROOMS / 3.5 BATHS + BONUS ROOM / DECK  
2 - CAR GARAGE

#### FLOOR AREA TABLE

1ST FLOOR	337 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	767 SQ. FT.
TOTAL	1,845 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	53 SQ. FT.
DECK	75 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

### UNIT 3

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

#### FLOOR AREA TABLE

1ST FLOOR	342 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,945 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	84 SQ. FT.
DECK	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

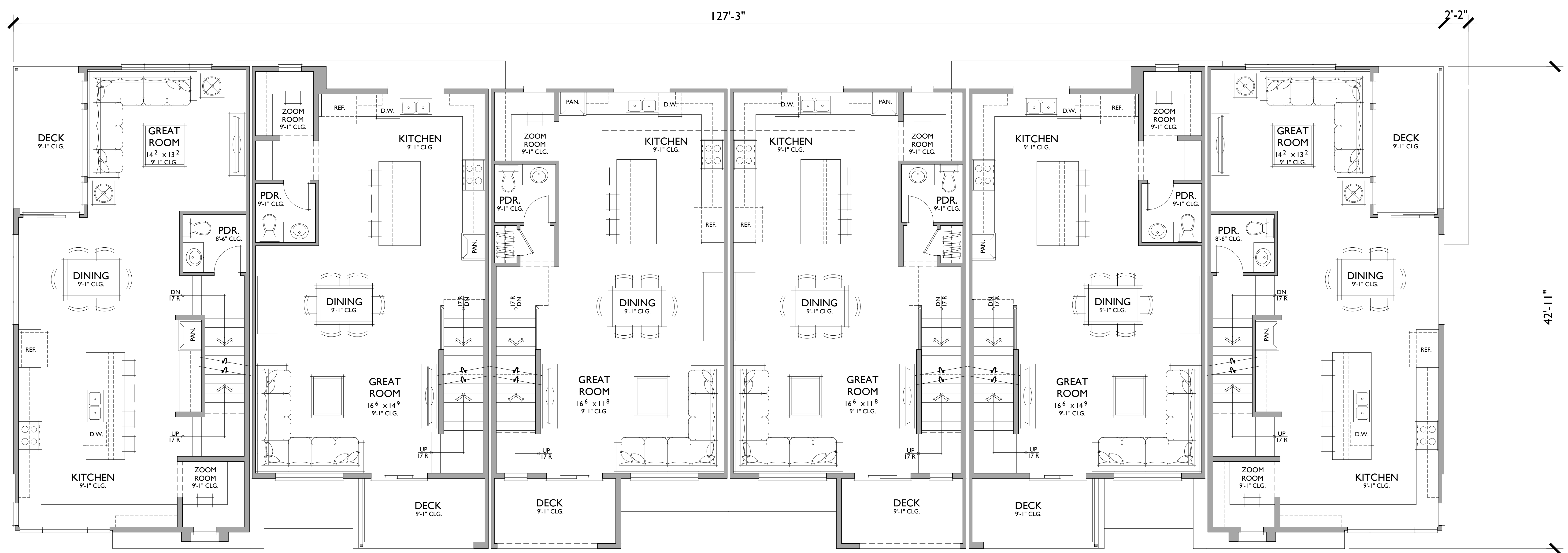
### UNIT 3X - ACC.

3 BEDROOMS / 2 BATHS / 2 PDR. / DECK  
2 - CAR GARAGE

#### FLOOR AREA TABLE

1ST FLOOR	356 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,959 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	69 SQ. FT.
DECK	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



UNIT 3

UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3X-ACCESSIBLE

**UNIT 1**

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	320 SQ. FT.
2ND FLOOR	728 SQ. FT.
3RD FLOOR	623 SQ. FT.
TOTAL	1,671 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	69 SQ. FT.
DECK	72 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 2**

3 BEDROOMS / 3.5 BATHS + BONUS ROOM / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	337 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	767 SQ. FT.
TOTAL	1,845 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	53 SQ. FT.
DECK	75 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 3**

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	342 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,945 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	84 SQ. FT.
DECK	83 SQ. FT.

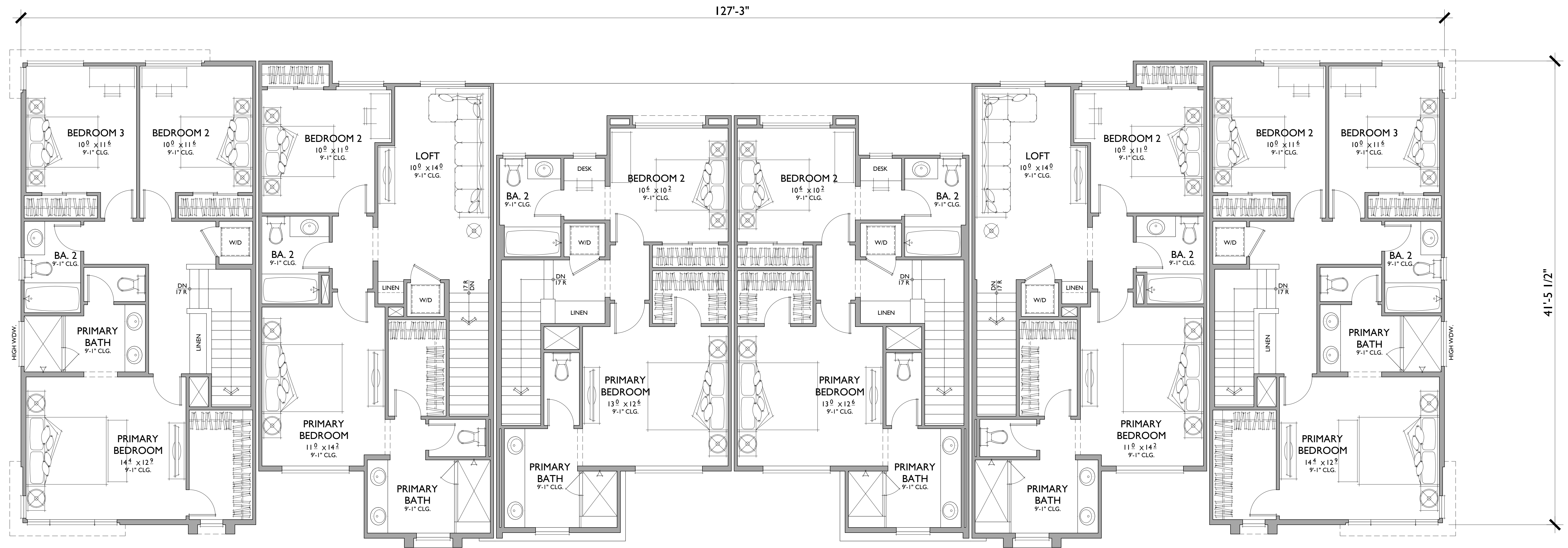
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 3X - ACC.**

3 BEDROOMS / 2 BATHS / 2 PDR. / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	356 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,959 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	69 SQ. FT.
DECK	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



UNIT 3

UNIT 2R

UNIT 1R

UNIT 1

UNIT 2

UNIT 3X-ACCESSIBLE

**UNIT 1**

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	320 SQ. FT.
2ND FLOOR	728 SQ. FT.
3RD FLOOR	623 SQ. FT.
TOTAL	1,671 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	69 SQ. FT.
DECK	72 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 2**

3 BEDROOMS / 3.5 BATHS + BONUS ROOM / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	337 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	767 SQ. FT.
TOTAL	1,845 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	53 SQ. FT.
DECK	75 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 3**

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	342 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,945 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	84 SQ. FT.
DECK	83 SQ. FT.

