

APPENDIX A

NOTICE OF PREPARATION/NOP COMMENT LETTERS



**OC PUBLIC WORKS
300 NORTH FLOWER STREET
SANTA ANA, CALIFORNIA 92702-4048**

NOTICE OF PREPARATION AND NOTICE OF SCOPING MEETING

DATE: July 5, 2012
SUBJECT: Notice of Preparation of an Environmental Impact Report and Notice of Scoping Meeting
PROJECT TITLE: Cielo Vista Project (Project No. PA100004)
APPLICANT: Sage Community Group, Inc.
3 Corporate Plaza, Suite 102
Newport Beach, CA 92660
Larry Netherton, (949) 644-3514

Notice is hereby given pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15082 that the County of Orange Planning Division has determined that an Environmental Impact Report (EIR) is the appropriate environmental document for the Cielo Vista Project ("Project"). The County of Orange ("County") will be the Lead Agency for the Project and will be responsible for the EIR preparation pursuant to CEQA and the CEQA Guidelines. The Project description, location, and an analysis of probable environmental effects of the proposed action are contained in the attached materials.

As required by Section 15082 of the CEQA Guidelines, this Notice of Preparation ("NOP") has been prepared and distributed to solicit comments from potential Responsible and Trustee Agencies and other public agencies so that Project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed Project can be addressed in the EIR, as well as any related issues from interested parties other than potential Responsible and Trustee Agencies, including other agencies and affected members of the public. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

The County requests that any potential Responsible or Trustee Agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which allows for the submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. The County will accept comments from these Agencies and others regarding this NOP through the close of business, August 6, 2012.

This NOP is available for viewing at <http://www.ocplanning.net/CurrentProjects.aspx>. In addition, a **Scoping Meeting** will be held **Thursday, July 19, 2012** from 7:00 PM to 9:00 PM at the Travis Ranch Activity Center located at 5200 Via De La Escuela, Yorba Linda, CA 92887. Your agency and other interested parties are invited to attend and/or submit comments for consideration during preparation of the EIR. All comments and responses to this NOP must be submitted in writing to:

Ms. Channary Lang
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048
Channary.Leng@ocpw.ocgov.com

Submitted by:

Mike Balsamo, Manager
OC Community Development

CIELO VISTA PROJECT NO. PA100004

PROJECT DESCRIPTION SUMMARY

The County of Orange (“County”) will be the Lead Agency under the California Environmental Quality Act (“CEQA”) for the preparation of an Environmental Impact Report (“EIR”) for the proposed Cielo Vista Project (the “project”).

A. INTRODUCTION

The Cielo Vista project proposes to develop a maximum of 112 single-family dwellings on approximately 84 acres located in unincorporated Orange County. The proposed dwellings and associated infrastructure would occupy approximately 47.6 acres of the project site, while approximately 36.3 acres would be preserved as permanent open space. The project is within the City of Yorba Linda Sphere of Influence (SOI).

B. PROJECT LOCATION AND SURROUNDING USES

The project site is located approximately two miles northwest of the 91 Freeway and approximately six miles east of the 57 Freeway in unincorporated Orange County within the City of Yorba Linda SOI. Primary access to the project site would be provided from Yorba Linda Boulevard, located to the south, and San Antonio Road located approximately 1,200 feet west of the project site boundary. Aspen Way extends approximately 1,200 feet west of the project site connecting to San Antonio Road, which intersects with Yorba Linda Boulevard. The southerly access point for the project would be from Via del Agua, a residential street, located to the south of the project site which connects with Yorba Linda Boulevard. As part of the approval of existing adjacent residential development, right-of-way was dedicated to allow for construction of a future street connecting the project site with Via Del Agua. The regional context and local setting of the project site are illustrated on **Figure 1, Regional Location and Project Vicinity Map**.

The Casino Ridge residential community abuts the project site on the north, and established residential neighborhoods abut the project site on the south and west. An undeveloped parcel commonly referred to as the Murdock Property, abuts the project site on the east. A Metropolitan Water District (MWD) easement is located at the southern boundary within the project site. **Figure 2, Aerial Photograph**, provides an aerial view of the site and surrounding uses.

C. EXISTING CONDITIONS

The majority of the 84-acre project site is vacant, with the exception of several operational and abandoned oil wells and various dirt access roads and trails which traverse the site. The project site has been subject to a mineral lease for oil production as part of the Esperanza Oil Field. Oil production facilities within the project site include four operational wells, one abandoned well, one idle well and tank batteries, unimproved oil field service roads, and unimproved drill pad sites scattered throughout the site. A Southern California Gas Company easement of approximately 100 feet in width crosses the northwesterly edge of the project site.

The topography of the project site is characterized by moderate to steep sloping hillsides with scrub and chaparral vegetation. Elevations range from approximately 590 feet above mean sea level (MSL) in the southern portions of the site to approximately 885 feet above MSL at the highest point in the northern portion of the site.

There are several drainages that traverse across the project site. A jurisdictional delineation is being conducted for the project to determine the number of drainages and their locations within the project site. The results of the delineation will be included in the EIR analysis.

A branch of the Whittier Fault Zone traverses the project site in an east-west direction. In addition, a potential ancient landslide exists along the primarily north-west facing slope located within the northerly portion of the project site. As discussed below, this geologic feature lies within the project's open space area and would not be affected by proposed development.

Figure 3(a-b), *Site Photographs*, provides photographic illustrations of existing conditions within the project site. Figure 2 indicates the locations of the photographs. Photograph 1 provides a northerly view of the project site from Via Del Agua. Photograph 2 provides an easterly view of the project site from Dorinda Road. Dorinda Road is immediately west of the project site and is developed with single-family residential uses. Photograph 3 provides a northwesterly view of the site and single-family residential uses along Dorinda Road. Photograph 4 provides a southerly view of the site and single-family residential uses to the south of the site. Photograph 5 provides an easterly view of an existing on-site oil well. Photograph 6 provides a westerly view of an existing on-site oil well. Photograph 7 provides a northwesterly view from the central portion of the site towards the easterly terminus of Aspen Way. Photograph 8 provides an easterly view of the project site from the easterly terminus of Aspen Way.

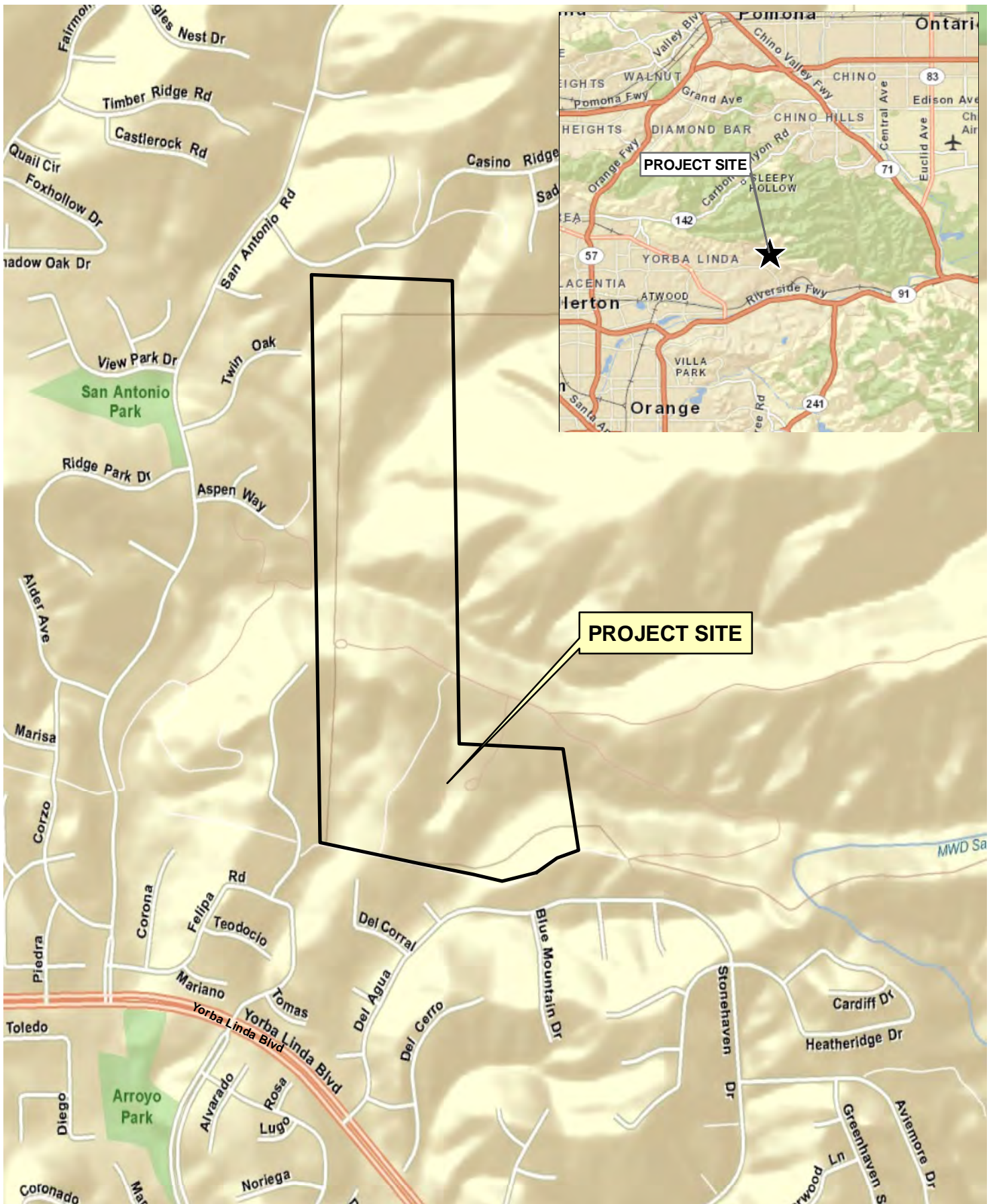
D. EXISTING LAND USE AND ZONING DESIGNATIONS

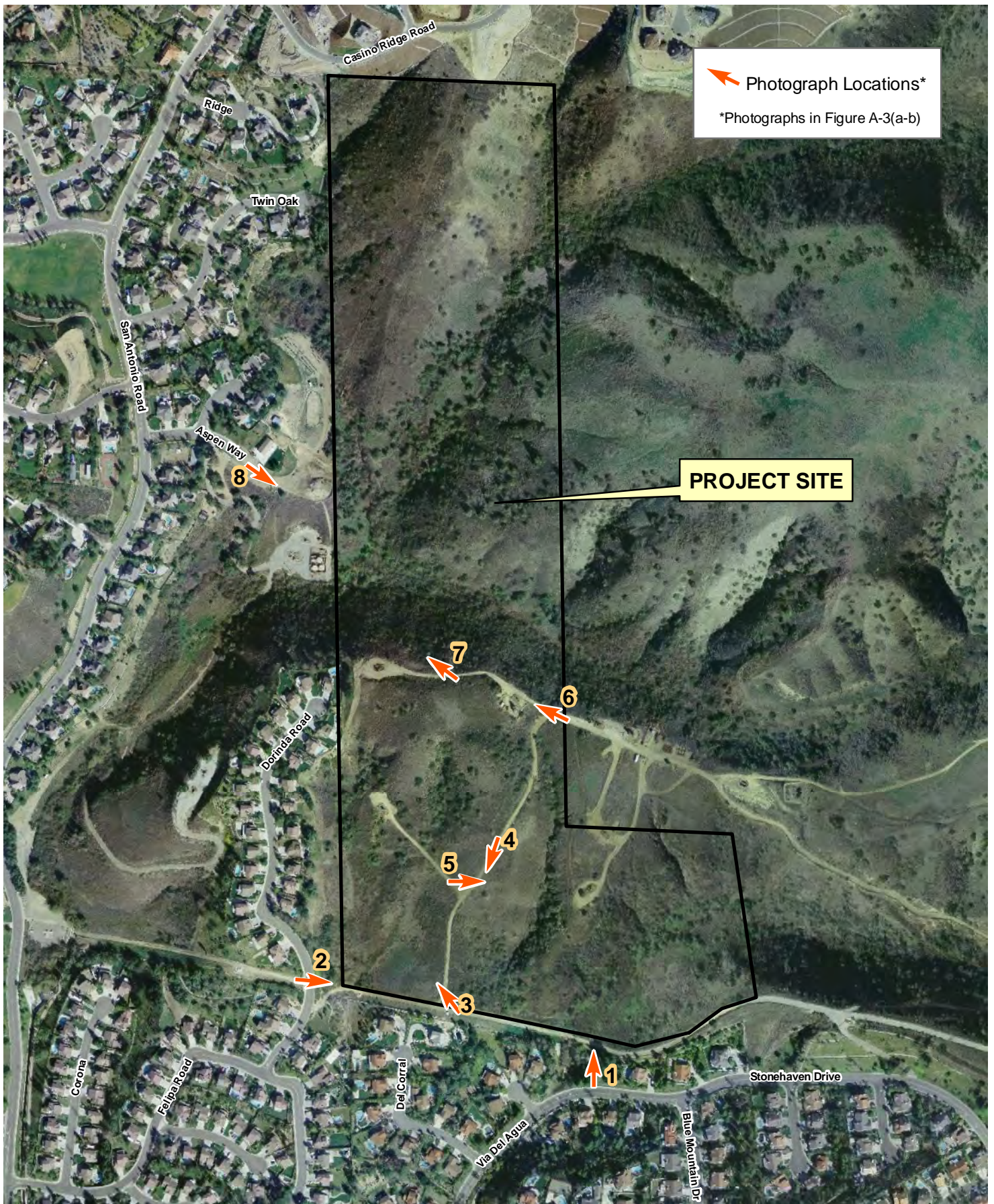
The Orange County General Plan designates approximately 41 acres of the project site as Suburban Residential "1B", which permits development of residential land uses at a density of 0.5-18 dwelling units per acre, and approximately 43 acres of the project site as Open Space (5). The entire project site is zoned A1(O) – General Agriculture with Oil Production Overlay, per the Orange County Zoning Map.

E. DESCRIPTION OF THE PROPOSED PROJECT

1. Land Uses

The project proposes to develop a maximum of 112 single-family dwellings and associated infrastructure within two Planning Areas. The land use plan for the project is illustrated in **Figure 4, *Land Use Plan***. **Figure 5, *Illustrative Land Use Plan***, provides an illustrative view of the project's proposed land uses. Planning Area 1 would include 95 residences within approximately 41 gross acres. Planning Area 2 would include 17 residences within approximately six (6) gross acres. Thus, the single-family dwellings and associated infrastructure would be developed on approximately 48 acres of the site. Residential land use within the project site would occur at a gross density of 1.4 dwelling units per acre. The minimum area of the residential lots would be 7,200 square feet and the average lot size would be approximately 14,811







Photograph 1: Northerly view of project site from Via Del Agua at primary entrance to Planning Area 1.



Photograph 2: Easterly view of project site from Dorinda Road. Dorinda Road is adjacent to Planning Area 1, just west of the project site.



Photograph 3: Northwesterly view from southern-central portion of project site (Planning Area 4) towards adjacent residential uses along Dorinda Road.



Photograph 4: Southerly view from central portion of project site (Planning Area 1).



Photograph 5: Easterly view of existing on-site oil well located within central portion of Planning Area 1.



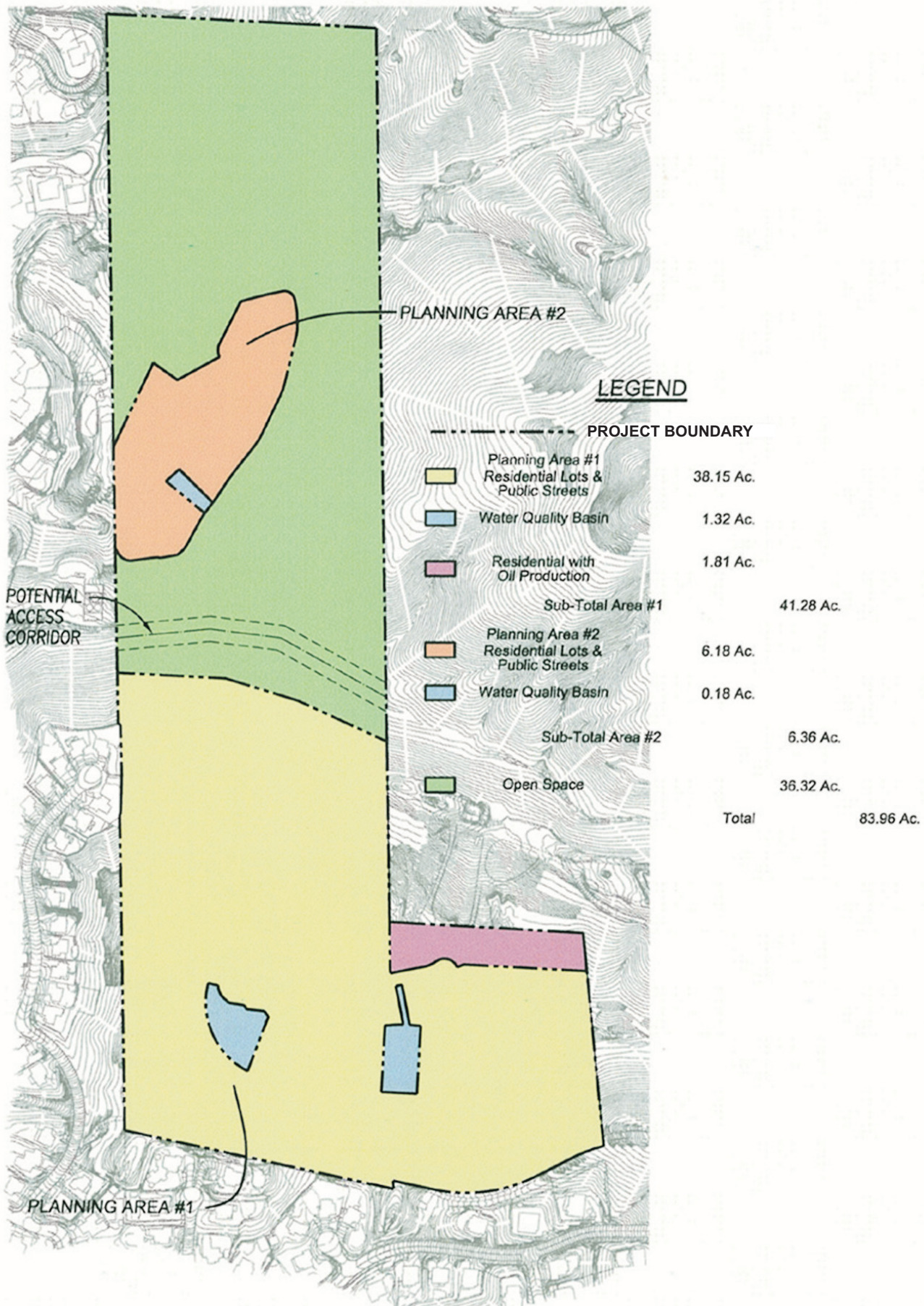
Photograph 6: Westerly view of existing on-site oil well located within northern portion of Planning Area 1.