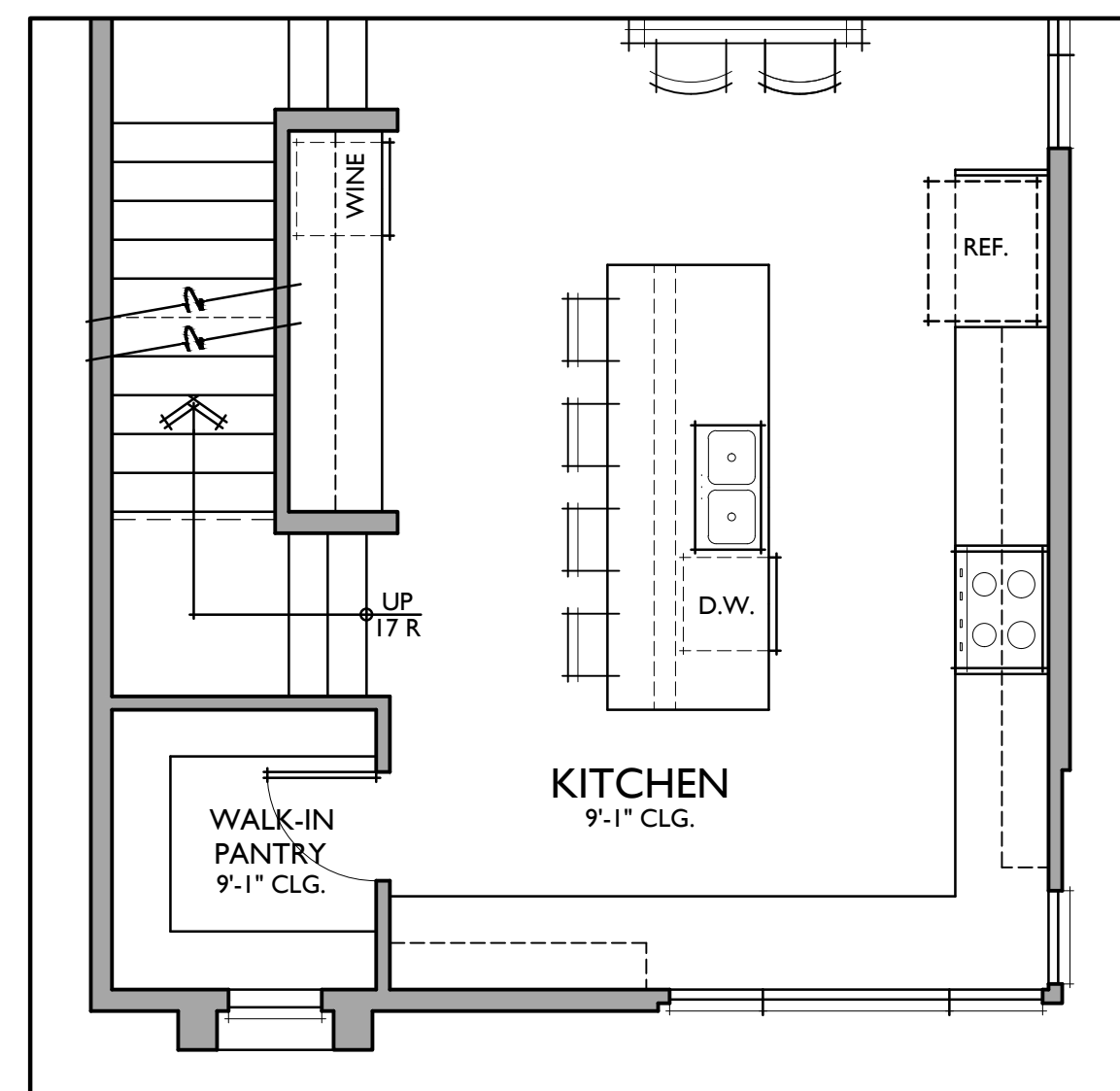
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 3X - ACC.**