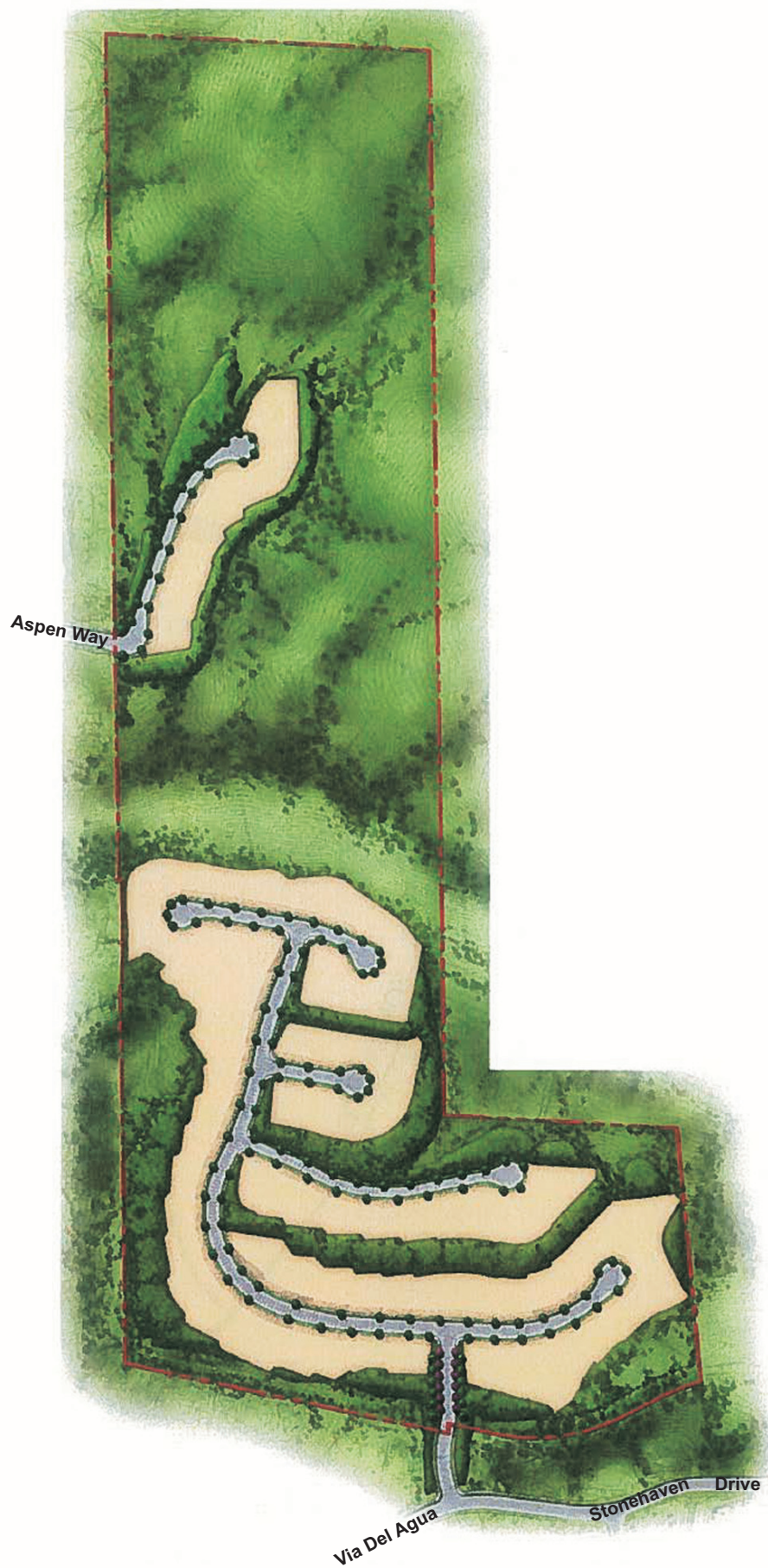


Photograph 7: Northwesterly view towards Aspen Way. Aspen Way would provide access to Planning Area 2.



Photograph 8: Easterly view of project site from terminus of Aspen Way at entrance point to Planning Area 2.





No scale

Illustrative Land Use Plan

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2011.

FIGURE

5

square feet. Residences would be detached single-family front loaded homes and with a mix of configurations and designs.

The project would preserve approximately 36 acres of the site as permanent open space, inclusive of the potential access corridor, as discussed below. Open space areas would be preserved in the northern portion of the site. Open space areas would include preservation of existing stands of southern California black walnut trees, natural drainage courses, and canyons.

Table 1, *Land Use Summary*, provides a summary of the project's land uses.

Table 1		
Land Use Summary		
Land Use	Acres (Approximate)	Dwelling Units
Residential		
Planning Area 1		
Net Residential Area	34.7	95
Streets	5.3	
Water Quality Basins	1.3	
<i>Subtotal PA-1</i>	<i>41.3</i>	
Planning Area 2		
Net Residential Area	5.2	17
Streets	1.0	
Water Quality Basins	0.2	
<i>Subtotal PA-2</i>	<i>6.4</i>	
Total Residential	47.7	112
Open Space	36.3	
Total	84	112
<i>Source: Cielo Vista Area Plan, 2011.</i>		

2. Access and Circulation

Access to the project site would be provided at two points. Access to Planning Area 1 would be provided from Via Del Agua within existing right-of-way between the southerly boundary of Planning Area 1 and Via Del Agua. Aspen Way, a local roadway, extends easterly from San Antonio Road with the paved improvements terminating at the westerly boundary of the project site. The existing dedicated right-of-way for Aspen Way would be improved as part of the project to provide access to Planning Area 2.

The project proposes a network of local residential streets to provide access to and vehicular circulation throughout the site. The project would also include a potential access corridor for the adjacent Murdock property located to the east of the site. Refer to Figure 4 for location of the potential access corridor.

3. Oil Operations

The project site has been used for oil production and still contains both operating and abandoned oil wells. Prior to grading for development existing oil wells and facilities, and production facilities located within that portion of the property would be abandoned or re-abandoned, as necessary, in accordance with the standards of the State of California Division of Oil, Gas and Geothermal Resources (CalDOGGR). Soil contaminated by oilfield production activities would be removed from the site or remediated on-site to meet the cleanup standards of applicable agencies with jurisdiction over the cleanup. Future homeowners would be provided with notification as to the previous use of the site as an oilfield and the extent of continued oil production activities in the area. An approximately 1.8 acre parcel located in Planning Area 1 is proposed to be zoned R-1(O) (or an equivalent designation) and can be used for interim continued oil operations including consolidation of wells relocated from the rest of the project site and drilling of new wells. At the time that oil operations on this parcel cease, any wells would be abandoned and contaminated soils would be remediated pursuant to the requirements of the applicable agencies, and the site may be used for residential development.

4. Grading

The project grading plan proposes that grading quantities would balance and that no import or export of soil would be required, with the exception of contaminated soil from the on-site oil operations (see above). Grading in Planning Area 1 would create four local streets, generally parallel to the natural site contours, at elevations of 615, 690, 720 and 750 feet. These streets would serve residential lots with differences in elevation taken up by landscaped slopes. Grading in Planning Area 2 would create a single cul-de-sac. The grading concept for project is illustrated in **Figure 6, Conceptual Grading Plan**. It is estimated that approximately 660,000 cubic yards of grading would be required for the project. Cuts would generally vary from 0 feet to 60 feet across the project site. Fills would generally vary from one foot to 45 feet. Cut and fill areas are illustrated on **Figure 7, Grading Cut and Fill**.

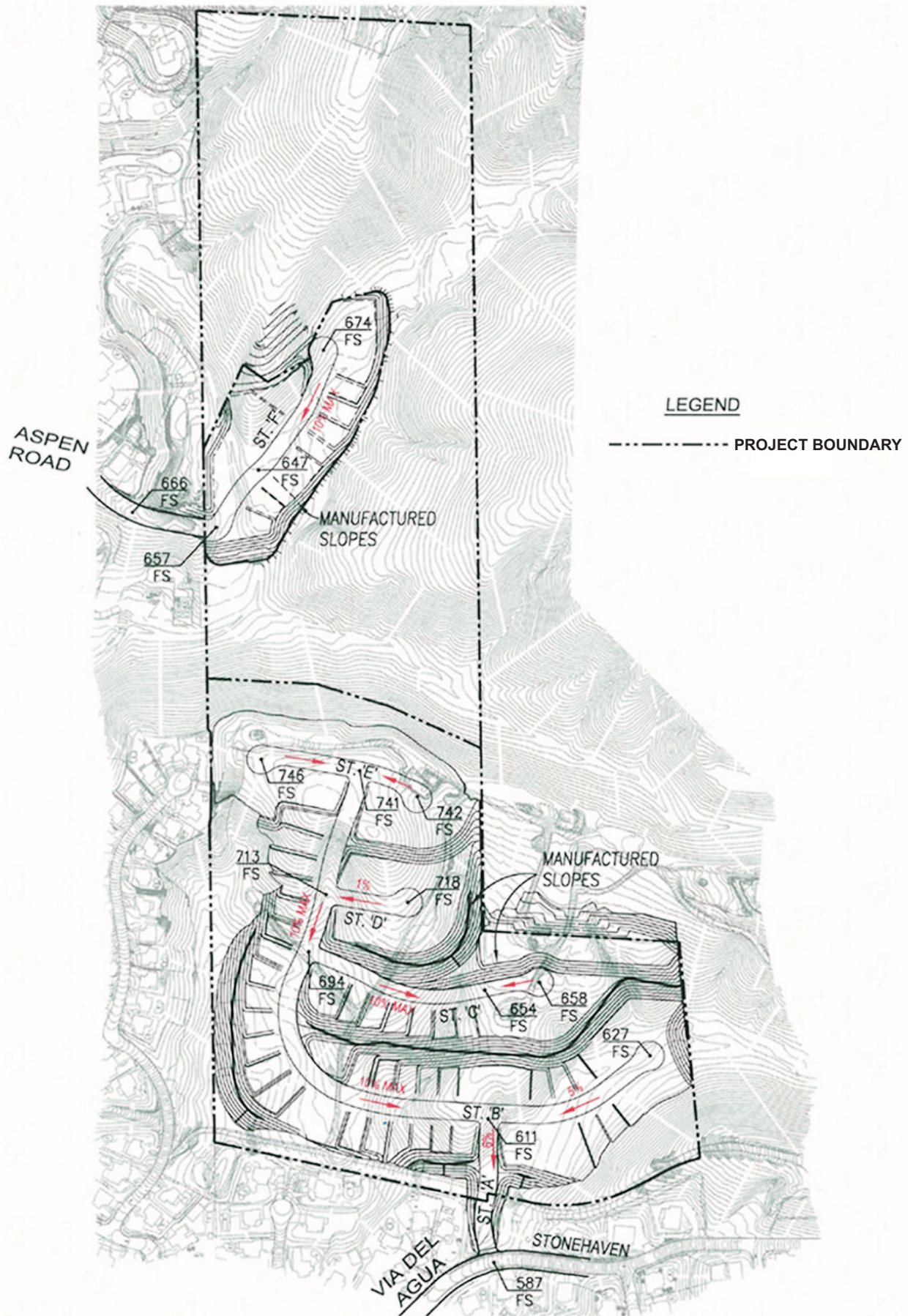
5. Fire Protection Plan

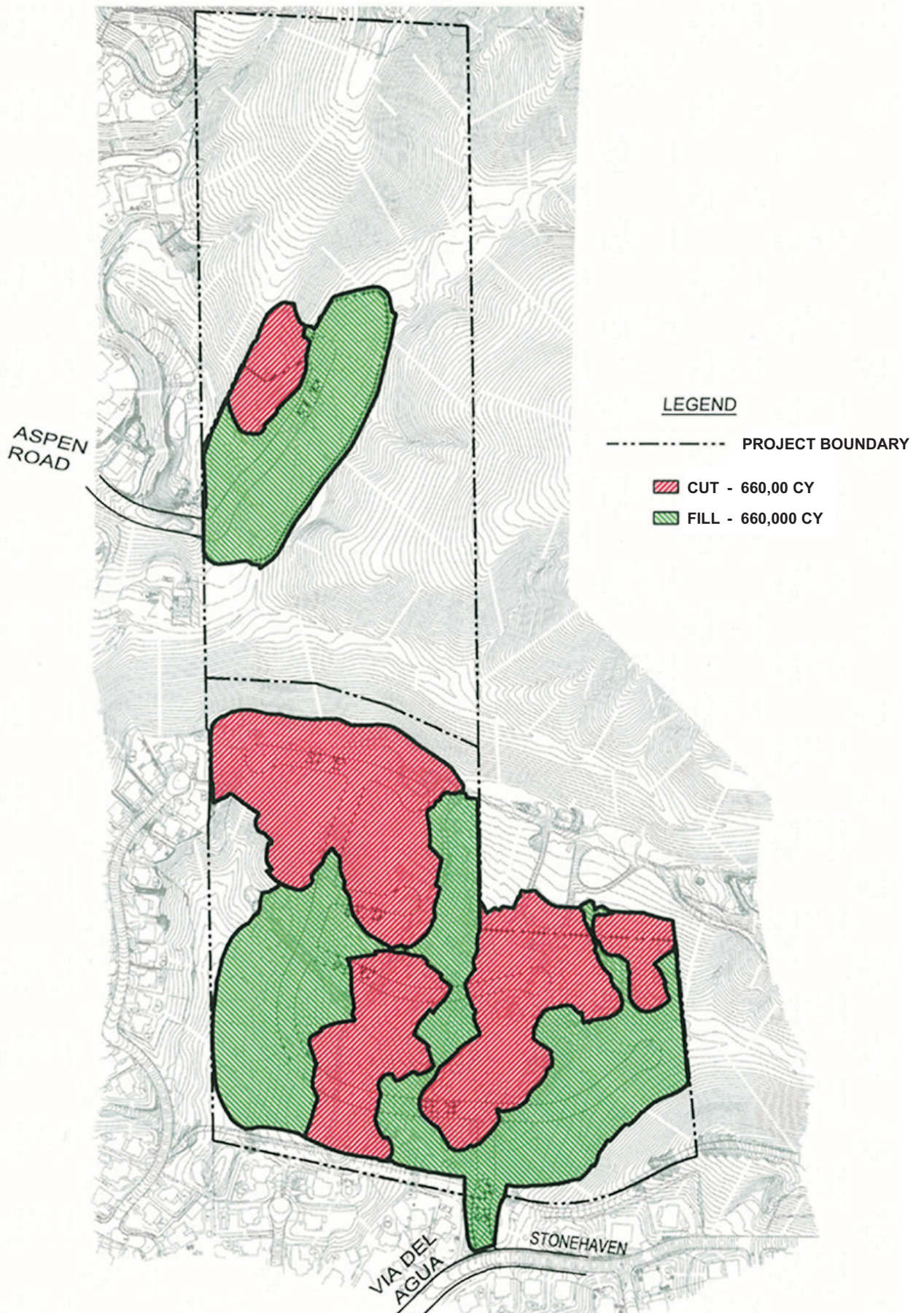
The project would implement a fire protection plan that would comply with or exceed the Orange County Fire Authority's (OCFA) standards for Very High Fire Hazard Severity Zone/Special Fire Protection Areas. Fire protection measures as part of the project would include, but are not limited to, fire-resistant structures adjoining natural open space areas and fuel modification/management to help suppress wildland fires.

6. Utilities and Infrastructure

Potable Water. The project site is within the service area of the Yorba Linda Water District (YLWD). Points of connection for water utilities that would serve the project exist in Aspen Way and Via Del Agua. On-site water facilities planned for the project include a system of 8-inch diameter mains within local streets connecting to existing 8-inch diameter mains located within Via Del Agua and Aspen Way.

YLWD is studying the master plan requirements for this portion (the project site) of its service area. Those plans may include the future addition of a water tank somewhere in the vicinity of the project site. The extent of potential upgrades necessary to the existing system will be evaluated in the EIR.





Sewer. Local sewer service would be provided by the YLWD. On-site wastewater flows from the project would be collected by an on-site system of 8-inch diameter lines within the proposed street system designed to the standards of the YLWD. On-site sewer mains within Planning Area 1 would connect to existing sewer mains located in Stonehaven Avenue providing sewer service for this portion of the project. On-site sewer mains within Planning Area 2 would extend to Aspen Way.