3 BEDROOMS / 2 BATHS / 2 PDR. / DECK  
2 - CAR GARAGE

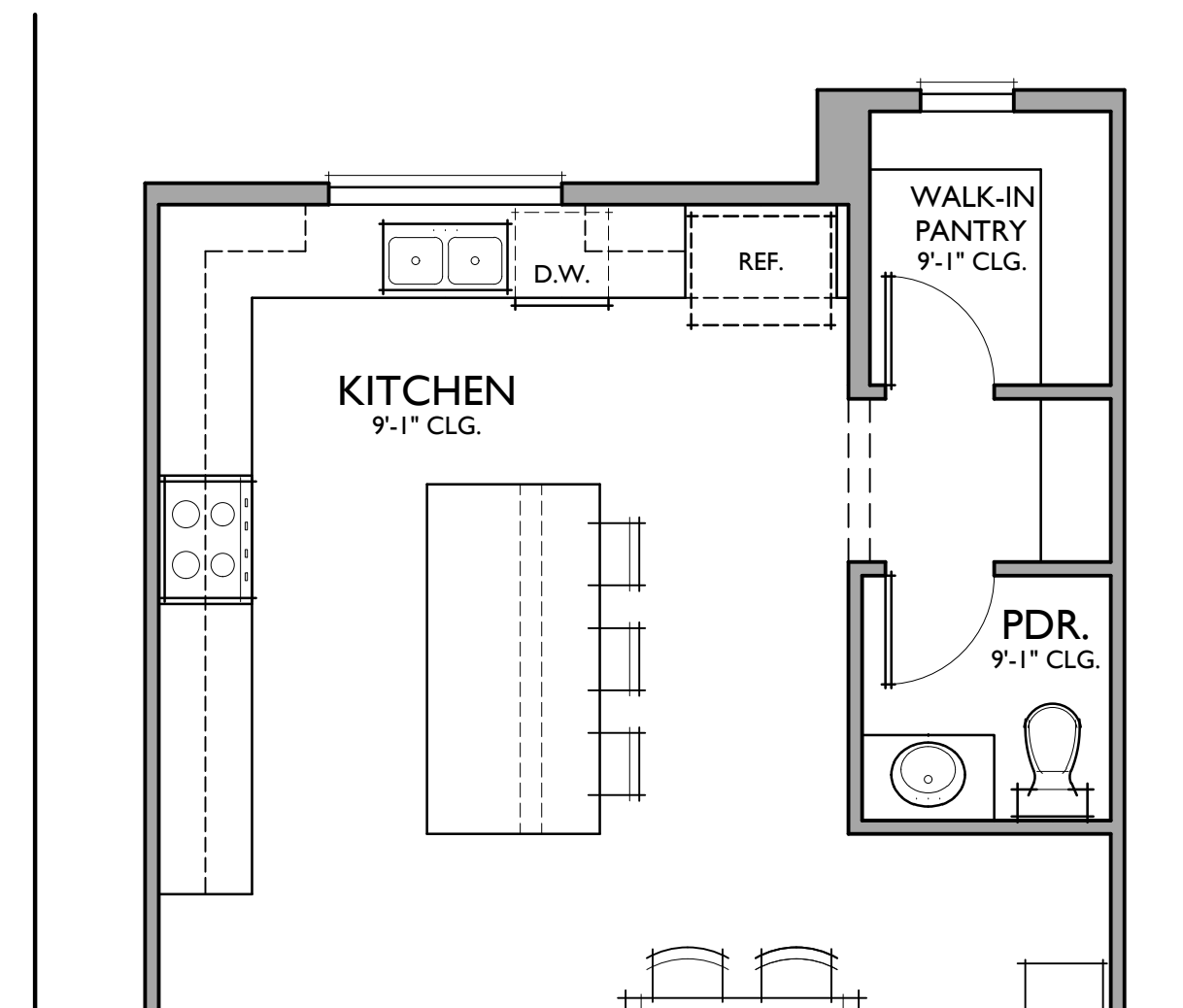
FLOOR AREA TABLE	
1ST FLOOR	356 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,959 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	69 SQ. FT.
DECK	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



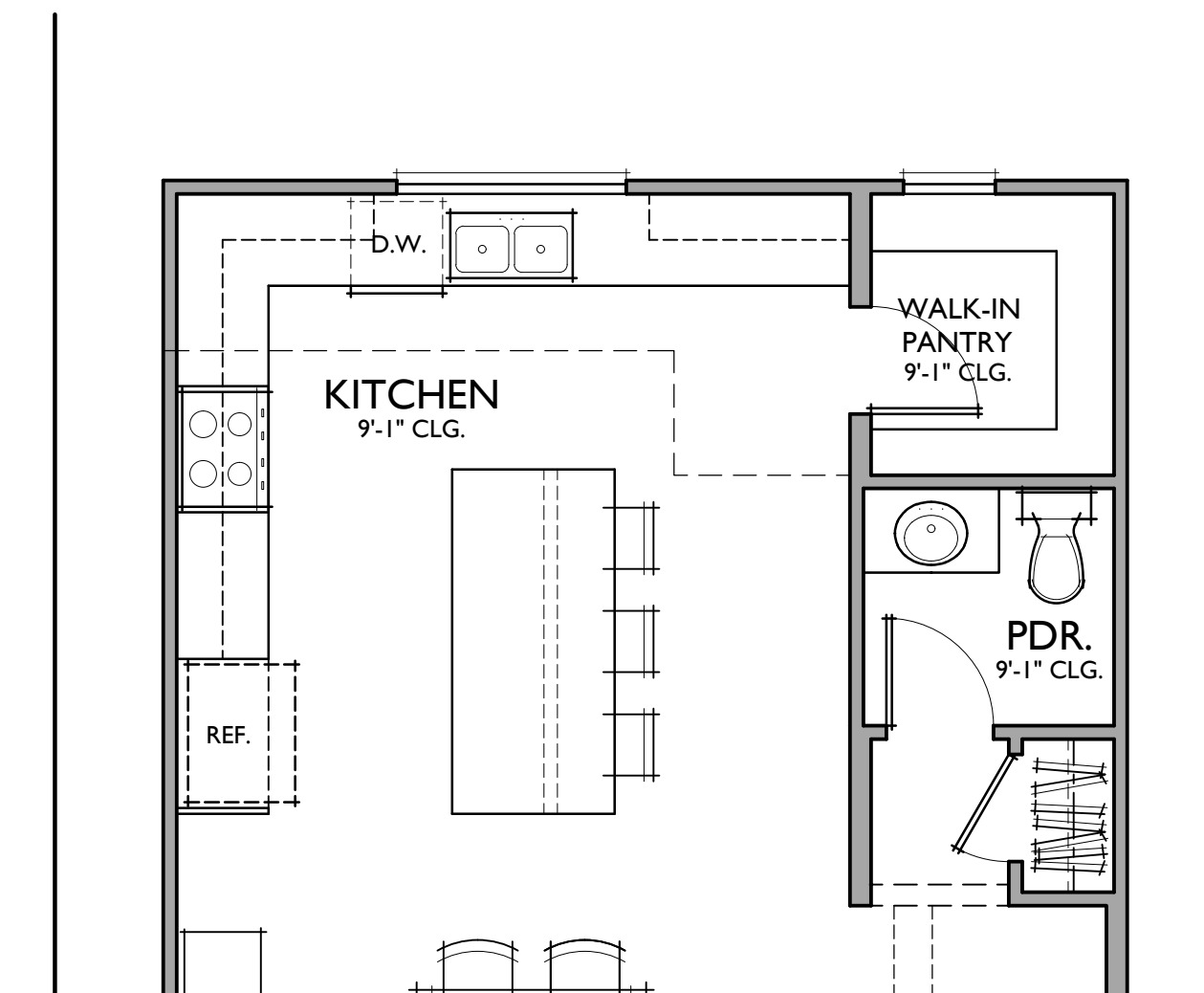
**OPTIONAL WALK-IN PANTRY**

IN LIEU OF ZOOM ROOM - PLAN 3 / 3X



**OPTIONAL WALK-IN PANTRY**

IN LIEU OF ZOOM ROOM - PLAN 2 / 2X



**OPTIONAL WALK-IN PANTRY**

IN LIEU OF ZOOM ROOM - PLAN 1



FRONT

6-PLEX  
1/4"=1'-0"

- MATERIAL LEGEND**
- A. COMPOSITION SHINGLE ROOF
  - B. STANDING SEAM METAL ROOF
  - C. STUCCO (COLOR VARIES)
  - D. METAL SECTIONAL GARAGE DOOR
  - E. DECORATIVE LIGHT FIXTURE
  - F. CEMENTITIOUS HORIZONTAL SIDING
  - G. VINYL WINDOW
  - H. STUCCO OVER FOAM TRIM
  - I. CEMENTITIOUS TRIM