Storm Water and Drainage Infrastructure. The project would maintain existing natural drainage patterns to the extent feasible so that flows to the downstream facilities would remain close to conditions that exist prior to development. Runoff from the developed areas of the project site would be collected in a storm drainage system within local streets and routed through three water quality basins to be constructed as part of the project. The water quality basins would detain the increased flow anticipated from the increased impervious surface created with the development and treat pollutants in the runoff. The project would incorporate Best Management Practices (BMPs) to reduce pollution levels in stormwater discharge in compliance with applicable water quality standards.

Irrigation Water. Water for irrigation and landscaping would be potable water supplied by the YLWD, as discussed above. No greywater or other reclaimed water sources are available to the project site.

Other Utilities. The project would be served by AT&T for telephone service, Southern California Gas Company for natural gas, Southern California Edison (SCE) for electricity, and Time Warner for cable and internet. New facilities for each of these utilities would be constructed underground as part of the project.

Off-Site Improvements. The project would include minor improvements within the right-of-way in Via Del Aqua and Aspen Roads near the proposed project entrances to provide access to the project site.

7. Landscape and Lighting

The project would incorporate a landscape plan that utilizes a plant palette consisting of fire resistant plants, native and appropriate non-native drought tolerant species. The planting plan for streets would include a variety of shrubs, grasses, and groves of native and non-native trees. Drought-tolerant, native landscaping would be used in public common areas to reduce water consumption. One or more homeowner associations (HOA) may be established for the maintenance of landscaped and open space areas. The HOA would also maintain the fuel modification areas and detention basins, discussed above.

Lighting of streets and select landscaped areas would be considered for safety and security. Lighting provided by the project would be “night sky friendly,” while providing sufficient illumination for the safety purposes.

F. ALTERNATIVES TO BE ANALYZED IN THE EIR

In accordance with Section 15126.6 of the CEQA Guidelines, the Draft EIR will assess a range of reasonable alternatives to the project. The range of alternatives to be addressed will include alternatives that are specifically required by CEQA (i.e., No Project Alternative, Alternative Location), as well as other alternatives identified through the coordinated consultation and planning process. The “No Action” Alternative would assume the project does not proceed and would compare the environmental effects of the property

remaining in its existing state against the environmental effects that would occur if the project is approved. Once the technical studies have been prepared for the project and potentially significant impacts have been determined, the alternatives would be developed that would lessen the significant impacts of the project.

G. NECESSARY APPROVALS

Implementation of the project would require approval of a General Plan Amendment by the County of Orange Board of Supervisors for approximately 6.4 acres comprising Planning Area 2 of the Area Plan to change the General Plan Land Use Designation for this portion of the site from Open Space (5) to Suburban Residential (1B). The project would also require approval of a zone change by the County of Orange Board of Supervisors for Planning Area 1 from A1(O) to R-1 and R-1(O) and a zone change for Planning Area 2 from A1(O) to R-1, Single Family Residence District, permitting development of single family detached residential dwellings on minimum 7,200 square foot lots.

Other approvals required from the County of Orange and City of Yorba Linda for the project may include, but are not limited to, the following: 1) vesting tentative tract map by the County of Orange Subdivision Committee; 2) Certification of EIR by the Orange County Board of Supervisors; and 3) grading, excavation, foundation, and/or associated construction or building permits, as required, from the City of Yorba Linda or County of Orange. In addition, approvals may be required from the Santa Ana Regional Water Quality Control Board, U.S. Army Corps of Engineers, and California Department of Fish and Game. Other permits and approvals by other agencies would be obtained as deemed necessary.

H. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The County of Orange has determined that there is substantial evidence that significant effects may occur from the project, thereby necessitating the preparation of an EIR. The EIR will address the following topical areas with potentially significant impacts: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, and Cumulative impacts.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

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JUL 13 2012
COUNTY OF ORANGE

July 10, 2012

Channary Lang
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702

Notice of Preparation of a CEQA Document for the Cielo Vista Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. The lead agency may wish to consider using land use emissions estimating software such as the recently released CalEEMod. This model is available on the SCAQMD Website at: <http://www.aqmd.gov/ceqa/models.html>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook 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. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

IM
ORC120629-02
Control Number

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



RECEIVED

JUL 16 2012

July 11, 2012

Ms. Channary Leng, Planner

COUNTY OF ORANGE

Orange County Planning Department

300 North Flower Street
Santa Ana, CA 92702

Re: SCH#2012071013; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the "Cielo Vista tentative Tract Map No. 17341 (the Cielo Vista Project);" located in Yorba Linda, Orange County, California.

Dear Ms. Leng:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604).

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. The NAHC did conduct a Sacred Lands File (SLF) search within the 'area of potential effect (APE)' and Native American cultural resources were not identified in the project area specified.

The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American

contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore, the NAHC if the proposed project is under the jurisdiction of the statutes and regulations of the National Environmental Policy Act (e.g. NEPA; 42 U.S.C. 4321-43351). Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for inadvertent discovery of human remains mandate the processes to be followed in the event of a discovery of human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

Finally, when Native American cultural sites and/or Native American burial sites are prevalent within the project site, the NAHC recommends 'avoidance' of the site as referenced by CEQA Guidelines Section 15370(a).

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

Native American Contacts
Orange County
July 11, 2012

Ti'At Society/Inter-Tribal Council of Pimu
Cindi M. Alvitre, Chairwoman-Manisar
3094 Mace Avenue, Apt. B **Gabrielino**
Costa Mesa, , CA 92626
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino Tongva Nation
Sam Dunlap, Chairperson
P.O. Box 86908 **Gabrielino Tongva**
Los Angeles , CA 90086
samdunlap@earthlink.net

(909) 262-9351 - cell

Juaneno Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos **Juaneno**
San Juan Capistrano CA 92675 m
chiefdavidbelardes@yahoo.
(949) 493-4933 - home
(949) 293-8522

Juaneno Band of Mission Indians Acjachemen Nation
Anthony Rivera, Chairman
31411-A La Matanza Street **Juaneno**
San Juan Capistrano CA 92675-2674
arivera@juaneno.com
(949) 488-3484
(949) 488-3294 - FAX
(530) 354-5876 - cell

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address **Gabrielino Tongva**
,
tattnlaw@gmail.com
310-570-6567

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 **Gabrielino Tongva**
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 **Gabrielino Tongva**
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Juaneno Band of Mission Indians
Alfred Cruz, Cultural Resources Coordinator
P.O. Box 25628 **Juaneno**
Santa Ana , CA 92799
alfredgcruz@sbcglobal.net
714-998-0721
714-998-0721 - FAX
714-321-1944 - cell

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2012071013; CEEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Cielo Vista Project; located in Yorba Linda; Orange County, California.

Native American Contacts

Orange County

July 11, 2012

Juaneno Band of Mission Indians
Anita Espinoza
1740 Concerto Drive Juaneno
Anaheim , CA 92807
neta777@sbcglobal.net
(714) 779-8832

Gabrielino-Tongva Tribe
Linda Candelaria, Chairwoman
1875 Century Pk East #1500 Gabrielino
Los Angeles , CA 90067
lcandelaria1@gabrielinoTribe.org
626-676-1184- cell
(310) 587-0170 - FAX

United Coalition to Protect Panhe (UCPP)
Rebecca Robles
119 Avenida San Fernando Juaneno
San Clemente CA 92672
rebrobles1@gmail.com
(949) 573-3138

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina , CA 91723
(626) 926-4131
gabrielenoindians@yahoo.
com

Gabrielino-Tongva Tribe
Bernie Acuna
1875 Century Pk East #1500 Gabrielino
Los Angeles , CA 90067
(619) 294-6660-work
(310) 428-5690 - cell
(310) 587-0170 - FAX
bacuna1@gabrieinotribe.org

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry, Representing Tribal Chairperson
4955 Paseo Segovia Juaneno
Irvine , CA 92612
949-293-8522

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2012071013; CEEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Cielo Vista Project; located in Yorba Linda; Orange County, California.



DEPARTMENT OF CONSERVATION

DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES

5816 Corporate Avenue • Suite 200 • CYPRESS, CALIFORNIA, 90630-4731

PHONE 714 / 816-6847 • FAX 714 / 816-6853 • WEBSITE conservation.ca.gov

July 31, 2012

Ms. Channary Lang
OC Public Works/OC Planning
300 North Flower Street
Santa Ana, CA 92702-4048

Dear Ms. Lang:

NOTICE OF PREPARATION FOR THE CIELO VISTA PROJECT PA100004

The Department of Conservation's Division of Oil, Gas, and Geothermal Resources (Division), Cypress office, has reviewed the above referenced project. Our comments are as follows:

The proposed project is located within the administrative boundaries of the Esperanza oil field. There are two plugged OG wells, one idle OG well, and 6 active OG wells within or adjacent to your proposed project. The two enclosed maps show where these wells are in proximity to your project. These wells are located on Division map W1-4 and in Division records.

The Division is mandated by Section 3106 of the Public Resources Code (PRC) to supervise the drilling, operation, maintenance, and plugging and abandonment of wells for the purpose of preventing: (1) damage to life, health, property, and natural resources; (2) damage to underground and surface waters suitable for irrigation or domestic use; (3) loss of oil, gas, or reservoir energy; and (4) damage to oil and gas deposits by infiltrating water and other causes. Furthermore, the PRC vests in the State Oil and Gas Supervisor (Supervisor) the authority to regulate the manner of drilling, operation, maintenance, and abandonment of oil and gas wells so as to conserve, protect, and prevent waste of these resources, while at the same time encouraging operators to apply viable methods for the purpose of increasing the ultimate recovery of oil and gas.

The scope and content of information that is germane to the Division's responsibility are contained in Section 3000 et seq. of the Public Resources Code (PRC), and administrative regulations under Title 14, Division 2, Chapter 4 of the California Code of Regulations.

If any structure is to be located over or in the proximity of a previously plugged and abandoned well, the well may need to be plugged to current Division specifications.

DOGGR Online Mapping System (DOMS)



Disclaimer: The well information and data represented on this site varies in accuracy, scale, origin and completeness and may be changed at any time without notice. While the California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOC) makes every effort to provide accurate information, DOC makes no warranties as to the suitability of this product for any particular purpose. Any use of this information is at the user's own risk.

For further information or suggestions regarding the data on this site, please contact the Division of Oil, Gas, and Geothermal Resources, Technical Services Unit at 801 K St, MS 20-20, Sacramento, CA, 95814 or email doggrwebmaster@conservation.ca.gov.

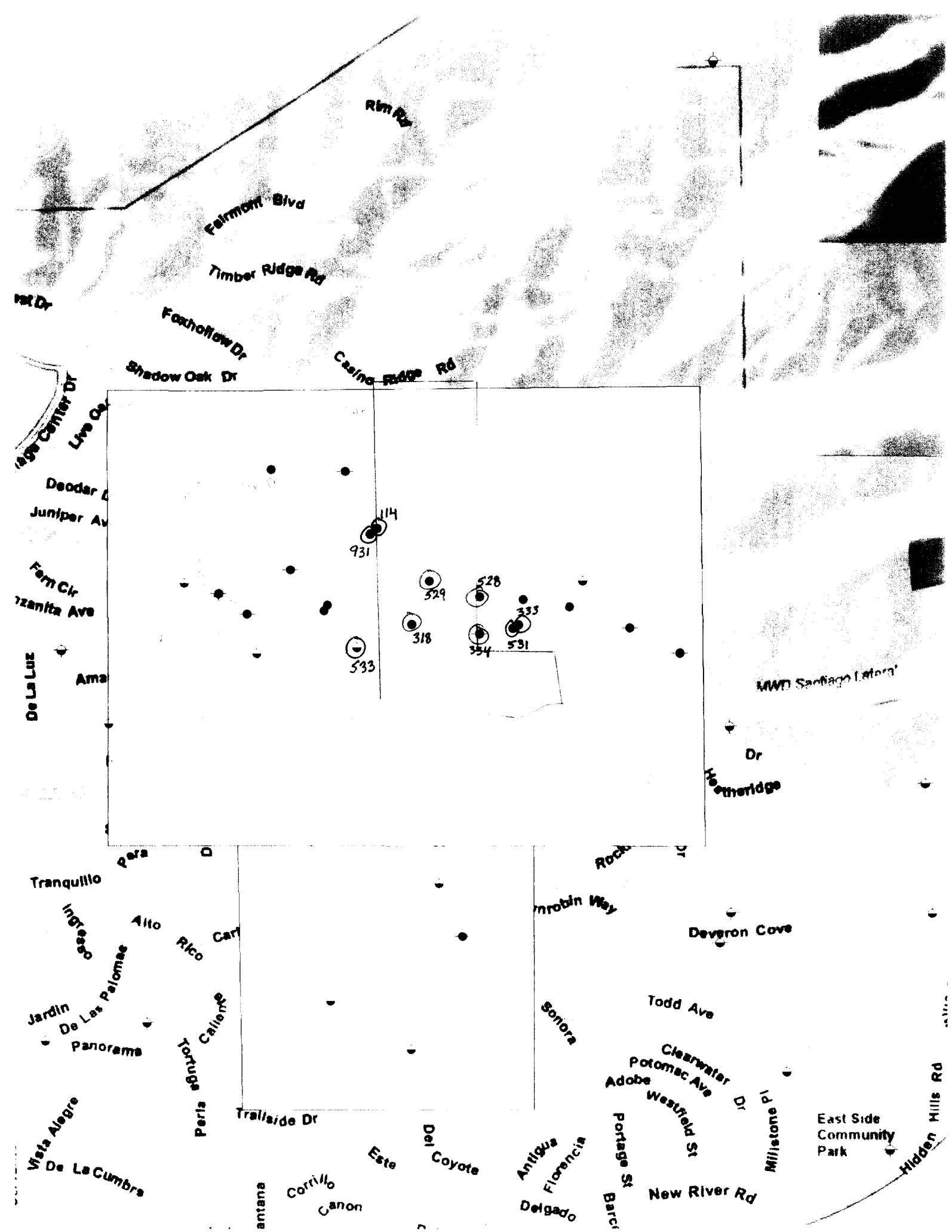
California Department of Conservation, Division of Oil, Gas and Geothermal Resources.

Printed on: Jul 31 - 1:52:49 PM

URL - <http://maps.conservation.ca.gov/doms/>



*This map from DOMS is not as accurate as the next map (next page).
ArcView is another mapping program the Division uses that is more
accurate.*





August 1, 2012

Ms. Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

CHAIR
CHARLEY WILSON
Director
Santa Margarita
Water District

VICE CHAIR
SUSAN WILSON
Representative of
General Public

PAT BATES
Supervisor
5th District

JOE CARCHIO
Councilmember
City of Huntington Beach

PETER HERZOG
Councilmember
City of Lake Forest

JOHN MOORLACH
Supervisor
2nd District

JOHN WITHERS
Director
Irvine Ranch Water District

ALTERNATE
BILL CAMPBELL
Supervisor
3rd District

ALTERNATE
JAMES FISLER
Director
Mesa Consolidated
Water District

ALTERNATE
DEREK J. MCGREGOR
Representative of
General Public

ALTERNATE
BOB RING
Councilmember
City of Laguna Woods

JOYCE CROSTHWAITE
Executive Officer

SUBJECT: Notice of Preparation of an Environmental Impact Report

Dear Ms. Leng,

The Orange County Local Agency Formation Commission (LAFCO) has reviewed the County's Notice of Preparation of an Environmental Impact Report for the Cielo Vista project. The project raises several concerns and as a responsible agency, we appreciate this opportunity to comment on the project as described in the Notice of Preparation.

LAFCO's interest in the Cielo Vista project as it relates to CEQA is as follows:

1. LAFCO is a responsible agency under CEQA for the future annexation of the Cielo Vista project to the City of Yorba Linda.
2. The project raises a number of substantive issues that have significant implications to LAFCO, the City of Yorba Linda, and the County of Orange.

In summary, the proposed development of the Cielo Vista project in unincorporated Orange County without a definitive plan and process in place for annexation to the City of Yorba Linda raises issues about:

- Consistency with existing County policies for spheres of influence (SOI) and the creation of developed, inhabited unincorporated islands.
- The long-term delivery of reliable and efficient public services to future residents.
- The impacts to the City and its residents resulting from County service providers travelling through the City and adjacent residential neighborhoods to serve the Cielo Vista project.

LAFCO AS RESPONSIBLE AGENCY

The Orange County Local Agency Formation Commission (LAFCO) is governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("Act," Govt. Code Section 56000 *et seq.*). Under the Act, LAFCO is required to make determinations regarding a proposal for changes of organization or reorganization (Govt. Code Section 56880). The Act also established the factors which LAFCO must consider in making its determinations, including any policies adopted by LAFCO to create planned, orderly and efficient patterns of development (Govt. Code Section 56668). Because of this role and pursuant to Section 21069 of the Public Resources Code, LAFCO is a responsible agency for the future annexation of the Cielo Vista project (also known as the Sage Property) to the City of Yorba Linda. Additionally and pursuant to Section 15086 of the California Environmental Quality Act (CEQA) Guidelines, LAFCO is responsible for reviewing and providing comments on this Notice of Preparation (NOP) and the subsequent Environmental Impact Report (EIR).

LAFCO has reviewed the NOP and provide the comments contained within this letter as the County begins preparation of the EIR.

LAFCO COMMENTS

The EIR should address the impacts and any necessary mitigation, including but not limited to the annexation process. In particular, the EIR should address the factors as identified in Government Code Section 56668. These factors include, but are not limited to, the following considerations:

1. Project Summary

Annexation – Project Description

The "Project Description" in the Notice of Preparation references "the project is within the City of Yorba Linda Sphere of Influence (SOI)." The EIR should clearly identify the potential annexation of the Project area as part of the "whole of the project" and discuss the timing of annexation relative to the timing of the proposed development plans.