REAR

**BUILDING A - 6-PLEX**

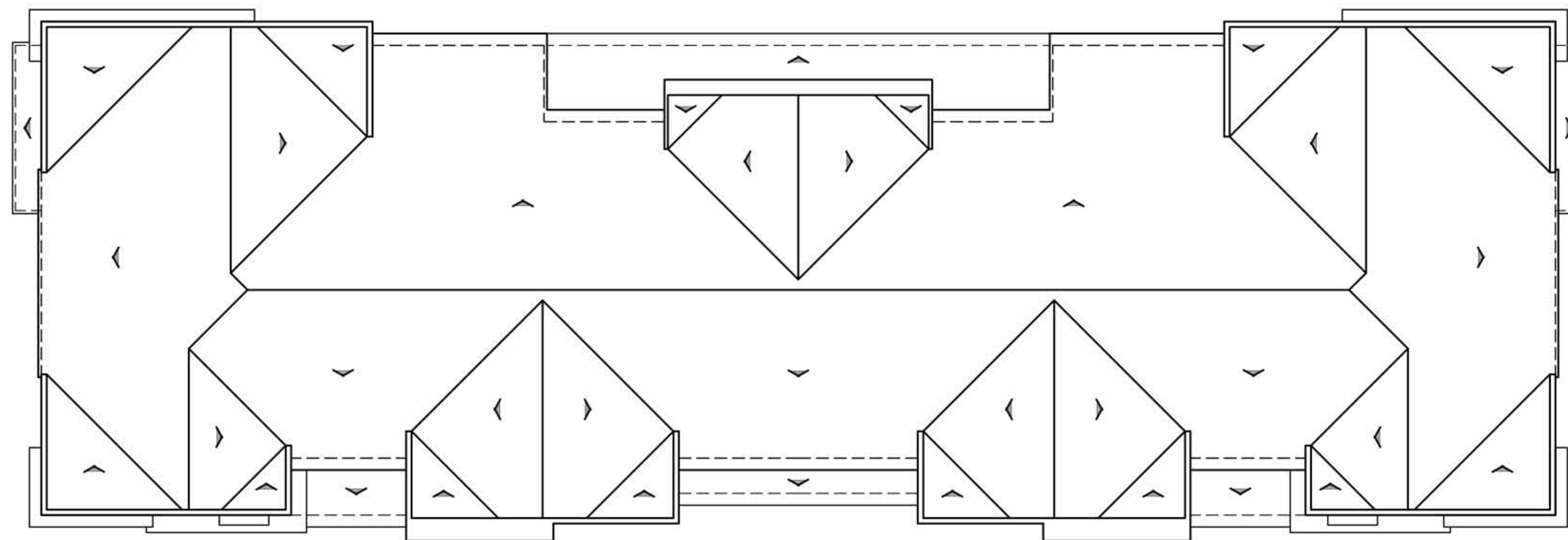
Front and Rear Elevations

**FAIRLYNN TOWNHOMES**

Unincorporated Orange County, California

0 2 4 8 978.21437





**ROOF PLAN**

PITCH: 2.5:12  
 RAKE: 3"  
 EAVE: 12"  
 ROOF MATERIAL: COMPOSITION SHINGLE

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE ROOF
- B. STANDING SEAM METAL ROOF
- C. STUCCO (COLOR VARIES)
- D. METAL SECTIONAL GARAGE DOOR
- E. DECORATIVE LIGHT FIXTURE
- F. CEMENTITIOUS HORIZONTAL SIDING
- G. VINYL WINDOW
- H. STUCCO OVER FOAM TRIM
- I. CEMENTITIOUS TRIM



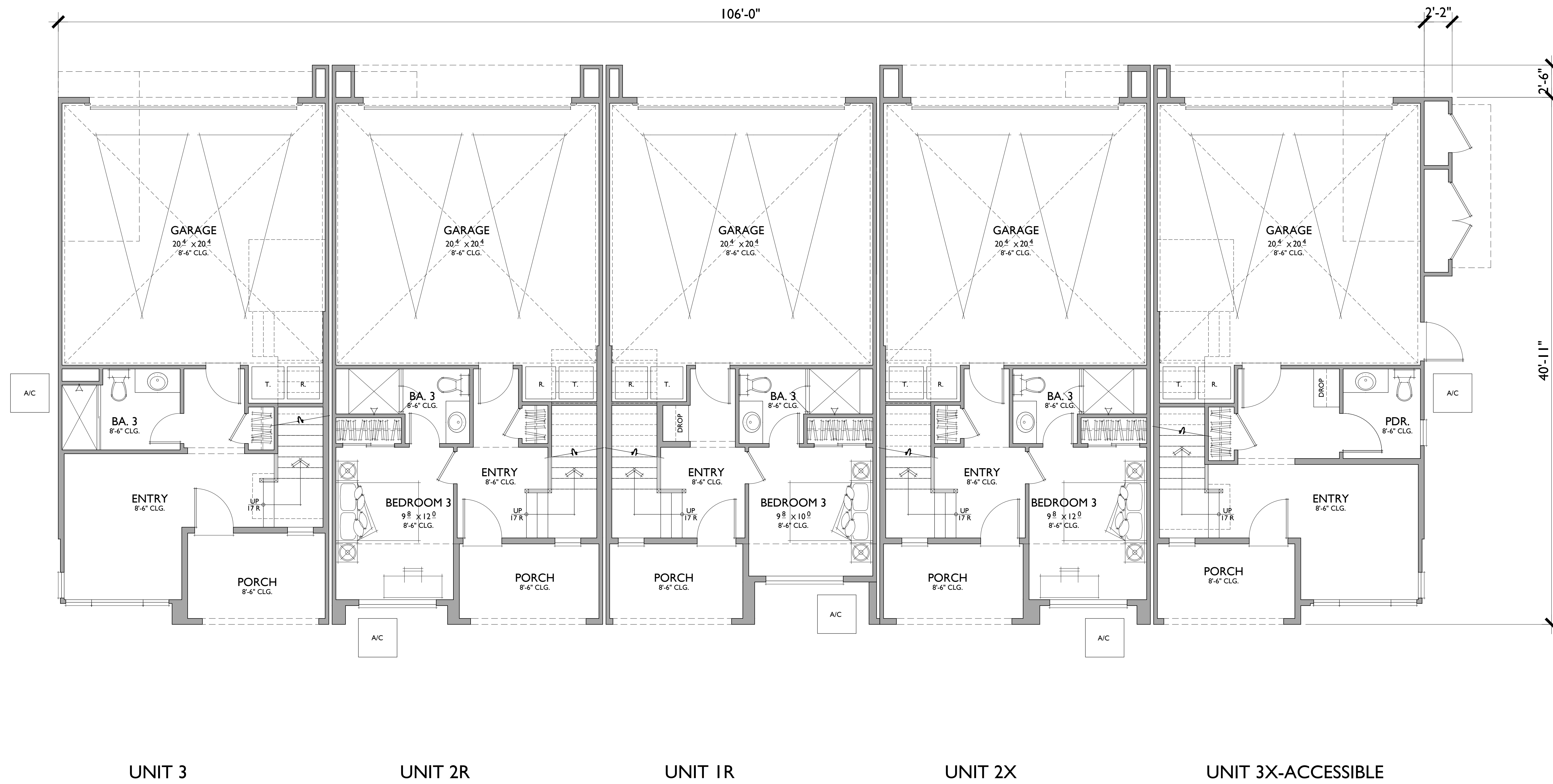
LEFT

35'-0"



RIGHT

35'-0"



### UNIT 1

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	320 SQ. FT.
2ND FLOOR	728 SQ. FT.
3RD FLOOR	623 SQ. FT.
TOTAL	1,671 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	69 SQ. FT.
DECK	72 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

### UNIT 2

3 BEDROOMS / 3.5 BATHS + BONUS ROOM / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	337 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	767 SQ. FT.
TOTAL	1,845 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	53 SQ. FT.
DECK	75 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

### UNIT 2X

3 BEDROOMS / 3.5 BATHS + BONUS ROOM / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	337 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	767 SQ. FT.
TOTAL	1,845 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	70 SQ. FT.
DECK	78 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

### UNIT 3

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	342 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,945 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	84 SQ. FT.
DECK	83 SQ. FT.

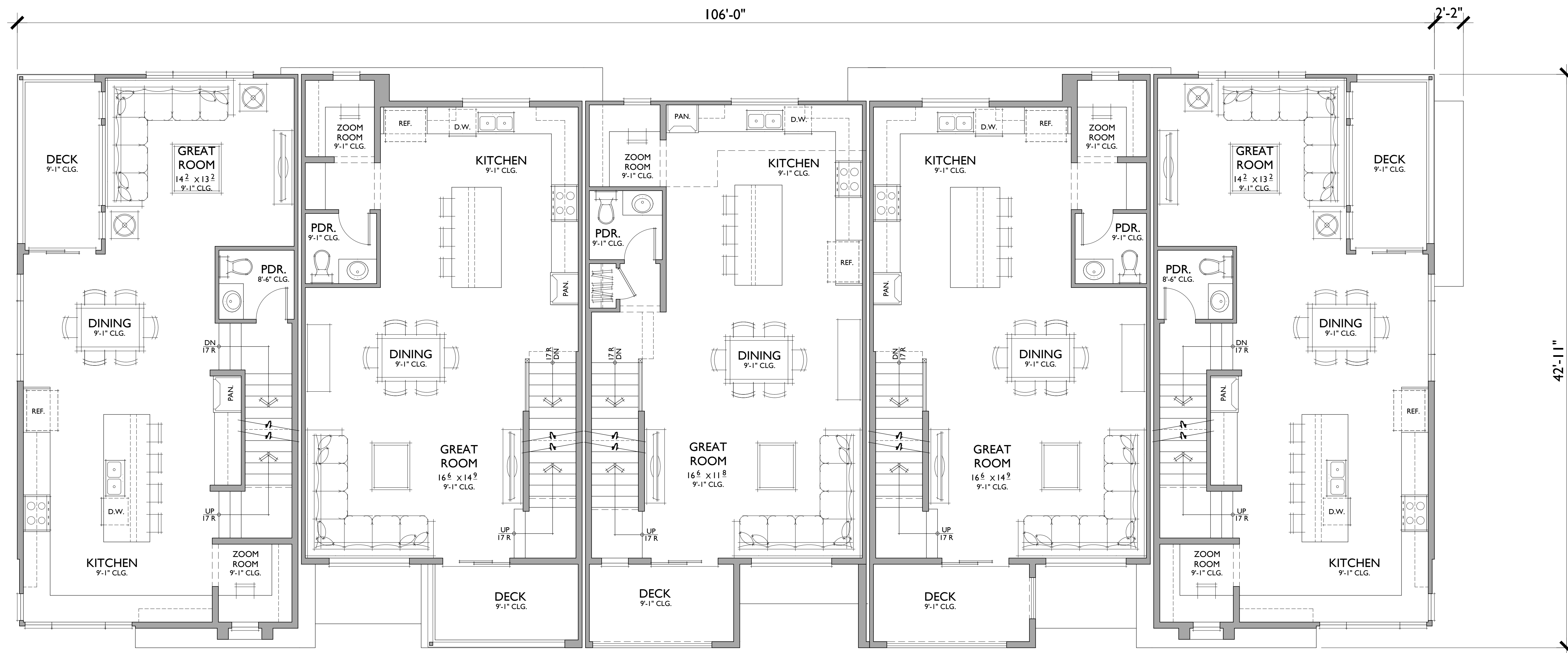
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

### UNIT 3X - ACC.

3 BEDROOMS / 2 BATHS / 2 PDR. / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	356 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,959 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	69 SQ. FT.
DECK	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



UNIT 3

UNIT 2R

UNIT 1R

UNIT 2X

UNIT 3X-ACCESSIBLE

**UNIT 1**

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	320 SQ. FT.
2ND FLOOR	728 SQ. FT.
3RD FLOOR	623 SQ. FT.
TOTAL	1,671 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	69 SQ. FT.
DECK	72 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 2**

3 BEDROOMS / 3.5 BATHS + BONUS ROOM / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	337 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	767 SQ. FT.
TOTAL	1,845 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	53 SQ. FT.
DECK	75 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 2X**

3 BEDROOMS / 3.5 BATHS + BONUS ROOM / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	337 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	767 SQ. FT.
TOTAL	1,845 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	70 SQ. FT.
DECK	78 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 3**

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	342 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,945 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	84 SQ. FT.
DECK	83 SQ. FT.