Annexation – Whole of the Project

CEQA Guidelines section 15378 states that a "project" means the whole of an action, which has a potential for resulting in either a direct physical changes in the environment, or a reasonably foreseeable indirect physical change in the environment."

In this case, the current development proposals of the Cielo Vista and the anticipated development of the Murdock properties together would result in direct physical changes in the environment. Actions that are part of one project and that are reasonably necessary to effectuate a single project (e.g. access through the Cielo Vista project to the Murdock property) are considered part of the "whole of the action." Accordingly, all aspects of both projects should be considered in one environmental document prepared

by the County. In performing its analysis of the project and the potential impacts of future applications for annexation, LAFCO requests that the County prepare a combined analysis of the environmental impacts of both projects (Cielo Vista and the Murdoch property). CEQA notes "that environmental considerations do not become submerged by chopping large projects into many little ones, each with a potential impact on the environment, which cumulatively may have disastrous consequences." (Burbank-Glendale-Pasadena Airport v. Hensler (1991) 233 CA3d 577.)

2. Public Services and Utilities

Section 56653 of the Act requires that each application for a change of organization include a "plan for providing services within the affected territory." Among other things, the plan for services must indicate "when those services can feasibly be extended to the affected territory." (Govt. Code Section 56653(b)(3))

Although the focus of Subsection 56653(b)(3) is on the timing of the *initiation* of services, the point of this subsection, especially when considered with the remaining requirements of Section 56653, is on continuous, reliable service provision to the affected area. The EIR's discussion of impacts in the area of public services should be made with reference to and consistent with the plan for services submitted under the Act, in particular, Section 56668, containing the criteria for approval of the annexation. Similar discussion and references should be made in the analysis of Land Use/Planning and Population/Housing.

In addition to the services and utilities identified in the NOP, LAFCO is requesting the EIR include analysis and discussion of the environmental impacts of the following municipal services:

Water Availability

This section should include a discussion of water supplies as required under Subsection 56668(k) of the Act, including a discussion of the Project's consistency with relevant Urban Water Management Plans. The Cielo Vista project is within the boundary of the Yorba Linda Water District (YLWD) which is identified as the retail water service provider to the proposed Project territory, but the NOP omits discussion of the Orange County Water District (OCWD).

OCWD is responsible for maintaining the quality and availability of the groundwater for groundwater producers such as the YLWD. As the ground water "manager" OCWD restricts pumping by retail water providers to those within the boundary of OCWD. YLWD has proposed annexation of approximately 6,100 acres in the eastern portion of the District to OCWD. The Cielo Vista project is within the proposed annexation area. OCWD submitted a Notice of Preparation for an Environmental Impact Report in July, 2011. The agency is currently preparing the EIR and discussion

of the long-term availability of local groundwater supplies should be assessed and discussed in the EIR prepared for the Cielo Vista project. As lead agency, the County should consult with OCWD to determine the adequacy of groundwater supplies for the Cielo Vista project.

Additionally, the project alternatives should include consideration and discussion of the effects of annexation and no annexation to OCWD on the Cielo Vista project.

Water Quality

The EIR should address storm water permitting requirements, including the preparation of a Storm Water Pollution Prevention Plan, change in surface imperviousness due to the project, drainage basins, emergency response to spills, and general compliance with the regional storm water permit.

Fire Protection and Emergency Response Services

The EIR should discuss and potentially evaluate whether there are significant environmental impacts for the project area that result from fire and emergency response being provided through the City's contract (Yorba Linda contracts with OCFA for fire protection) or the County's contract.

Law Enforcement

The EIR should discuss and potentially evaluate whether there are significant environmental impacts for the project area that result from law enforcement being provided through the City's contract (Yorba Linda contracts for law enforcement with the Orange County Sheriff's Department) or directly from the Sheriff's Department.

Sewer

The EIR should identify and evaluate both local and regional wastewater service providers and the impacts the project may have on their system. This section should include discussion of local sewer service by the Yorba Linda Water District and regional collection and treatment of wastewater from the project area by the Orange County Sanitation District.

Solid Waste Disposal

The City of Yorba Linda is the logical provider of solid waste disposal to the project area. Orange County Waste Recycling currently administers contracts for solid waste disposal within unincorporated islands, such as the one proposed to be created by development of the Cielo Vista project. The Draft EIR should identify and evaluate the service levels and potential impacts to the environment by both of the public agencies capable of administering contracts for solid waste disposal services to the project area.

Street sweeping

The City of Yorba Linda is the logical provider of street sweeping services to the project area. The Draft EIR should identify and evaluate the provision of this service to the project area and identify any potential environmental impacts.

3. Local Policies: Land Use & Planning

The EIR should address any conflict with applicable environmental plans or policies of agencies with jurisdiction over the project including, but not limited to, the policies described below:

County, League, and LAFCO Sphere of Influence Policy Guidelines

The Cielo Vista project is located in unincorporated territory within the sphere of influence of the City of Yorba Linda. The Draft EIR should adequately discuss the County's adopted *Sphere of influence Policy Guidelines (Attachment A)* and the timing of the Cielo Vista project relative to the future or concurrent annexation of the project site to the City of Yorba Linda.

On July 27, 1999, the Orange County Board of Supervisors adopted the *Sphere of Influence Policy Guidelines*. These *Policy Guidelines* were also adopted by the Orange County Division of the League of Cities and by LAFCO. Pages 3 and 4 of the *Policy Guidelines* list a number of policy guidelines for development within spheres of influence, including the following policy statement:

"Urban development should occur within existing cities, Spheres of Influence, or planned cities. Initiation of annexation to the city should occur at the earliest time in the planning process consistent with these Policies. Initiation of annexation to a city should occur prior to the issuance of building permits."

Creation of a Developed, Inhabited Unincorporated County Island

As part of its post-bankruptcy external restructuring program, the County has implemented changes in policy direction to:

- Shift the County away from the delivery of municipal services;
- Focus on the provision of regional services; and
- Work with Orange County cities to annex adjacent unincorporated areas and shift the responsibility of delivering municipal services to the cities.

As part of this change in policy direction, the County works with LAFCO and local cities to implement the Unincorporated County Islands Annexation Strategy (*Attachment B*). Development of the Cielo Vista project in unincorporated territory would create a developed, inhabited unincorporated area located adjacent to the City of Yorba Linda, and could create significant environmental consequences with respect to

how municipal services will be provided to future residents. The Draft and Final EIRs should address any potential significant impacts to the future residents of the Cielo Vista project and adjacent City residents, as a result of developing the proposed 112 single-family residences in unincorporated County territory. Specifically, the Final EIR should address: (1) the ability and the capacity of the County to adequately provide the above mentioned municipal-level services to the Project and (2) the potentially significant environmental impacts to the City's residents resulting from County service providers travelling through the City's adjacent residential neighborhoods to serve the Cielo Vista project.

LAFCO Island Annexation Policy

Since 2000, LAFCO has worked with the County and cities to develop an islands strategy of aligning policies and practices. The LAFCO Island Annexation Policy (*Attachment C*) represents the current form of LAFCO's effort to align the interests and processes (e.g. municipal service alignment process) to ensure that unincorporated developments are built to city standards facilitating the eventual annexation of these areas to their adjacent city jurisdictions.

The County, as lead agency for the Cielo Vista project, should address any inconsistency in the development standards as currently proposed in County jurisdiction with those of the City of Yorba Linda to ensure the project can be annexed to the City without impacting future residents of the project or the City. Additionally, the EIR should explore the concept of municipal service agreements as discussed in the attached documents as an alternative to services provided by the County and should assess the comparative impacts to the environment.

City of Yorba Linda General Plan

In December 1993, the City of Yorba Linda adopted its current General Plan including the Land Use Element. The City identified a number of goals and policy statements as part of the 1993 General Plan. The County, as lead agency for the Cielo Vista project, should also address any inconsistencies with the policies identified by the City of Yorba Linda in the Final EIR. The policies that should be addressed include, but are not limited to, the following:

- Policy 7.1: *"Seek the annexation of Shell, Murdock and other undeveloped properties within the northern sphere of influence based upon development plans that ensure access, infrastructure and land use concepts which are acceptable to the City."*
- Policy 7.2: *"Require developers of undeveloped properties to complete improvements for required infrastructure and/or provide funds for required infrastructure (both on-site and related improvements) in accord with City determined service levels."*

4. Mitigation Measures

As a responsible agency, LAFCO can also raise issues for potential mitigation for discussion in the Draft and Final Environmental Impact Reports (CEQA Guidelines 15126.4). As currently proposed all municipal services by the County would have to travel to through the City to serve the project. Additionally, all traffic to and from the project would impact adjacent City streets. The County, as lead agency, should address the cumulative impacts of the actions in the EIR and include appropriate mitigation measures. LAFCO is requesting the following impacts to City services be considered and mitigation measures are included in the EIR:

- Traffic impacts to the City, specifically impacts to San Antonio Road and Yorba Linda Boulevard.
- The City, as the logical provider of municipal services may be impacted by the proposed development and should be addressed in the EIR.

5. Alternatives

The State CEQA Guidelines cite the importance of various alternatives in the EIR as critical for informed decision making: *"An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternative that will foster informed decision making and public participation."* (CEQA Guidelines 15126.6)

LAFCO is requesting the EIR include a discussion of an "Annexation" alternative and adequately address the following significant impacts under the alternative:

- The development of a 112-unit residential project that is NOT in compliance with City standards.
- The potential impacts to the developer and/or the residents that would result from having to upgrade or otherwise improve street widths, sidewalks, and other infrastructure to bring up to City standards for annexation.

LAFCO is requesting the EIR include discussion of a "No Annexation" alternative and adequately address the following significant impacts under the alternative:

- The creation of a large, developed, and inhabited unincorporated County Island consisting of a 112-unit residential development project.
- Reduced levels of services to Cielo Vista residents for:
 - Law enforcement.
 - Fire protection and emergency response services.
 - Roads (maintenance, street lighting, landscaping, sweeping).
 - Code enforcement.

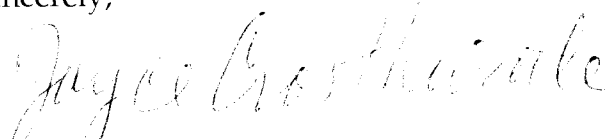
- Local representation and government accountability.
- The short-term and long-term fiscal impacts to the County of Orange of assuming responsibility of and service costs for providing the following municipal services to a 112-unit residential project in unincorporated County territory:
 - Law enforcement.
 - Fire protection and emergency response services.
 - Roads (maintenance, street lighting, landscaping, sweeping).
 - Code enforcement.
 - Local representation and government accountability.
- The impacts to the City and its residents resulting from County serviced providers travelling through the City and adjacent residential neighborhoods to serve the Cielo Vista project.
- The application of a municipal services agreement between the County and City for the City to provide services to the Cielo Vista project.

In summary, the Draft EIR should address *Orange County's Sphere of Influence Policy Guidelines* and the timing of the unincorporated development relative to future or concurrent annexation of the Cielo Vista project to the City of Yorba Linda.

The EIR should also describe the County's plan for public services (e.g. law enforcement, fire, water, sewer, parks, street sweeping, code enforcement, etc.) in the project area and identify and evaluate the alternative service providers for the project upon development and annexation of the Cielo Vista planned community to the City of Yorba Linda.

Thank you for this opportunity to respond to the Notice of Preparation. Please send one copy of the Draft EIR to me via email (jcrosthwaite@oclafco.org) or by mail at 12 Civic Center Plaza, Room 235, Santa Ana, CA 92701. If you have any questions or concerns regarding this response, please contact me or Ben Legbandt, Policy Analyst, either by email at blegbandt@oclafco.org or by phone at (714) 834-2556.

Sincerely,



Joyce Crosthwaite
Executive Officer

ORANGE COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

July 27, 1999

Submitting Agency/Department: EXTERNAL RESTRUCTURING PROGRAM FOR THE COUNTY OF ORANGE

At this time Members of the Board of Supervisors may report on and discuss activities related to the External Restructuring Program for the County of Orange, including approval of the following:

1. Recommendations from Board City/County Subcommittee regarding proposed Sphere of Influence Policy Guidelines - All Districts (Continued from 6/2/99, Item 125)

The following is action taken by the Board of Supervisors:

APPROVED AS RECOMMENDED ☒ OTHER ☐

Unanimous ☒ (1) SMITH: Y (2) SILVA: Y (3) SPITZER: Y (4) COAD: Y (5) WILSON: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused; B.O.=Board Order

Documents accompanying this matter:

- ☒ Resolution(s) 99-301
- ☐ Ordinances(s)
- ☐ Contract(s)

Item No. 32

File 20883

Special Notes:

Copies sent to:

CEO
Board Offices
Auditor



I certify that the foregoing is a true and correct copy of the Minute Order adopted by the Board of Supervisors, Orange County, State of California.

DARLENE J. BLOOM, Clerk of the Board

By: _____
Deputy



COUNTY OF ORANGE
BOARD OF SUPERVISORS

ROBERT E. THOMAS HALL OF ADMINISTRATION
10 CIVIC CENTER PLAZA
P. O. BOX 687
SANTA ANA, CA 92702-0687

99 JUL 23 AM 11:23

BOARD
SUPERVISORS

Agenda Item No. 32
July 27, 1999 Meeting

Board of Supervisors
County of Orange
10 Civic Center Plaza
Santa Ana, CA 92701

Subject: Proposed Sphere of Influence Policy Guidelines

Fellow Board Members:

On June 29, 1999 the Board requested that the City/County Subcommittee return with recommendations regarding the proposed Sphere of Influence Policy Guidelines. Since then we have met with representatives of the League of Cities, Orange County Division and the Building Industry Association (BIA) in an effort to reach consensus on the Policy Guidelines.

Based upon our meetings the past few weeks, we are pleased to present a document which can be supported by the League of Cities, Orange County Division, and BIA, and which meets the goals of our overall long-term annexation strategy. In summary, the proposed Draft Resolution and Policy Guidelines reflect a careful balance between the need to respect the many months of effort spent developing Policy Guidelines which were unanimously approved by the League of Cities, while ensuring that the Board Resolution contained the necessary provisions with regard to our desire to not impact the timing associated with the processing of development applications. This balance has been achieved and we are jointly recommending full Board support of this item.

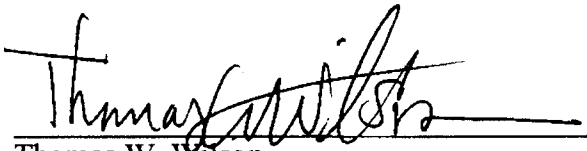
The enclosed Draft Resolution also contains additional language which recognizes that the Sphere of Influence Policy Guidelines are the first step toward our overall annexation strategy which includes County Islands. We feel it is important to stress the importance of County Islands to the full Board, and to support Supervisor Coad's efforts on behalf of this Board to develop specific strategies and programs for our County Islands. It should be noted here that both parties – the League of Cities representatives and the BIA – recognize the need to address the County Island issue.

CEO and County Counsel representatives will be available prior to or at the Board Meeting to address any technical or legal questions regarding the proposal.

RECOMMENDED ACTION

Adopt Draft Resolution approving Sphere of Influence Policy Guidelines.

Respectfully,

A handwritten signature in dark ink, appearing to read "Thomas W. Wilson", written over a horizontal line.

Thomas W. Wilson
Vice-Chairman

A handwritten signature in dark ink, appearing to read "James W. Silva", written over a horizontal line.

James W. Silva
Supervisor, Second District

1
2
3 RESOLUTION OF THE BOARD OF SUPERVISORS OF
4 ORANGE COUNTY, CALIFORNIA

5 July 27, 1999

6 On motion of Supervisor Wilson, duly seconded and carried, the following Resolution was
7 adopted:

8 WHEREAS, representatives of the County, the cities and the Building Industry Association of
9 Orange County have met to attempt to reach consensus on policy guidelines to guide private
10 development and the provision of municipal services in city spheres of influence; and

11 WHEREAS, the proposed policy guidelines have been submitted to this Board for review and
12 approval;

13 NOW, THEREFORE, BE IT RESOLVED THAT THIS BOARD HEREBY FINDS AND
14 DETERMINES AS FOLLOWS:

15 1. Approval of these policy guidelines is not a project for purposes of the California
16 Environmental Quality Act because the guidelines are not intended to direct or influence development,
17 rather they serve solely as a framework for cooperation among affected agencies and landowners and
18 only become a formal policy with regard to individual city spheres of influence when this Board and the
19 City Council reach agreement on their adoption and implementation; and

20 2. This Board will consider application of these policy guidelines to individual city spheres of
21 influence upon approval of these guidelines by the affected city, and

22 3. The guidelines will be considered in conjunction with future General Plan amendments
23 within city sphere of influence areas, and

24 4. These guidelines are not intended to impact County regional facilities as they are applicable
25 only to private development projects and the County has an adopted policy to oppose annexation and
26 incorporation proposals that impact County regional facilities necessary for the County's core business
27 functions, and

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External Restructuring Program
for County of Orange BPD:ep
sphereres2

1 5. The County is the local agency with ultimate responsibility for review and approval of
2 development projects in unincorporated territory whether or not they are located in city spheres of
3 influence, and

4 6. This action does not confer any authority to delay or cause an increase in development
5 application processing time, and

6 7. Private property rights shall not be abrogated as a result of interpretation or implementation
7 of the Policy Guidelines as development applications are processed.

8 BE IT FURTHER RESOLVED that this Board hereby approves use of the proposed Sphere of
9 Influence Policy Guidelines submitted by the County Executive Office subject to the matters set forth in
10 this resolution.