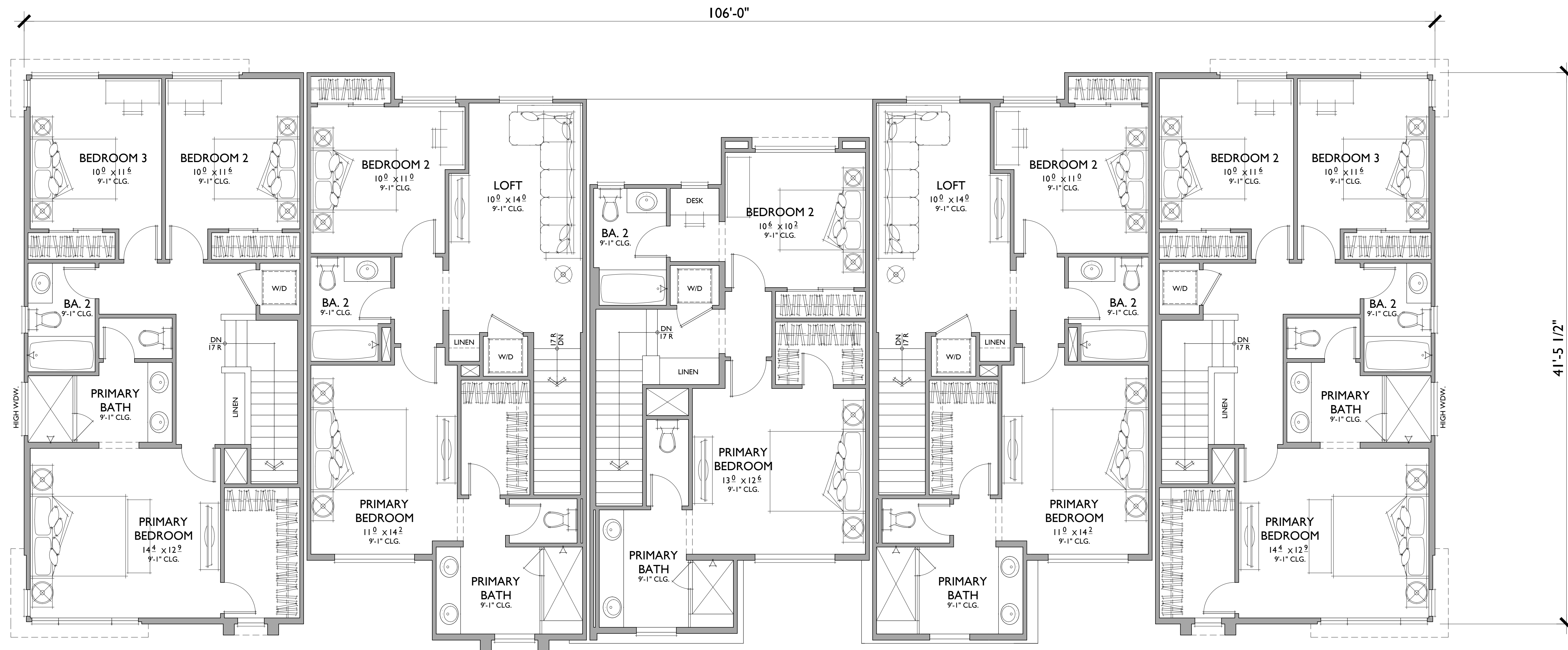
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 3X - ACC.**

3 BEDROOMS / 2 BATHS / 2 PDR. / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	356 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,959 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	69 SQ. FT.
DECK	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



UNIT 3

UNIT 2R

UNIT 1R

UNIT 2X

UNIT 3X-ACCESSIBLE

**UNIT 1**

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	320 SQ. FT.
2ND FLOOR	728 SQ. FT.
3RD FLOOR	623 SQ. FT.
TOTAL	1,671 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	69 SQ. FT.
DECK	72 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 2**

3 BEDROOMS / 3.5 BATHS + BONUS ROOM / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	337 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	767 SQ. FT.
TOTAL	1,845 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	53 SQ. FT.
DECK	75 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 2X**

3 BEDROOMS / 3.5 BATHS + BONUS ROOM / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	337 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	767 SQ. FT.
TOTAL	1,845 SQ. FT.
2 - CAR GARAGE	454 SQ. FT.
PORCH	70 SQ. FT.
DECK	78 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 3**

3 BEDROOMS / 3.5 BATHS / DECK  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	342 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,945 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	84 SQ. FT.
DECK	83 SQ. FT.

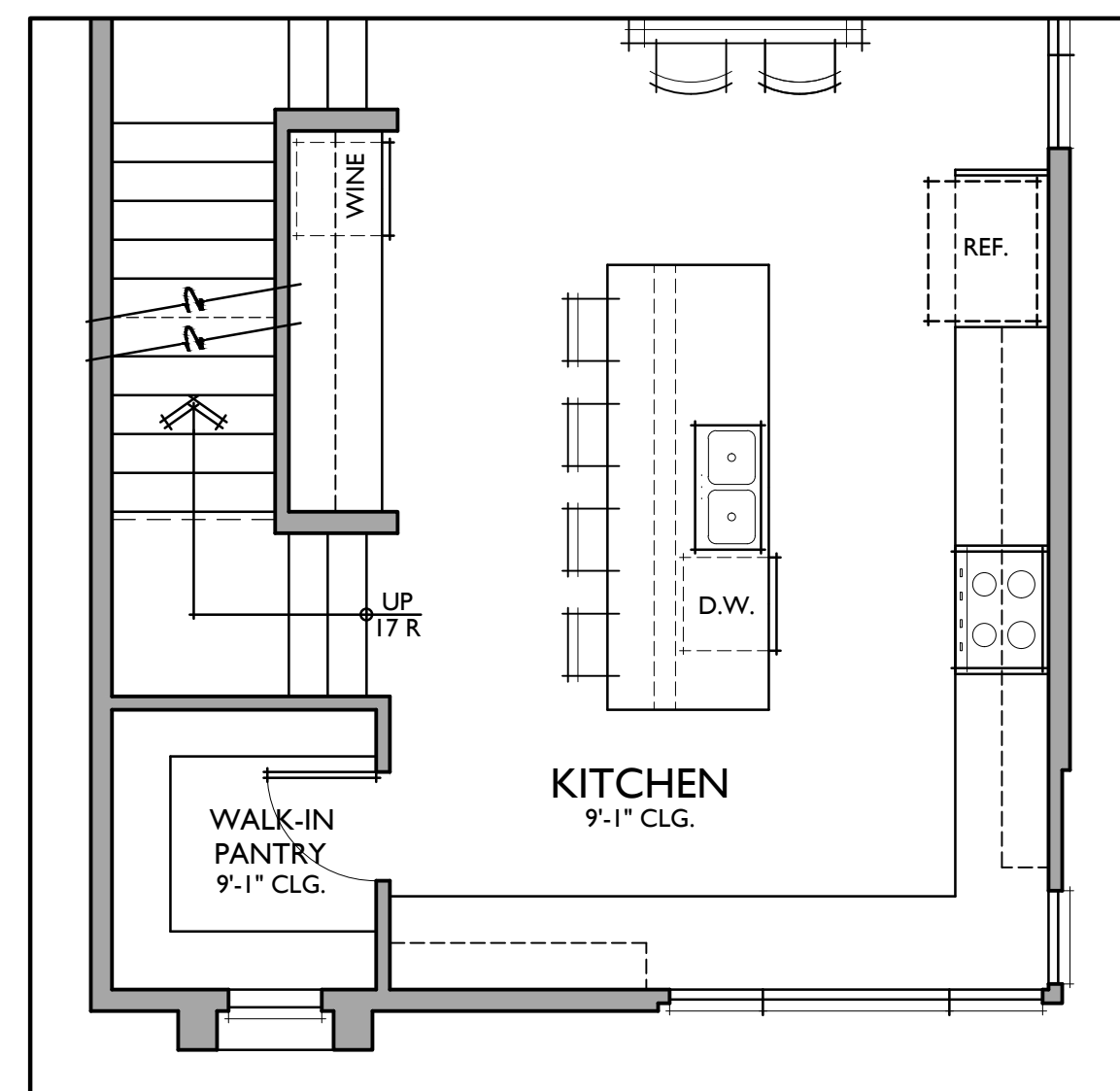
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**UNIT 3X - ACC.**