11 BE IT FURTHER RESOLVED that this Board recognizes that the proposed Sphere of Influence
12 Policy Guidelines are the first step toward an overall County Annexation Strategy which will also
13 address County Islands. The CEO is directed to immediately undertake the necessary actions to
14 complete a County Annexation Strategy in conjunction with LAFCO and the cities. This Board will
15 review the progress of this work effort in ninety days in conjunction with a status report on the
16 implementation of the Sphere of Influence Policy Guidelines.

17 BE IT FURTHER RESOLVED that this Board hereby directs:

18 1. The County Executive Office to work with affected cities towards the application of the
19 policy guidelines in individual city spheres of influence for developing areas and report back within
20 ninety days.

21 2. The Planning and Development Services Department to develop protocols and procedures for
22 the processing of development applications within developing sphere of influence areas to implement
23 the applicable policy guidelines. The procedures will be reviewed by affected parties, including the
24 Development Processing Review Committee prior to approval by the Director of Planning and
25 Development Services Department.

26 3. The County Executive Office and the Planning and Development Services Department to
27 develop a report and recommendations regarding the long-term planning and governance assumptions
28

1 for unincorporated areas outside of existing spheres of influence and General Plan open space areas
2 within existing spheres for consideration by LAFCO as part of its update of spheres of influence.

3 //

4 //

5 //

The foregoing was passed and adopted by the following vote of the Orange County Board of Supervisors on July 27, 1999, to wit:

AYES: Supervisors: THOMAS W. WILSON, JAMES W. SILVA, TODD SPITZER
CYNTHIA P. COAD, CHARLES V. SMITH

NOES:

EXCUSED:

ABSTAINED:

Charles V. Smith

CHAIRMAN

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

I, DARLENE J. BLOOM, Clerk of the Board of Orange County, California, hereby certify that a copy of this document has been delivered to the Chairman of the Board and that the above and foregoing Resolution was duly and regularly adopted by the Orange County Board of Supervisors.

IN WITNESS WHEREOF, I have hereto set my hand and seal.



Darlene J. Bloom

DARLENE J. BLOOM
Clerk of the Board
County of Orange, State of California

Resolution No: 93-301
Agenda Date: 07/27/1999
Item No: 32



I certify that the foregoing is a true and correct copy of the Resolution adopted by the Board of Supervisors, Orange County, State of California

DARLENE J. BLOOM, Clerk of the Board of Supervisors

By: _____
Deputy

Sphere of Influence Policy Guidelines
(adopted July 27, 1999 by Board of Supervisors Resolution 99-)

Mission Statement

These policy guidelines are the product of a facilitated dialogue between the League of California Cities-Orange County Division, the County of Orange, the Local Agency Formation Commission (LAFCO), and the Building Industry Association of Orange County to address projected growth and the provision of municipal and regional services in developing areas, hereinafter Developing Spheres of Influence.

The intent of these policy guidelines is to clarify the relationship between cities and the County with respect to urban planning, to promote the efficient, effective, and equitable delivery of local and regional services for existing and future residents, and to define a collaborative process with respect to development standard determinations for Developing Spheres of Influence. These guidelines also recognize that urban development should occur within existing cities, Spheres of Influence, or new communities.

Nothing in these policy guidelines shall be interpreted to affect or change pre-existing approved entitlements or development agreements, nor does it apply to county islands, which will be subject to future policy development. These policies also are not intended to establish countywide development standards. Rather, they reflect recognition that each Sphere of Influence is unique and requires site specific planning and flexibility.

Definitions

"Design Standards" shall mean regulations pertaining to the location, height, bulk, density, intensity, setback and size of buildings and structures and local street widths.

"Developing Spheres of Influence" shall mean the Spheres of Influence to be established by LAFCO based on the considerations set forth in the Sphere of Influence Policy Guidelines for the following cities and, in the future, to existing cities where LAFCO establishes a new SOI boundary, and any newly incorporating cities:

Anaheim (Santa Ana Canyon)
Brea
Newport Beach (Newport Coast and Banning Ranch)
Huntington Beach
Irvine
Lake Forest
Orange (East Orange)
San Clemente
Yorba Linda (Chino Hills)

Development Standards shall mean standards for Infrastructure, Public Safety Regulations and Design Standards. Design Standards are not applicable to: 1) interim uses such as agriculture; or 2) public utilities.

Infrastructure shall mean standards for street alignments and grades and arterial and primary widths, drainage and sanitary facilities, public utilities, parks, public easements and other public facilities, or fees in lieu thereof, which will be operated and maintained by a city upon annexation.

New Communities shall mean areas designated as potential new cities through a joint LAFCO/County process.

Public Safety Regulations shall mean building codes and regulations adopted pursuant to the provisions of Health and Safety Code.

Sphere of Influence shall have the meaning as set forth in Government Code Section 56076.

Urban Level Municipal Services may include, but are not necessarily limited to, water, sewer, streets, street lighting, park and recreation services, building and zoning enforcement, animal control, law enforcement, fire protection, libraries, and crossing guards.

Policy Guideline Objectives

These Policy Guidelines will facilitate the orderly planning and development of Orange County by:

- Providing a framework for cooperative relations among cities, the County, and landowners by minimizing project by project controversy through advanced agreement on Sphere of Influence policy.
- Providing for urban development in a manner that results in annexations and new cities that are efficient, effective, and equitable to existing and new residents, landowners, and service providers.
- Conserving the resources of service providers within Orange County while recognizing the legitimate rights and interests of property owners.
- Assisting the general public in understanding the planning and service responsibilities of local governments providing urban municipal and regional services within Orange County.
- Assisting LAFCO to establish Spheres of Influence based upon a city's demonstrated ability to plan and serve the area.

- Furthering a successful and cooperative framework to promote flexibility, options, and incentives in the implementation of these policies.
- Discouraging the creations of new “unincorporated islands” within Developing Spheres of Influence.

Policy Guidelines

Spheres of Influence are established by the Local Agency Formation Commission, as required by state law, to identify the physical boundaries and service areas of cities and special districts. Current LAFCO policy calls for territory to be included within a Sphere of Influence if that area will need urban services within the next ten to fifteen years. Spheres of Influence are amended periodically and as conditions warrant.

The following policy guidelines concern development proposals within Developing Spheres of Influence. They do not apply to land covered by a pre-annexation agreement between a city and landowner.

1. Cities should have the option to provide Urban Level Municipal Services to areas within Spheres of Influence where the city has a demonstrated willingness and ability to provide Urban Level Municipal Services. This guideline is not intended to address the provision of services by independent special districts, which topic is subject to LAFCO jurisdiction.
2. Urban development should occur within existing cities, Spheres of Influence, or planned cities. Initiation of annexation to the city should occur at the earliest time in the planning process consistent with these policies. Initiation of annexation to a city should occur prior to the issuance of building permits.
3. Spheres of Influence reflect a city's demonstrated willingness and on-going ability to provide land use planning and to plan for and extend public services. This policy guideline acknowledges that LAFCO has the sole authority to determine spheres of influence, and LAFCO concurrence is necessary for implementation of this guideline.
 - a) In conjunction with LAFCO review of a city's Sphere of Influence, the city must develop a plan of service consistent with the level of detail commonly found in General Plans for the proposed sphere area. The plan will include:
 1. Land Use Designations
 2. Location of existing services and infrastructure
 3. Capital improvement and funding plans
 4. Level and range of services proposed for the area

- b) It is anticipated that LAFCO would reevaluate a city's Sphere of Influence on a priority basis and determine if the sphere shall be maintained, revised or eliminated consistent with these policy guidelines if a city's actions significantly alter the need for urban services, or the provision of urban services within the sphere area.
- 4. The cities, the County, and LAFCO will periodically coordinate and complete Sphere of Influence updates so that responsible agencies can develop general plans, ordinances, and procedures consistent with these policy guidelines.
- 5. The public interest is served when the County acts to provide compatibility in land use planning and development standards in developing spheres areas. Development Standards applicable within Developing Spheres of Influence should allow consideration of the following:
 - a) City standards for Infrastructure improvements, including public parks, and Public Safety Regulations should be utilized.
 - b) City Design Standards will be the starting point of discussions between the city and the landowner for a development proposal. Cities and landowners will work cooperatively to achieve consensus by using flexibility, incentives, and other options to achieve agreement on the applicable Design Standards. In the event the city and landowner cannot agree on appropriate Design Standards, the County will make the final determination on the Design Standards which will apply based upon an evaluation of the legitimate objectives of the city and the landowner. Factors to be considered by the County shall include, but not be limited to, balancing the landowner's need for responsiveness to the marketplace with the city's need for consistency with the city's Design Standards.

Sections 5(a) and (b) are intended to recognize that while the County will have ultimate responsibility for the application of Development Standards within a Developing Sphere of Influence area, compatibility with City Infrastructure and Public Safety Regulations facilitates the ultimate annexation of the development to the city. It is anticipated that each City will identify development standards to be addressed at the time formal policies are considered for individual Sphere of Influence areas.

Guidelines for Annexation Incentives

The following incentives are permissive options to address permit process time and cost and shall not be construed to apply to Development Standards and Design Standards, or negate a landowner's option to process all aspects of a development through the city or County.

1. Flexible Processing Options

The County and the city may each submit a development processing time and cost proposal for landowner consideration. Should the landowner wish a development proposal to be processed through the city, the County and city will pursue a cooperative agreement allowing city processing prior to the effective date of annexation.

2. Pre-annexation agreements, which eliminate the need for the extension of Urban Level Municipal Services by the County will be considered a public benefit for the purposes of County development agreements.
3. To promote early annexation, the city will consider offering incentives, including but not limited to, the following:
 - a) Pre-annexation planning and zoning
 - b) Pre-annexation subdivisions
 - c) Creative public financing opportunities
 - d) Pre-annexation agreements
 - e) Pre-annexation development agreements
 - f) Financial incentives
 - g) Phased annexations

Implementation

The Board of Supervisors directs:

- 1) the CEO to work with affected cities towards the application of the policy guidelines in individual city spheres of influence for developing areas and report back within ninety days.
- 2) the Planning and Development Services Department to develop protocols and procedures for the processing of development applications within developing sphere of influence areas to implement the applicable policy guidelines. The procedures will be reviewed by affected parties, including the Development Processing Review Committee prior to approval by the Director, Planning and Development Services Department, and
- 3) CEO and Planning and Development Services Department to develop a report and recommendations regarding the long-term planning and governance assumptions for unincorporated areas outside of existing spheres of influence or general plan open space areas within existing spheres of consideration by LAFCO as part of its update of spheres of influence.

WHITE PAPER

ORANGE COUNTY LOCAL AGENCY FORMATION COMMISSION (LAFCO)

COUNTY OF ORANGE AND

LEAGUE OF CALIFORNIA CITIES, ORANGE COUNTY DIVISION

UNINCORPORATED COUNTY ISLAND ANNEXATION STRATEGY

January, 2000

INTRODUCTION

The County of Orange recently completed an intensive restructuring of county government and an assessment of the regional, public services provided by the County. As a result of the assessment, the leaders of Orange County determined that the provision of municipal, city-level services to unincorporated islands is not a core county business. Therefore, a concentrated effort to identify, assess, revitalize and annex the unincorporated islands throughout Orange County has become a major priority for the County Executive Office, Strategic and Intergovernmental Affairs Department (CEO/SIA).

Thus began the coordinated effort with the County, the Orange County Local Agency Formation Commission (LAFCO), and the League of California Cities, Orange County Division to develop a comprehensive strategy to facilitate the annexation of the unincorporated islands throughout the county. The following is a description of previous actions taken in regard to County islands, the current status of the County islands, strategies to facilitate annexation to the adjacent city, an implementation strategy and the next steps required to reach the overall goal of transitioning municipal services from the County to cities.

The County Executive Office developed a comprehensive inventory of the County's unincorporated islands in August 1999. The Inventory is divided into the following three categories of unincorporated areas: small islands, redevelopment areas, and major unincorporated communities. Seventy-eight unincorporated areas are mapped and cataloged, and demographic, land use, and service data is provided for each area. The *Inventory of Unincorporated Areas* was distributed to County agencies, cities, special districts and interested parties and will serve as the baseline data for this unincorporated island annexation strategy.

On September 14, 1999 the Board of Supervisors approved the *Community Revitalization Program for Unincorporated Islands*. The purpose of the revitalization program is to coordinate Orange County agencies to revitalize unincorporated neighborhoods through community policing, community code enforcement and community based programs. The Board of Supervisors allocated \$500,000 as part of the Fiscal Year 99/00 budget to implement the revitalization program in both small islands and major unincorporated communities.

Fourth District Supervisor, Cynthia Coad has taken the lead on the revitalization strategy and recently implemented an ongoing revitalization plan for the major unincorporated community in the El Modena area. The County's Probation Department, in coordination with the County Executive Office will continue to implement the revitalization strategy at up to seven additional sites that can include major unincorporated communities and small unincorporated island areas. A description of the revitalization program as an annexation strategy will be further defined in this report.

ANNEXATION STRATEGY

The following are annexation strategies that can be used to assist cities and/or provide incentives to annex the unincorporated areas within the city's sphere of influence. All the following strategies will not be applicable to every unincorporated area and should be considered on a case-by-case basis to meet the needs of the annexing city and the unincorporated community residents.

New Legislation – AB 1555/Longville Bill

On October 9, 1999 the Governor approved and signed AB 1555, a bill authored by Assemblyman John Longville, to promote the annexation and elimination of unincorporated county islands. The bill authorizes the Local Agency Formation Commission (LAFCO) to approve, without an election, the annexation or reorganization of an unincorporated island or unincorporated islands within city limits under specified conditions depending on whether the proceeding is initiated on or after January 1, 2000, or January 1, 2007. In summary, the conditions require that the island(s) can not exceed 75 acres, the annexation is proposed by resolution of the annexing city, the territory will benefit from annexation, or is already receiving benefits from the city and that the island was not created after January 1, 2000. A comprehensive description of AB 1555 and the conditions are described in the attached bill text.

LAFCO Fee Waivers for Small Islands

On November 2, 1999 the Orange County Board of Supervisors approved the *County of Orange FY 1999-2000 First Quarter Budget Report* which included the allocation of \$50,000 to LAFCO to facilitate the annexation of small county islands. This net County cost item would offset the cost of processing small island annexations sponsored by the County or that have been determined to require a fee waiver by LAFCO.

Pre-Annexation Agreements

A pre-annexation agreement between the County and the annexing city will allow an opportunity to collectively define gaps between County and city standards and service levels to facilitate the

ultimate annexation of the island to the city. Ideally, the County and city will commit money and/or resources to respond to the specific, identified needs to bring the island to compatible city standards and service levels. The pre-annexation agreement will assure the city and island residents that certain needs will be met and/or land use uniqueness will be preserved, and will assure the County that the city will annex the island now or at some specified time in the future.

Pre-Annexation Development Agreements

Currently undeveloped islands are subject to the development standards established by the Orange County Planning & Development Services Department, which may be more, or less restrictive than the development standards of the annexing city. A Pre-Annexation Development Agreement between the County, the city and the landowner/developer will ensure that the development standards will not change when the property is annexed to the city. The County and the annexing city will agree to allow the landowner/developer the option of developing the property through the County process or the city process. On the condition that the County process is used, the County, the landowner/developer and the city will negotiate agreeable development standards that are the same, or comparable to the city's building codes and regulations.

Phased Annexation Strategy

The *Orange County Inventory of Unincorporated Areas* is a complete inventory of the developed unincorporated areas throughout the County. Several Orange County cities have multiple unincorporated islands within the city's sphere of influence which could be cost prohibitive to the city to annex them all in one annexation process. Therefore, the County will negotiate a pre-annexation agreement with a city that provides for phased annexations. Essentially, the city will have the option to annex portions of the unincorporated areas within the city's sphere of influence over a negotiated time period. The property tax transfer percentage between the city and the County will be proportional to the annexed areas. The full percentage as defined in the city/county property tax exchange agreement will be available to the city when the last

unincorporated area is annexed to the city. The city may choose to annex all the unincorporated islands within the city in one complete annexation process.

City/County Contract Service Agreements

Currently, the Board of Supervisors serves as the "city council" to the residents of unincorporated islands. It is the County's responsibility to provide municipal and regional services to the unincorporated island areas. However, due to the fragmentation of islands throughout the County, municipal service delivery is often uneconomical for the County and could be provided more efficiently by the adjacent city. In many cases cities already provide the first response for emergency services such as police and fire. Service contracts with adjacent cities to provide city-level services such as police, planning and street maintenance would address this inefficiency and contribute to an overall plan to ultimately annex the unincorporated island to the adjacent city.

First, where County service levels in an unincorporated island do not match those of the adjacent city, and thus need to be increased to facilitate annexation, service contracts with cities would preclude the need for temporarily increasing County staffing and resources to service the islands at a level commensurate to the services provided by the adjacent city. An example of this is street sweeping on neighborhood streets which is currently not done by the County, but may be done by the adjacent city in its neighborhoods. Second, the residents would have a local contact point for services such as building permits, code enforcement, public safety, etc. This creates an image for the island residents of belonging to the city (in turn improving community support for annexation), and allows the city to begin to have an influence on the character of the island.

In other words, until annexation, the County would operate under contract with the city as though the island is already annexed to the city. The County would give control of the islands to the city which would provide all of the needed services, including land-use decisions that comply with the city's general plan overlay for the island. Any deviations from the County's general plan overlay will require County approval. Where County and city land use restrictions deviate,

and residents prefer to retain the County land use, it may be appropriate to grandfather in certain land uses (e.g. density levels or existence of sidewalks).

Until annexation occurs, the County will continue to receive the revenue (sales and property taxes, etc.) which is generated from the County island property/uses unless the County agreed that the revenue could go to the city as full payment for the contract services provided by the city to the island. This would need to be studied on an island-by-island basis.

Revitalization Strategy

It has recently been brought to the forefront, by Supervisor Coad, that it is time to begin giving more attention to all County islands, some of which have become a haven for crime, gangs, blight, and an overall disengagement from the surrounding city whose sphere of influence they are within. Not only is there a variance in the size of these islands, but also the type of special attention they may need to have addressed. However, each island does have one thing in common with the others: they have not received the overall attention necessary to deal with their pressing needs.

Some of these islands have a distinct difference in appearance than that of the surrounding city whose sphere of influence it is within. It may be the type of land use, infrastructure needs, lack of services such as street sweeping, abandoned cars left on the streets, lack of code enforcement, undergrounding of utilities and other matters which tend to distinguish the island from the surrounding city. It is as much, and maybe more, in the city's interest to get the island cleaned-up and compatible with surrounding uses and image, as it is to the County.

At the direction of Supervisor Coad, the County Executive Office and the Orange County Probation Department are coordinating a comprehensive revitalization strategy that includes the participation of the following County departments: Sheriff-Coroner, Planning & Development Services, Health Care Agency, District Attorney, Social Services Agency, and Housing & Community Development. The purpose for the revitalization strategy is to demonstrate the County's interest in revitalizing unincorporated neighborhoods through community policing.

community code enforcement and community programs. The specific components of the Revitalization Strategy are defined in a separate report. The County and city can use the strategy to improve qualifying unincorporated islands as a condition of annexation.

IMPLEMENTATION STRATEGY

There are several components necessary to facilitate the annexation of the unincorporated islands throughout Orange County. The components defined in this strategy include developing a partnership between the annexing cities, the County and LAFCO as a first step. The partners will then identify specific islands for annexation, define a timeline to annex the islands, prepare a comprehensive fiscal and service level analysis, prepare a community outreach plan, and coordinate with affected agencies. As a final step, the partners will jointly notify the affected agencies and departments regarding the completed annexation(s).

1. *City/County Partnership*

The success of an annexation strategy and policy is contingent on the partnership between the cities and the County of Orange. It is important to create a partnership between each city and the County so that we are all going in the same direction, and know what each of the partners is responsible to provide/contribute. The League of California Cities, Orange County Division recently convened an Annexation Task Force comprised of elected leaders and city managers to coordinate with the County of Orange and LAFCO to develop an annexation policy for Orange County. Upon approval of a final annexation policy the partnership will continue to promote and market annexations to cities, implement the annexation policy, convene community outreach forums, and offer technical assistance on annexation issues on a countywide basis.

2. *Schedule & Timeline for Annexation*

The *Inventory of Unincorporated Areas* is the most comprehensive study of the unincorporated islands throughout the County. The City/County/LAFCO partnership will proactively coordinate a list of small islands from the Inventory that are considered non-controversial and can use one or more of the strategies defined in the previous section. The partners will focus on uninhabited islands first, followed by the smallest islands that are currently considered part of the adjacent city and will not be subject to resident opposition. The partners will also reactively identify the islands that have been requested by cities for

annexation and assist with the annexation of those areas by obtaining the information listed in the following section, *Inventory of Unincorporated Areas*

3. *Inventory of Unincorporated Areas*

Expand the data in the *Inventory of Unincorporated Areas* to include the following information for the islands identified by the partners. The data will assist with the facilitation of annexations by providing a comprehensive analysis of the economic impact of the unincorporated island to the annexing city: (not listed in order or priority of importance)

1. Cost to Provide Services
2. Current Service Levels
 - Street sweeping
3. Code Enforcement
 - Abandoned vehicle removal
4. Public Protection/Safety
 - Crime statistics
 - Gang related activity & gang prevention programs
 - Service calls
 - Current staffing levels
 - Community-based policing program
5. Infrastructure & Roads
 - Maintenance schedule
 - Future capital improvement projects
 - Age of infrastructure
 - Sidewalks, curbs, gutters, etc. consistent with City standards
6. Demographic and housing data
7. Number of registered voters
8. Number of commercial establishments and annual sales tax revenue generated
9. Annual turnover/resale rate of existing property (commercial and residential)

10. Parcel tax or assessments – County Service Areas, street lighting districts, special purpose taxes
11. Service level unit of measurements
12. Current allocation of CDBG funds for projects within the subject County islands.
13. Actual and projected property tax increment generated in the island that is currently within a County redevelopment project area (RDA). Projects currently funding by RDA funds.
14. Sewer/septic
15. Land use planning and zoning information
16. School Districts

4. *Community Outreach*

It is important to create city/county partnerships to collectively develop community outreach programs in coordination with LAFCO. The unincorporated island residents are integral to the overall annexation process. Therefore, public community forums in the affected unincorporated island areas will be convened to discuss proposed annexations, respond to residents' concerns regarding annexation, and solidify the united approach between the city and the County regarding the annexation of the area.

Historically, one of the formidable barriers to annexation, has been that the residents of the island do not want to change the status quo. There is a fear, whether real or perceived, that annexing to a city will result in a different lifestyle imposed through the city's general plan, zoning, restrictive building/other codes, costly sewer connection fees or possibly a difference in the amount of taxes they will be required to pay (utility user fees, special taxes, annual sewer fees and assessments, etc.).

Furthermore, it is important to understand, that even though the city and County would like to facilitate the annexation of the County islands, the residents will continually resist if they think they will lose these perceived benefits/independence as a result of annexation. The residents must be educated regarding any differences in services, including direct benefits

that would result from annexation such as increased city-level services, increased public safety, lower taxes, access to city facilities, and the potential to "grandfather" land use standards in some cases.

5. *Sanitation District Coordination*

The data gathering process for the inventory will identify the number of properties that are currently on septic systems within the island. The annexing city will determine if the property must be converted to sewer as a condition of the annexation. However, in light of the environmental impacts of septic systems, it is doubtful that any city, or the County for that matter should continue to allow septic systems. There may need to be both city and county policies providing for the sunseting of septic systems. If so, the city and county representatives will coordinate with the Sanitation District to transition the property from septic to sewer, determine the costs and payment for services.

6. *Orange County Fire Authority Coordination*

The unincorporated islands/areas currently are serviced by the Orange County Fire Authority, and to pay for those services a portion of the property taxes which are paid by the property owners in the unincorporated island/area goes into the County Structural Fire Fund to pay for these services. When a County island is annexed into a city, the portion of the property tax that historically went into the County Structural Fire Fund needs to be addressed.

If the Orange County Fire Authority is the service provider to the annexing city, then OCFA will thereafter continue to be the service provider to the service provider and the share of the property taxes which goes into the County Structural Fire Fund should continue unchanged. However, if the annexing city has its own fire department or is a contract city with OCFA or another city, then it seems that the portion of the property taxes which historically have gone into the Structural Fire Fund should then go directly to the city.

This is a matter which the Board of Supervisors and OCFA need to address. The Structural Fire Fund is under the jurisdiction and control of the Board of Supervisors, but pursuant to the terms of the Joint Powers Agreement, which established the OCFA, all Structural Fire Fund revenue was pledged to OCFA to cover operational costs for the unincorporated areas.

7. *Notification of Annexation to Affected Departments*

The LAFCO process currently provides notification to the County, Assessor, Auditor and Surveyor when an annexation is complete. The implementation strategy will also require a final notification of annexation to all impacted departments and agencies to include, but not limited to the following:

- Orange County Board of Supervisors
- Affected City Council
- League of Cities Task Force Members
- County of Orange Departments:
 - CEO/Budget Department
 - Health Care Agency
 - Housing & Community Development
 - Planning & Development Services Department
 - Public Facilities & Resources Department
 - Registrar of Voters
 - Sheriff-Coroner

NEXT STEPS

The *Unincorporated County Island Annexation Strategy* is the first step in a comprehensive approach to annex the unincorporated islands throughout Orange County to the adjacent cities. Transitioning the provision of municipal services to the cities will allow the County to begin focusing on core County businesses at a regional level. However, as a follow-up to the annexation strategy, addressing the following issues will move the County towards completing the overall goal.

Revitalization Strategy

Expand the Revitalization Strategy and develop a comprehensive approach to reinvest County resources into the unincorporated areas. The revitalization will include all unincorporated areas of the County, and will not be limited to islands.

Fiscal & Service Level Analysis

Expand the analysis to all unincorporated areas identified in the Inventory. The analysis is currently limited to those islands or unincorporated communities that have been identified for annexation by the League/County/LAFCO partnership or the annexing city.

Service Contracts

Facilitate contracts with cities adjacent to unincorporated communities to provide municipal services. Contract with the city to provide land use services, permits, code enforcement, etc. to begin eliminating the County's responsibility to provide city-level services on an on-going basis in unincorporated islands.

ATTACHMENT C

Policy & Procedural Guidelines for Annexation of Small Islands (Gov't Code 56375.3)

IV. SMALL ISLAND ANNEXATION PROCEDURAL GUIDELINES

The following shall serve as procedural guidelines for processing small island annexations pursuant to Government Code §56375.3.

The Commission may approve small island annexations, and order the annexation of territory without protest or an election, if it determines that all of the following conditions apply:

- A. The annexation is initiated on or after January 1, 2000 and before January 1, 2014.
- B. The annexation is proposed by resolution adopted by the affected city.
- C. The annexation does not exceed 150 acres in area, and that area constitutes the entire island.
- D. The territory is surrounded in either of the following ways: surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean, or surrounded by a city to which annexation is proposed and adjacent cities. An unincorporated island is "substantially surrounded" if: (1) more than 50 percent of the island's boundary is contiguous to the annexing city, or (2) more than 50 percent of the island's boundary is contiguous to the annexing city and the Pacific Ocean.
- E. The territory is not located within a gated community where services are currently provided by a community services district.
- F. The territory is substantially developed or developing based upon one or more factors, including, but not limited to, the following:
 - The availability of public utilities
 - The presence of public improvements
 - The presence of physical improvements upon the parcel or parcels in the area
- G. It is not prime agricultural land.
- H. The territory will benefit from the annexing city.
- I. The Commission may offer incentives such as reduced fees for cities annexing small islands.

ATTACHMENT C

Original Adoption Date: 11/19/2001
Date of Last Review: 2/9/2011
Date of Last Revision: 3/11/2005, 2/9/2005

ITF Guiding Principles, Best Practices and Municipal Services Alignment Process

- ❖ ITF Purpose: To develop island annexation and alternative service guiding principles and best practices.

- ❖ Guiding Principles

1. The purpose of cities and the County unincorporated islands within their sphere of influence is the same - to provide “community” for the residents.
2. Communities need to be whole and healthy from a municipal service perspective.
3. It is the role of government to provide municipal services in a manner that makes communities whole and healthy.
4. Annexation and Municipal Service Agreements are different from one another and both are tools for government to make communities whole and healthy from a municipal service perspective.
5. Currently there are disparities of municipal services and their associated costs among cities and County unincorporated islands.
6. The goal for County and City government is to align cities and the unincorporated islands within their spheres of influence from a municipal service, capital improvement investments, and associated costs perspective in order to foster healthy and whole communities.

[Note 1: The above guiding principles shift LAFCO’s focus away from securing annexations and onto aligning government leadership, municipal services and associated costs

[Note 2: “Alignment” is defined as “matching the city’s existing codes and standards unless otherwise agreed upon by County and city.”]

- ❖ Best Practices

1. Inventories
 - ♦ County inventory of costs associated with unincorporated islands
 - Identify methodology
 - Conduct inventory
 - ♦ City Island infrastructure inventory
 - Conduct inventory
 - Each city on a case-by-case basis identifies a “reasonable” and specific timeframe (or lifespan, e.g. number of projected years) for costs associated with the infrastructure improvements and maintenance required to achieve infrastructure alignment.
- INVENTORIES ARE A BEST PRACTICE BECAUSE THEY:

- Provide objective data for decision-making for both the county and cities
- Provide data that is viewed as credible because it is gathered by the county and cities
- Align the county and city financial interests in defining a “fair,” equitable cost-sharing burden

2. Alignment practices

- ♦ Specific plans to bring land use and planning among islands and cities into alignment
- ♦ Municipal service agreements for police, fire and code enforcement alignment to eliminate disparity in services and associated costs
- ♦ Affordable housing alignment agreements, including development, parking and traffic standards to address affordable housing issues and impacts
- ♦ Annexation as a tool for achieving alignment is possible at any point that the city and county agree on annexation
 - ALIGNMENT IS A BEST PRACTICE BECAUSE:
 - It reduces the disparity of municipal services offered among communities in islands and communities in cities; thus making them whole from a municipal services perspective
 - It eliminates the need for island residents to choose between disparate county and city standards and levels of service
 - It eliminates city residents paying for portions of island resident services
 - It ensures island residents pay their fair share for the municipal service they receive
 - It provides factual data for island residents that is not manipulated or distorted by outside interests
 - It eliminates the major issues contributing to resident opposition to annexation without the disruption of proposing annexation. [e.g. police, fire, code enforcement, land use]
 - It eliminates city government issues associated with land use planning compatibility and code enforcement.
 - It [through Municipal Service Agreements] is a financial incentive for cities to engage with the county to align municipal services

3. Pilot Projects

- ♦ Conduct pilot projects.
 - PILOT PROJECTS ARE A BEST PRACTICE BECAUSE:
 - They provide a “safer” environment and opportunity for all parties to test, refine and learn from the alignment process

- They provide an opportunity to demonstrate the effectiveness of the alignment process
- The project and the respective cities and players participating in the pilot project can be used to educate and promote the process to other cities

4. Fiscal Model Template

- ♦ Use the Fiscal Model Template as the basis for fiscal impact studies
 - THE FISCAL MODEL TEMPLATE IS A BEST PRACTICE BECAUSE:
 - It generates and results in fiscal impact studies that are viewed as more “credible” because they identify and represent the fiscal perspectives of the County, city, and residents (ALL THAT ARE IMPACTED)
 - It identifies available funding.
 - It clearly defines and standardizes the data and information required for the study analysis which helps simplify the time and work effort required to produce the data; i.e. It increases data collection efficiency.
 - It has the support of City Manager and the County CEO to ensure that accurate, timely data collection is a priority.
 - It generates “credible” fiscal impact studies that all parties – County, cities, residents – can rely upon for decision-making
 - [Note 3: For Fiscal Model Template see Attachment A]

❖ Island/City Alignment Process

1. Supervisor affirms that he/she wants the island communities in their respective districts to be aligned from a municipal service and associated cost perspective. [Comment: These alignment messages may be much easier for supervisors to deliver to constituents than messages trying to justify annexation.]
2. Supervisors that want their communities aligned identify and prioritize the islands that will be aligned
 - 2a: LAFCO notifies the cities with the prioritized islands in their Sphere of Influence that the Supervisor is interested in aligning municipal services, explains the process, answers questions and factors any city concerns into the process going forward.
3. Supervisors that want their communities aligned initiate alignment best practices
 - CEO’s Office initiates cost inventory for priority islands
 - Specific plans initiated for priority islands
 - MSA discussions initiated
4. LAFCO invites city managers associated with priority islands to conduct infrastructure inventory; informs city that county is inventorying costs of serving the island; informs city that specific plan is being completed

5. LAFCO convenes meeting with county and city to review/discuss cost inventory to serve islands and island infrastructure inventory
6. City Manager determines if city is “comfortable” engaging in informal talks about aligning municipal services among the city and island
7. City Manager recommends to city council that informal discussions commence
8. City Council agrees to informal discussions [Comment: Similar to the Supervisors, the alignment messages may be much easier for City Council members to deliver to their constituents than messages justifying annexation.]
9. City Manager, County CEO and LAFCO design a plan to align MS and associated costs using MSA’s for police, fire, and code enforcement. . Plans designed on a case-by-case basis and may include:
 - Any all or a combination of the alignment practices [e.g. MSA’s, affordable housing agreements, redevelopment agreements, community outreach and education agreements.]
10. City Council and County agree on plan to align municipal services and associated costs.
11. Alignment plan implemented and completed.
12. Alignment Process Outcomes:
 - Cities and islands aligned from municipal service and associated cost perspective; aligned in a manner that is agreeable to county and city; City-County cost burden equally shared; residents not asked to make a decision about municipal services and level of service;
 - Islands are as aligned as much as possible and thus optimally positioned for eventual annexation
 - Most reasons for residents to oppose annexation are “address” and/or cost of municipal services and possibly police/sheriff service.
 - The only decisions for residents are the cost they want to pay for municipal services and how much they want to pay to maintain “address.”
 - County and city positioned to jointly communicate to island residents the costs of their municipal services and to offer them the choice of annexing for a specified cost and address change or to maintain their island status. [This is a much simpler communication task; reduces and defines the issues for residents to consider or oppose; less resources required...dollars and staff...to implement the communication plan; achieves healthy and whole communities from the municipal service perspective either way...through alignment best practices or annexation.]



CITY OF YORBA LINDA

P.O. BOX 87014

CALIFORNIA 92885-8714

August 1, 2012

Ms. Channary Leng
OC PUBLIC WORKS/OC PLANNING
300 N. Flower Street
Santa Ana, CA 92702-4048

Subject: City of Yorba Linda Comments Regarding the Notice of Preparation for the Cielo Vista Project (Project No. PA 100004)

Dear Ms. Leng:

The City of Yorba Linda has reviewed the Notice of Preparation (NOP) for the Cielo Vista Project issued by the County of Orange on July 5, 2012. The project site is located within the City's Sphere of Influence and adjacent to the City's northerly incorporated boundary. As such, the City has identified a number of environmental concerns that may adversely affect Yorba Linda residents, infrastructure, and/or resources that should be addressed within the Draft Environmental Impact Report (EIR). These concerns are described in detail below.

- **Traffic and Circulation:** Impacts related to access and circulation must be addressed in detail within the Draft EIR. Based on information provided within the NOP, access to the project site would be provided by Via Del Agua to the south and Aspen Way to the west.