3 BEDROOMS / 2 BATHS / 2 PDR. / DECK  
2 - CAR GARAGE

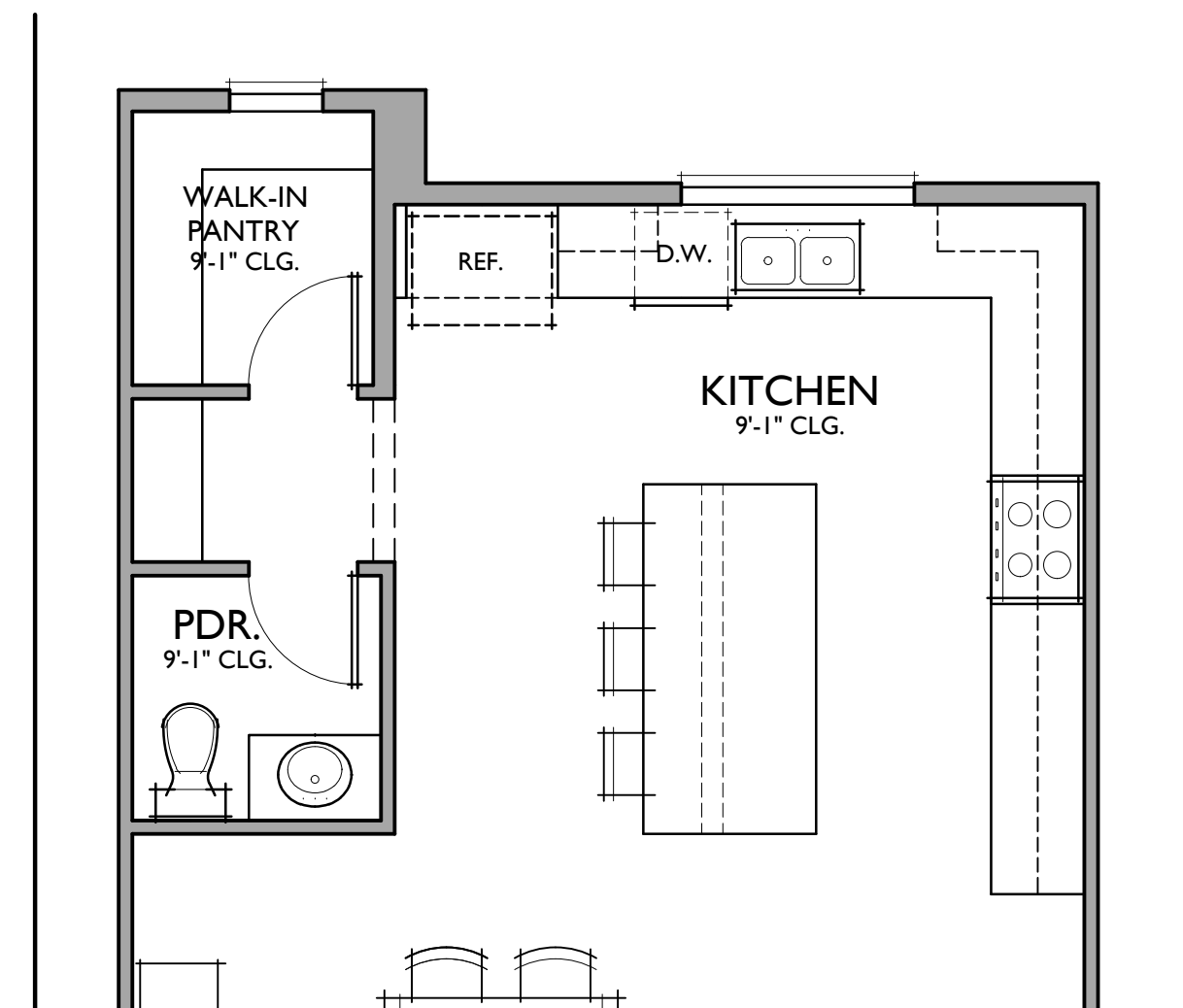
FLOOR AREA TABLE	
1ST FLOOR	356 SQ. FT.
2ND FLOOR	788 SQ. FT.
3RD FLOOR	815 SQ. FT.
TOTAL	1,959 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	69 SQ. FT.
DECK	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



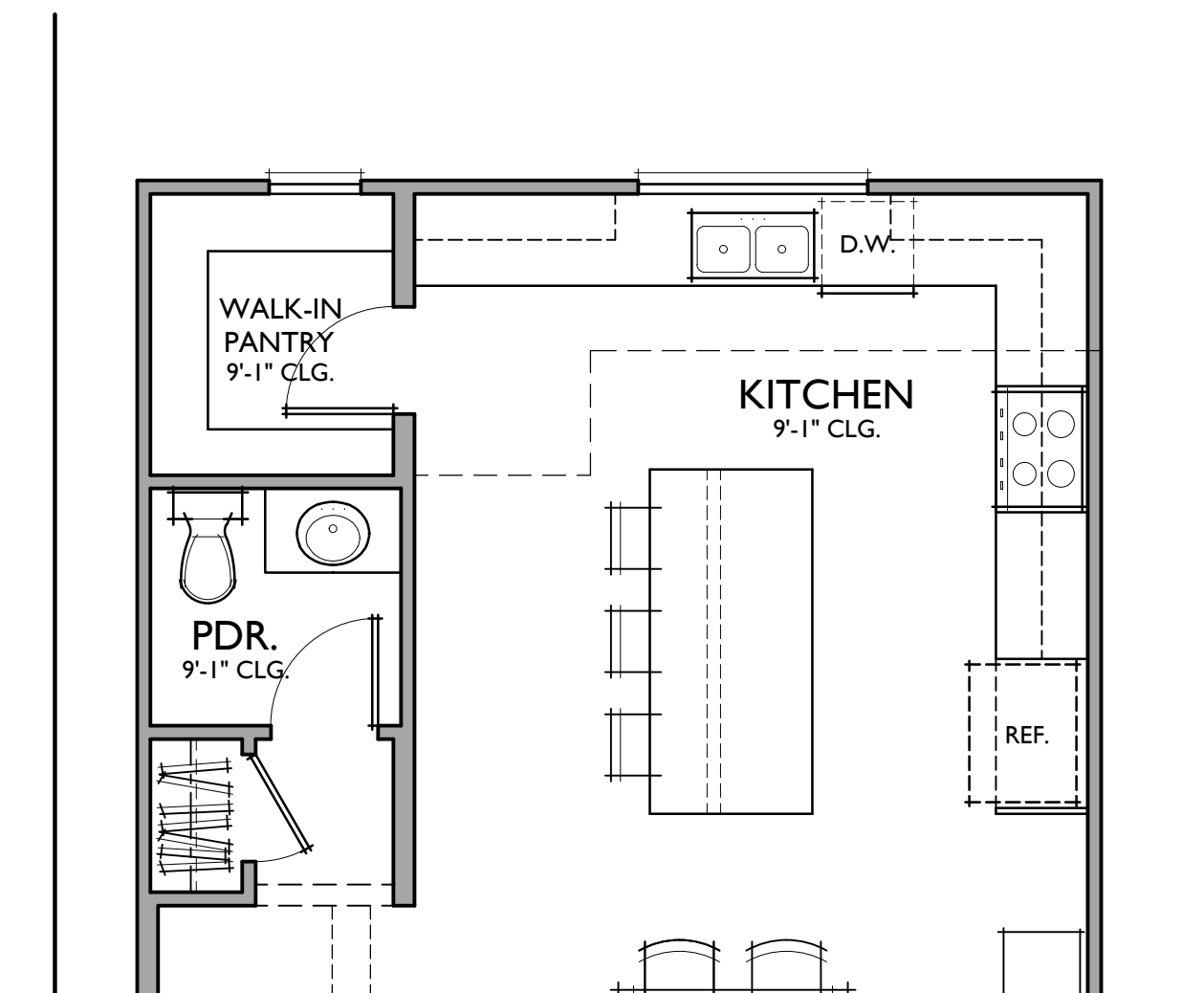
**OPTIONAL WALK-IN PANTRY**

IN LIEU OF ZOOM ROOM - PLAN 3 / 3X



**OPTIONAL WALK IN PANTRY**

IN LIEU OF ZOOM ROOM - PLAN 2



**OPTIONAL WALK IN PANTRY**

IN LIEU OF ZOOM ROOM - PLAN 1R



FRONT

5-PLEX  
1/4"=1'-0"

MATERIAL LEGEND

- A. COMPOSITION SHINGLE ROOF
- B. STANDING SEAM METAL ROOF
- C. STUCCO (COLOR VARIES)
- D. METAL SECTIONAL GARAGE DOOR
- E. DECORATIVE LIGHT FIXTURE
- F. CEMENTITIOUS HORIZONTAL SIDING
- G. VINYL WINDOW
- H. STUCCO OVER FOAM TRIM
- I. CEMENTITIOUS TRIM



REAR

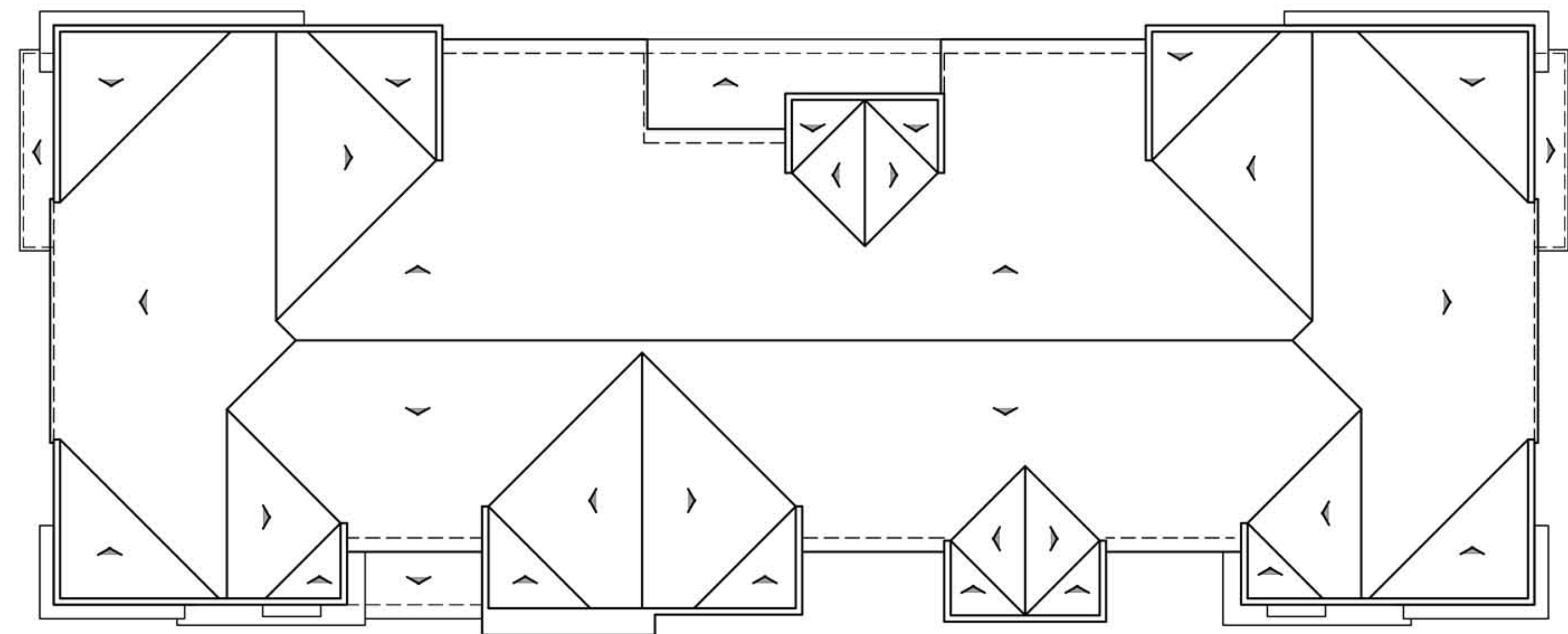
**BUILDING B - 5-PLEX**

Front and Rear Elevations

**FAIRLYNN TOWNHOMES**

Unincorporated Orange County, California

0 2 4 8 978.21437



**ROOF PLAN**

PITCH: 2.5:12  
 RAKE: 3"  
 EAVE: 12"  
 ROOF MATERIAL: COMPOSITION SHINGLE

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE ROOF
- B. STANDING SEAM METAL ROOF
- C. STUCCO (COLOR VARIES)
- D. METAL SECTIONAL GARAGE DOOR
- E. DECORATIVE LIGHT FIXTURE
- F. CEMENTITIOUS HORIZONTAL SIDING
- G. VINYL WINDOW
- H. STUCCO OVER FOAM TRIM
- I. CEMENTITIOUS TRIM



LEFT



RIGHT