Traffic impacts related to the proposed 112 dwelling units on local roadways and intersections within the City of Yorba Linda must be quantitatively addressed based on the City of Yorba Linda's thresholds of significance. The Draft EIR must also determine whether roadway or intersection operations along Via Del Agua, San Antonio Road, and Aspen Way would be adversely affected. These roadways are designated as local roadways by the City's *General Plan Circulation Element* and may not have the design or capacity to safely convey additional traffic associated with the project. The Draft EIR should include an analysis to determine if any conflicts with the City's *Circulation Element* would occur upon implementation of the proposed project.

- **Murdock Property Access:** The NOP references a potential access corridor across the Cielo Vista site to accommodate planned development at the Murdock property, located immediately to the east. Development on the Murdock property is proposed to include 374 single-family residential units, which will likely generate considerable traffic affecting surrounding roadways. *Figure 4, Land Use Plan* of the NOP denotes a potential access corridor but does not specify termini to the west or east. As such, the City cannot determine what roadway(s) and/or intersection(s) may be adversely impacted. Since the Cielo Vista Project may accommodate facilities intended to allow for substantial development on the adjacent property, known to the City as the Murdock property, the Draft EIR should provide a clear description of the Murdock property access alignment. Cumulative traffic impacts should be addressed in the Draft EIR that consider effects related to both Cielo Vista and future development on the Murdock property.

City requests that the developers for the Cielo Vista and Murdock properties provide a coordinated plan that allows for safe and efficient primary and emergency access for both projects. The project applicant should consider allowing a second point of access to the Murdock property from Via Del Agua, or other acceptable point of access, as opposed to limiting access to the Murdock property from San Antonio Road.

- **Emergency Access/Fire Hazards:** The project site is located in a Very High Fire Hazard Severity Zone/Special Fire Protection Area. The NOP indicates that a Fire Protection Plan will be implemented for the proposed project. Given the existing topography, vegetation, fire history, and access conditions in the project area, the Draft EIR should provide a detailed discussion of the potential for the project to result in the exposure of people or structures to risk involving wildland fires. Risks related to a single point of access for Planning Areas 1 and 2 should be described in regards to emergency response and evacuation. Any secondary emergency access roads (and associated environmental impacts) should be identified and discussed in detail in the Draft EIR.

In addition, potential impacts to Orange County Fire Authority (OCFA) facilities in order to serve the proposed project should be examined. The ability of the OCFA to maintain adequate fire/emergency protection services to its existing service area within the city (in addition to the proposed project) should also be discussed.

Land Use and Planning: The Draft EIR should include an analysis of the project's consistency with City of Yorba Linda planning and development standards. Since the project is located within the City's Sphere of Influence, the Draft EIR should include an analysis of consistency with goals and policies in the City's General Plan, development standards in the Zoning Code, and recommendations within the Murdock Area Plan.

It is also noted that the City of Yorba Linda is currently updating its General Plan and Parks and Recreation Master Plan. As the policies and programs contained within these documents will guide future planning in the City of Yorba Linda and its Sphere of Influence, it will be important for project applicant and the County to collaborate throughout the planning process to ensure all parties are aware of the City's long-term planning goals and its potential implications to future projects within the City's Sphere of Influence.

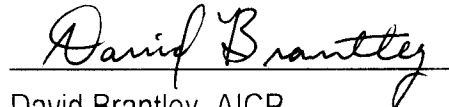
- **Aesthetics and Landform Impacts:** The Cielo Vista project would construct residential development within a visually prominent area at the base of the Chino Hills. The Draft EIR should provide a detailed discussion of grading impacts and effects to existing natural ridgelines and landforms. Changes in the aesthetic environment pertaining to scenic vistas and visual character should be addressed as required under the CEQA Guidelines. The provision of visual simulations from key public viewpoints within the city may also be helpful in disclosing aesthetic impacts related to the project. *Chapter 18.30, Hillside Development/Grading/Fire Protection*, of the City's *Municipal Code* includes various site design, planting, and grading requirements intended to minimize the visual impacts associated with grading in the foothills. A consistency analysis with these requirements should be provided as part of the Draft EIR.
- **Biological Resources:** The 84-acre project site is void of development with the exception of existing oil production facilities. Much of the site is occupied by high-quality sage scrub habitat and black walnut trees and has substantial biological value. The Draft EIR should include a detailed Biological Resources Technical Report and Jurisdictional Delineation that assess potential biological impacts related to the project. The analysis of biological resources should consider both the footprint of grading/residential development in addition to the fuel modification buffer that would surround the project. The Draft EIR should also assess cumulative biological impacts, in

consideration of the size, location, and similar habitat types that would be affected by development proposed on the Murdock property to the east. The City recommends extensive consultation with Federal and State wildlife resource agencies to ensure a comprehensive, coordinated approach to habitat preservation and resource mitigation.

- **City Services:** The proposed project would include 112 dwelling units adjacent to the City's northerly boundary. The project would result in direct population growth, resulting in increased use of City facilities in the project area. The Draft EIR should include an analysis of impacts to the City's recreational facilities in vicinity, including San Antonio Park, Arroyo Park, Travis Ranch Youth Park/Activity Center, and Eastside Community Park. The Draft EIR should also analyze potential impacts to the Yorba Linda Public Library, located approximately 3.5 miles west of the project site.
- **Oil Production:** The NOP references a 1.8-acre area within the project site that may be utilized for interim continued oil operations, including relocation of wells and drilling of new wells. When oil operations on this 1.8-acre area cease, the area may be utilized for residential development. The Draft EIR should provide additional detail regarding existing wells within this area, wells to be relocated, and new wells to be drilled. In addition, in order to comprehensively analyze impacts related to the project as a whole, the Draft EIR should specify and discuss impacts related to future development upon this 1.8-acre area.
- **Seismicity and Landslides:** *Exhibit S-1, Public Safety Map*, of the City's *General Plan* denotes the presence of the Whittier Fault Zone through the project site. In addition, numerous landslide areas exist within the City's Sphere of Influence. Given the potential for seismic activity, faulting, and landslides, the Draft EIR should incorporate the results of a detailed Geotechnical Report and include recommendations to mitigate for geologic hazards. While the NOP acknowledges that residential development would not be placed within the Whittier Fault Zone, impacts related to seismicity and landslides should still be addressed. Further, a study of the fault zone shall be performed to determine the exact location of the fault line.
- **Utilities:** The Draft EIR should clearly identify any proposed connections to utilities within the City of Yorba Linda (e.g., stormwater drainage) and identify any on- or off-site facilities that would be required. The capacity of existing utilities to serve the project should also be addressed. The project must meet applicable NPDES requirements and should ensure that adequate retention basins (with proper maintenance access roads) are provided for all intercepted waterways that will enter the City's storm drain system. The NOP states that minor off-site improvements within the right-of-way of Via Del Agua and Aspen Road would be required near the proposed project entrances; specifics regarding any off-site improvements should be provided in the Draft EIR.
- **Cultural Resources:** The Cielo Vista Area Plan (page 25) indicates that a cultural and paleontological resources site survey was conducted for the project in June 2006. The Area Plan indicates that the Draft EIR will examine impacts to cultural resources but does not specify if a new cultural/paleontological resources study will be conducted. Given the age of the previous cultural analysis (over six years old), the City suggests that an updated Cultural Resources Technical Report is included as part of the Draft EIR.
- **Responsible Agency:** As stated within the NOP, the City of Yorba Linda will have discretionary approval authority over the proposed project. As such, the City requests that the Draft EIR list the City of Yorba Linda as a responsible agency for the project and disclose the range of discretionary approvals to be sought by the project applicant.

The City of Yorba Linda appreciates the opportunity to provide input regarding the scope of the Draft EIR for the Cielo Vista Project. We request that the County provide the City with the Draft EIR upon commencement of the public review period. The City also requests to be informed of any public meetings and/or public hearings for the project. Should you have any questions regarding the City's comments on the NOP, please contact David Brantley, AICP, Principal Planner at 714/961-7130 or dbrantley@yorba-linda.org.

Sincerely,

A handwritten signature in black ink that reads "David Brantley". The signature is written in a cursive style and is positioned above a horizontal line.

David Brantley, AICP
Principal Planner
City of Yorba Linda
Community Development Department

Cc: Yorba Linda City Council Members
Steve Rudometkin, City Manager
Todd Litfin, City Attorney



Yorba Linda Water District

*Reliable and Trusted Service
for More Than 100 Years*

August 2, 2012

Ms. Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

Subject: Comments regarding the Notice of Preparation (NOP) of EIR
For Proposed Cielo Vista Project (Project No. PA100004)

This is in response to the NOP for the subject project, dated July 5, 2012. Yorba Linda Water District (District) is the water service provider and sewer collection service provider for the proposed project area. On February 10, 2010 and June 6, 2012, the District provided Conditional Will-Serve Letters for water and sewer services, respectively, for the subject project. In those letters the following conditions were noted:

This letter is issued at the request of the developer for the entitlement process. Accordingly, this Conditional Will-Serve Letter is not a contractual offer or commitment to provide service, but a representation that the proposed development area is in, or may be annexed to the Yorba Linda Water District. The applicant must satisfy certain conditions specified by the District and agreed to by the applicant before service will be available to supply the project. Any future, binding commitment by the District to service this project will be subject to the availability of water and sewer facilities and the planning, design, and construction of adequate facilities to meet the demands of the project in accordance with (1) the terms and conditions of a Pre-annexation Agreement to be executed by the applicant and the District; and (2) the terms and conditions of an Application to an Agreement with the Yorba Linda Water District for Water and Sewer Service executed by the applicant and the District; both in accordance with the District's policies existing at the time such agreements are executed.

In addition to the conditions noted above, District staff has had recent meetings with representatives for the proposed Cielo Vista Project. Meetings have also taken place with representatives for another proposed single-family residential project referred to as the Yorba Linda Estates Project. This latter project would be located northeasterly of the Cielo Vista Project. These two proposed projects would develop the last major undeveloped parcels in the District's service area. The representatives for each of the two projects were advised that water and sewer services and facilities for the two projects must be planned and designed in concert to serve the combined area. That is, separate or piece-meal development of water and sewer services is not acceptable.

In this regard, they were advised that the District is proceeding with a project called the Northeast Area Water Service Planning Study. The study will be based on hydraulic modeling to determine the various alternative means to service the potential new residential developments as well as to meet the ultimate needs and goals of the District for this portion of the water service area. A critical element to be factored into the study will be the fire flow requirements, which we understand will be established in the near future by the Orange County Fire Authority. The planning study is expected to begin in August 2012, and may be completed by January 2013.

In Section 6 of the Cielo Vista Project Description Summary, Utilities and Infrastructure, Potable Water, it states that "Points of connection for water utilities that would serve the project exist in Aspen Way and Via del Agua." This is an assumption that has not been validated. Connection at these points assumes that water can be made available from the existing water facilities and infrastructure near the proposed project. This is yet to be determined; additional water facilities are likely necessary, the cost of which will be proportionately borne by the proposed project.

Concerning sewer services for the projects, the representatives for the two projects were advised that the District will require gravity-sewer service from all areas of the Yorba Linda Estates Project, with such service extending southerly and westerly downward to and through the Cielo Vista Project to connect to existing District sewers. Engineering studies by the project developers will be required to confirm the size of the sewer lines throughout the projects, and to confirm that the existing downstream sewers have adequate existing capacity for the additional flow.

Should you have any questions regarding this letter, please feel free to contact me at (714) 701-3102, or via email at sconklin@ylwd.com.

Sincerely,



Steve Conklin, P.E.
Engineering Manager

Copy: Andrew Keyworth, OCFA



State of California - The Natural Resources Agency
DEPARTMENT OF FISH AND GAME
South Coast Region
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EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



August 3, 2012

Ms. Channary Leng
Orange County Public Works/ Planning
300 N. Flower Street
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Channary.Leng@ocpw.ocgov.com

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Cielo Vista Vesting Tentative Tract Map No. 17341 (Cielo Vista Project), Orange County (SCH #2012071013)

Dear Ms. Leng:

The Department of Fish and Game (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the Cielo Vista Draft Environmental Impact Report (DEIR). The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act [CEQA] Guidelines §15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code §2050 et seq.) and Fish and Game Code section 1600 et seq. The Department also administers the Natural Community Conservation Planning (NCCP) program. The County of Orange (County) participates in the NCCP program by implementing its approved Implementation Agreement.

The project area is located on an 84-acre parcel currently used for active oil extraction with associated access roads and nonoperational oil wells. The project is located north of Vista Del Agua, and east of San Antonio Road within unincorporated Orange County and within the City of Yorba Linda (City) Sphere of Influence. The project would include the development of a maximum of 112 single-family detached residential dwellings on approximately 48 acres and preservation of 36 acres as permanent open space. Access to site would be from existing public roadways in the City of Yorba Linda. Abutting the property to the east is an undeveloped, which commonly referred to as the Murdock Property. The topography of the project site is moderately steep sloping hillsides and native scrub and chaparral vegetation. The project site contains several drainages that drain onsite to discharge location at south of property.

The Department offers the following comments and recommendations to assist the County in avoiding or minimizing potential project impacts on biological resources.

Specific Comments

The proposed project occurs within the vicinity of a known breeding location of golden eagle (*Aquila chrysaetos*). The golden eagle is a State Fully Protected Species, pursuant to section 3511 of the California Fish and Game Code. This designation prohibits take or possession of this species at any time (i.e., no take authorizations from the State are available). Proposed project activities have the potential to disrupt golden eagle breeding and nesting behavior due to disturbances associated with construction of the project. The DEIR should analyze and disclose all direct and reasonably foreseeable indirect impacts on golden eagle, and propose feasible project alternatives or mitigate significant effects (i.e., avoid "take" and avoid, minimize, rectify, compensate for sub-lethal disturbances and reductions in productivity) by the proposed project. The Department recommends the DEIR evaluate the proposed project with the United States Fish and Wildlife Service's (USFWS) *2010 Interim Golden Eagle Inventory and Monitoring Protocols*. The DEIR should evaluate the potential of the project to indirectly affect known and potential breeding/nesting locations for golden eagle.

General Comments

1. The Department has responsibility for wetland and riparian habitats. It is the policy of the Department to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether intermittent or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. Mitigation measures to compensate for impacts to mature riparian corridors must be included in the DEIR and must compensate for the loss of function and value of a wildlife corridor.
 - a) The project area supports aquatic, riparian, and wetland habitats; therefore, a jurisdictional delineation of the creeks and their associated riparian habitats should be included in the DEIR. The delineation should be conducted pursuant to the USFWS definition adopted by the Department.¹ Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.
 - b) The Department also has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed. For any such activities, the project applicant (or "entity") must provide written notification to the Department pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, the Department determines whether a Lake and Streambed Alteration Agreement (LSA) with the applicant is required prior to conducting the proposed activities. The Department's

¹ Cowardin, Lewis M., et al. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

issuance of a LSA for a project that is subject to CEQA will require CEQA compliance actions by the Department as a Responsible Agency. The Department as a Responsible Agency under CEQA may consider the County's Environmental Impact Report for the project. To minimize additional requirements by the Department pursuant to section 1600 et seq. and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSA.²

2. The Department considers adverse impacts to a species protected by the California Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (Fish and Game Code, §§ 2080, 2085.) Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, the Department recommends that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from the Department may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and Game Code §§ 2080.1, 2081, subds. (b),(c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
3. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish and wildlife, we recommend the following information be included in the DEIR.
 - a) A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
 - b) A range of feasible alternatives to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources particularly wetlands and streambed (as the proposed project would result in significant impacts to wetland/riparian habitat at proposed primary access/entry point (see NOP site photograph 1). Specific alternative designs should be evaluated in areas with lower resource sensitivity where appropriate.

Biological Resources within the Project's Area of Potential Effect

4. To provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. The DEIR should include the following information.

² A notification package for a LSA may be obtained by accessing the Department's web site at www.dfg.ca.gov/1600.

- a) Per CEQA Guidelines, section 15125(c), information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis should be placed on resources that are rare or unique to the region.
- b) A thorough assessment of rare plants and rare natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see: <http://www.dfg.ca.gov/habcon/plant/>) (hard copy available on request).
- c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 322-2493 or www.dfg.ca.gov/biogeodata/ to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
- d) An inventory of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, §15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

Analyses of the Potential Project-Related Impacts on the Biological Resources

- 5. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR.
 - a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
 - b) Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.

- c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
- d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

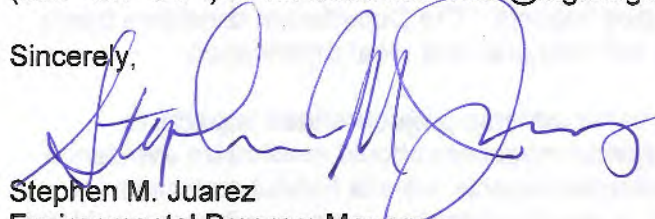
Mitigation for the Project-related Biological Impacts

- 6. The DEIR should include measures to fully avoid and otherwise protect Rare Natural Communities (Attachment) from project-related impacts. The Department considers these communities as threatened habitats having both regional and local significance.
- 7. The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
- 8. For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.
- 9. In order to avoid impacts to nesting birds, the DEIR should require that clearing of vegetation, and when biologically warranted construction, occur outside of the peak avian breeding season which generally runs from February 1 through September 1 (as early as January for some raptors). If project construction is necessary during the bird breeding season a qualified biologist with experience in conducting bird breeding surveys should conduct weekly bird surveys for nesting birds, within three days prior to the work in the area, and ensure no nesting birds in the project area would be impacted by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum width of 300 feet (500 feet for raptors), shall be delineated by temporary fencing, and shall remain in effect as long as construction is occurring or until the nest is no longer active. No project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project.
- 10. The Department generally does not support the use of relocation, salvage, and/or translocation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.

11. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

We appreciate the opportunity to comment on the referenced NOP. Questions regarding this letter and further coordination on these issues should be directed to Mr. Matt Chirdon at (858- 467-4284) or via email mchirdon@dfg.ca.gov.

Sincerely,



Stephen M. Juarez
Environmental Program Manager
South Coast Region

Enclosure:

Sensitivity of Top Priority Rare Natural Communities in Southern California

cc: Ken Kietzer, California State Parks, Perris
Scott Morgan, State Clearinghouse, Sacramento
Jonathan Snyder, USFWS, Carlsbad

Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1.# Fewer than 6 known locations and/or on fewer than 2,000 acres of habitat remaining.
- S2.# Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.
- S3.# Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

S1.1 = very threatened
S2.2 = threatened
S3.3 = no current threats known

Sensitivity Rankings (February 1992)

<u>Rank</u>	<u>Community Name</u>
S1.1	Mojave Riparian Forest Sonoran Cottonwood Willow Riparian Mesquite Bosque Elephant Tree Woodland Crucifixion Thorn Woodland Allthorn Woodland Arizonan Woodland Southern California Walnut Forest Mainland Cherry Forest Southern Bishop Pine Forest Torrey Pine Forest Desert Mountain White Fir Forest Southern Dune Scrub Southern Coastal Bluff Scrub Maritime Succulent Scrub Riversidean Alluvial Fan Sage Scrub Southern Maritime Chaparral Valley Needlegrass Grassland Great Basin Grassland Mojave Desert Grassland Pebble Plains Southern Sedge Bog Cismontane Alkali Marsh

- S1.2 Southern Foredunes
 Mono Pumice Flat
 Southern Interior Basalt Flow Vernal Pool
- S2.1 Venturan Coastal Sage Scrub
 Diegan Coastal Sage Scrub
 Riversidean Upland Coastal Sage Scrub
 Riversidean Desert Sage Scrub
 Sagebrush Steppe
 Desert Sink Scrub
 Mafic Southern Mixed Chaparral
 San Diego Mesa Hardpan Vernal Pool
 San Diego Mesa Claypan Vernal Pool
 Alkali Meadow
 Southern Coastal Salt Marsh
 Coastal Brackish Marsh
 Transmontane Alkali Marsh
 Coastal and Valley Freshwater Marsh
 Southern Arroyo Willow Riparian Forest
 Southern Willow Scrub
 Modoc-Great Basin Cottonwood Willow Riparian
 Modoc-Great Basin Riparian Scrub
 Mojave Desert Wash Scrub
 Engelmann Oak Woodland
 Open Engelmann Oak Woodland
 Closed Engelmann Oak Woodland
 Island Oak Woodland
 California Walnut Woodland
 Island Ironwood Forest
 Island Cherry Forest
 Southern Interior Cypress Forest
 Bigcone Spruce-Canyon Oak Forest
- S2.2 Active Coastal Dunes
 Active Desert Dunes
 Stabilized and Partially Stabilized Desert Dunes
 Stabilized and Partially Stabilized Desert Sandfield
 Mojave Mixed Steppe
 Transmontane Freshwater Marsh
 Coulter Pine Forest
 Southern California Fellfield
 White Mountains Fellfield
- S2.3 Bristlecone Pine Forest
 Limber Pine Forest



DEPARTMENT OF PARKS AND RECREATION

Inland Empire District • 17801 Lake Perris Drive • Perris, CA 92571
(951) 443-2423 • FAX (951) 657-2736

Janelle Beland, Acting Director

August 6, 2012

Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

Re: Notice of Preparation for the Cielo Vista Project, (Project No. PA 100004)

Dear Ms. Leng:

The Inland Empire District of the Department of Parks and Recreation (State Parks) appreciates the opportunity to comment on the aforementioned project. State Parks is a trustee agency as defined by the California Environmental Quality Act (CEQA). State Parks' mission in part is to provide for the health, inspiration, and education of the people of California by preserving the state's extraordinary biodiversity and creating opportunities for high quality outdoor recreation. As the office responsible for the stewardship of Chino Hills State Park (CHSP), we have an interest and concern about contemplated alterations of land use adjacent to the park.

Chino Hills State Park is the cornerstone of the Puente-Chino Hills Wildlife Corridor; as such it provides a pathway for movement of plant and animal diversity, in this area nearly isolated by development. With every new development the pathway for movement gets more limited in scope. State Parks is concerned with the cumulative impacts every new development has on the availability and movement of genetic material in and out of the region. We suggest that the DEIR address impacts to cumulative impacts to open space connectivity in the region. And urge communication with state and federal regulatory agencies regarding the cumulative impacts added development may have in this heavily impacted region of Southern California.

Specifically, the DEIR should thoroughly provide an analysis of cumulative impacts related to a much larger proposed development located on the Murdock property further to the east and much closer to CHSP. State Parks understands that this Cielo Vista Project provides potential access to the proposed Murdock project and thus it imperative that all foreseeable consequences be addressed and studied in DEIR. The Murdock project has even a greater potential impact on CHSP, since it will actually border the park boundary.

Also, since CHSP is located very near the proposed project, the DEIR should include an analysis for consistency of the goals and policies set forth in the Parks General Plan (amended 1999 CHSP). This plan can be accessed at www.parks.ca.gov located under the Park Management and General Plan Sections.

Unnaturally frequent wildfires have had impacts to native plant habitats in many parts of Southern California including CHSP. Native habitats are becoming replaced by exotic annual species which have less habitat value for native wildlife and make for a flashier more hazardous fuel type than native species. Most of the wildfires occurring in Southern California are not natural occurrences they emanate from developed areas. State Parks recommends that the project described in the DEIR analyze methods and potential designs to reduce unnatural wildfire starts related to the planned project. Also, adhere to all provisions advised by the local fire authorities regarding fuel modification and fire prevention.

It is difficult to assess the extent of impact to the aesthetic viewshed of CHSP as a result of this proposed project. State Parks is concerned about the potential of the proposed project to significantly and adversely impact the viewshed from within CHSP and recommend that the draft EIR include a viewshed analysis with photo enhancements/development simulations from vantage points within CHSP.

The DEIR should compare the project's plant pallet to the California Invasive Plant Counsel's, Invasive Plant Watchlist. We would prefer that the plant palette does not include plant species identified on the Watchlist in the Landscaped or Fuel Modification Zones as the development is in close proximity to the CHSP and exotic plants are known to spread long distances and threaten to infest the park, potentially costing large sums of money to treat and manage.

Thank you again for coordinating this project with us. For further discussion, please contact me or Enrique Arroyo at (951) 453-6848.

Sincerely,



Ron Krueper, District Superintendent
Inland Empire District

DEPARTMENT OF TRANSPORTATION

District 12
3347 Michelson Drive, Suite 100
Irvine, CA 92612-8894
Tel: (949) 724-2241
Fax: (949) 724-2592



*Flex your power!
Be energy efficient!*

August 6, 2012

Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, California 92702

File: IGR/CEQA
SCH#: 2012071013
Log #: 3021
SR-90, 91

Dear Ms. Leng,

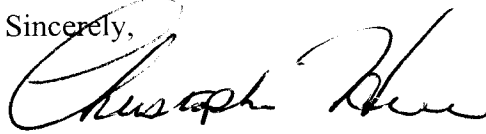
Thank you for the opportunity to review and comment on the **Notice of Preparation (NOP) for the Cielo Vista Project**. The proposal is to develop a maximum of 112 single-family dwellings on approximately 84 acres, which is mostly vacant with the exception of several operational and abandoned oil wells and various dirt access roads. The proposed dwellings and associated infrastructure would occupy approximately 47.6 acres of the project site, while approximately 36.3 acres of the site would be preserved as permanent open space. The project site is located in unincorporated Orange County, within the City of Yorba Linda Sphere of Influence (SOI). Primary access to the project site would be provided from Yorba Linda Boulevard and San Antonio Road. The nearest State routes to the project site are SR-90 and SR-91.

The Department of Transportation (Department) is a responsible agency on this project and we have the following comments:

1. A Traffic Management Plan (TMP) for construction vehicles should be submitted to Caltrans in order to minimize the impacts to State highway facilities, particularly Imperial Highway. Coordination of this project with other construction activities on SR-90, 91 may be needed. Any hauling of materials should not occur during A.M and P.M peak periods of travel on State facilities during demolition and construction of the proposed project. All vehicle loads should be covered so that materials do not blow over or onto the Department's Right-of-Way.
2. Traffic Operations requests all applicants to use the Highway Capacity Manual (HCM) method outlined in the latest version when analyzing traffic impacts on State Transportation Facilities. The use of HCM is preferred by Caltrans because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on the state's facilities Caltrans recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, traffic operations may find the Traffic Impact Study based on ICU methodology inadequate resulting in possible delay or denial of a permit by Caltrans. All input sheets, assumptions and volumes on State Facilities including ramps and intersection analysis should be submitted to Caltrans for review and approval.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Marlon Regisford at (949) 724-2241.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Herre". The signature is fluid and cursive, with the first name "Christopher" written in a larger, more prominent script than the last name "Herre".

Christopher Herre, Branch Chief
Local Development/Intergovernmental Review

C: Scott Morgan, Office of Planning and Research



ORANGE COUNTY FIRE AUTHORITY
P.O. Box 57115, Irvine CA 92619-7115 • 1 Fire Authority Rd., Irvine, CA 92602

Keith Richter, Fire Chief

(714) 573-6000

www.ocfa.org

August 8, 2012

Channary Leng
Orange County Planning
PO Box 4048
Santa Ana, CA 92702-4048

Re: Cielo Vista NOP

Dear Sir/Madam,

Thank you for the opportunity to comment on the subject document. All standard conditions and guidelines will be applied to the project during the normal review process. The NOP was not sent direct to OCFA during the review period. In addition, the NOP should be sent to CALFIRE. Please forward a copy of all documents direct to OCFA Attn: Strategic Services. This project is adjacent to 2 additional potential developments and will share the same access roads. As such, OCFA recommends that the project takes into consideration the full impacts of the adjacent developments so that a cohesive fire access, evacuation route, fuel modification, and project design is included in this very high fire hazard area. The Orange County Fire Authority (OCFA) has considered the potential impacts associated with this proposal and would like to add the following comments and responses:

The OCFA has identified that the project will present impacts to existing fire and rescue services. Currently, the OCFA is responsible for provision of these services to the project area. Increased development in this area needs to support the Fire Services infrastructure. Fire Station 10 requires an increase in capacity and all projects in the area need to participate in the fair share funding. As such, the developer will be required to enter into a Secured Fire Protection Agreement (SFPA) with the OCFA.

MITIGATION: Prior to grading plan approval for the project, the designated site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.

This Agreement shall specify the developer's pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel. Said agreement shall be reached as early as possible in the planning process, preferably for each phase or land use sector of the project, rather than on a parcel by parcel basis.

The SFPA agreement is typically entered into with developers on a project specific basis to

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RESIDENTIAL SPRINKLERS AND SMOKE DETECTORS SAVE LIVES

contribute a pro rata share towards funding capital improvements necessary to establish adequate fire protection facilities and equipment. The SFPA is not related to the provision of an *“adequate tax base directed to the Structural Fire Fund to offset short and long range costs”*, but rather to mitigating the impact of a project on OCFA as it impacts capital and infrastructure needs. OCFA’s current fair share funding is \$600.00 per dwelling unit or equivalent dwelling unit (approximately 1,111 square feet of non-residential

All of the area is within hazardous native vegetation and the Very High Fire Hazard Severity Zone/. Development within the area may require significant efforts to reduce wildfire hazards including setbacks, fuel modification, and special construction features. Furthermore, the fuel modification will be reviewed in detail to provide protection for this project.

The OCFA has significant concerns in the development of the project within historical wildfire areas. Adherence to special development conditions as well as all other standard condition of the OCFA would be required during project submittal and development. A full list of these requirements is available through the OCFA Planning and Development Section.

MITIGATION: Since the property has been subject to extensive oil drilling, the developer shall provide a combustible gas/methane assessment study to OCFA for review and approval. Should measurable quantities of methane gas be detected, the developer shall also submit and obtain OCFA approval for a mitigation plan to address the issue. Note: prior to conducting the assessment study, it is recommended that site drill locations be pre-approved by OCFA as to ensure approval of report.

MITIGATION: All traffic signals on public access ways should include the installation of optical preemption devices.

MITIGATION: All electrically operated gates within the Project shall install emergency opening devices as approved by the Orange County Fire Authority.

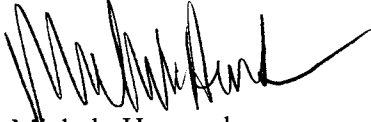
MITIGATION: A service letter from the water agency serving the project area must be submitted and approved by the OCFA water liaison describing the system, pump system, and fire flow and list the design to ensure fire flow during major wildfire incident.

MITIGATION: Fuel modification easements for maintaining the fuel modification areas must list OCFA as an authorized agency for entry into HOA areas in the CCR’s. Contact Fire Prevention for recommended language to be placed in the CCR document.

In addition, we would like to point out that all standard conditions with regard to development, including water supply, built in fire protection systems, road grades and width, access, building materials, and the like will be applied to this project at the time of plan submittal.

If you have any additional questions, please contact me at (714) 573-6199.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michele Hernandez', with a stylized, flowing script.

Michele Hernandez
Management Analyst/Strategic Services Section

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma •
Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park •
Westminster • Yorba Linda • and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE DETECTORS SAVE LIVES

From: Madhu Ahuja [madhuahuja@sbcglobal.net]
Sent: Thursday, August 02, 2012 3:56 PM
To: Leng, Channary
Subject: Cielo Vista Project

Dear Ms. Leng:

I just recently received a brief summary of the proposed project in my neighborhood. The proposed Cielo Vista Project to add approx. 500 new homes will have significant impact on our neighborhood. Significant increase in traffic, pollution, safety, impact on wetlands are all of concern to me.

I am a Civil Engineer and recently retired after several years of service at State of California, State Lands Commission. I am very familiar with the EIR process and would appreciate if I could be kept informed of the project status. When available, I would like to have the details of the proposed project and all the evaluated alternatives. I would also like to participate in all the public meetings.

Sincerely:

Madhu P. Ahuja, P.E.
4035 San Antonio Road
Yorba Linda, CA 92886
Tel: 714.342.6389

From: maa3musc@gmail.com on behalf of Marilyn Adams [1marilynadams@gmail.com]
Sent: Monday, August 06, 2012 5:16 PM
To: Leng, Channary; channery.leng@ocpw.ocgov.com
Subject: Cielo Vista Project and neighboring Yorba Linda Estates

Dear Mr. Channary Leng,

I reside on San Antonio Rd, Yorba Linda and will be directly impacted by the proposed Cielo Vista Project (112 Sage Development homes) as well as the proposed neighboring Yorba Linda Estates on the Murdock Property.

I am opposed to both projects for the following reasons:

1. The land is surrounded on three sides by the city of Yorba Linda and on the north by Chino Hills State Park and **is in the Yorba Linda City Sphere of Influence**. As such, any development of the property **must be consistent with the current 1993 Yorba Linda General Plan and its guidelines**. **As proposed, this development is not consistent in regard to the density of homes**. The General Plan states that homes in the San Antonio area (the boundary on the west side accessed by Aspen Way) are to be at the density of 1.0 single family dwellings per acre. The density in the Stonehaven area (the boundary on the southern side accessed Via Del Agua and Stonehaven) are to be at 1.8 single family dwellings per acre. The proposed 112 homes in the Sage Development project are listed at 2.3 dwellings/acre (the 95 homes closest to Stonehaven) to 2.8 dwellings/acre (the 17 homes closest to Aspen Way).

If development(s) is to be considered, the property should be annexed to Yorba Linda and it could be considered for development under the guidelines of the Yorba Linda General Plan.

2. **The property, as noted in the Cielo Vista Area Plan (Aug. 2011), is within a severe fire danger area.** We lost many homes (thankfully no lives) to the recent Freeway Complex Fire. Those of us did not lose our homes can be thankful that there was enough water pressure for the police and firemen to fight the fire and to save our homes. We also were able to evacuate safely from an area with a very swiftly moving fire and with very little advance notice. Both of these may not have happened if the Cielo Vista Project (112 homes) and the larger Yorba Linda Estates (485 homes) had been existence for two reasons. **First, the demand for water and water pressure would have been greater than the YL Water District could have provided.** This occurred within the Hidden Hills area and homes were lost as a result (the resulting law suit was just settled in favor of the homeowners). **Secondly, this proposed development will greatly increase the number of homes with only 2 points of access (Aspen Way and Via Del Agua) which will cause a severe bottleneck when we experience another rapidly moving fire storm.** The inability to evacuate safely will result in loss of life in addition to a loss of property.

For these two significant reasons, I am very much opposed to the above proposed Cielo Vista Project as well as the Yorba Linda Estates.

Marilyn Allen-Adams
21270 Trail Ridge
Yorba Linda, CA 92886

From: Bob Allison [boballison123@gmail.com]
Sent: Saturday, August 04, 2012 6:28 AM
To: Leng, Channary
Cc: Anita Allison
Subject: Cieio Vista Project - PLEASE STOP

Dear Ms. Lang,

I live on San Antonio Road in Yorba Linda, and I lost my house to the Complex Freeway Fire on November 15th 2008. When I heard about the proposed development that could happen in the hills east of San Antonio Road I could not believe it. What keeps me up at night is when (not if) we have another fire in Chino Hill State Park there is no way we will be able to evacuate the area in a safe and timely manner. If we add more homes we will not all get out alive! It took my family over 20 minutes to drive 1000 feet down San Antonio Road to Yorba Linda Blvd. on November 15th 2008, it was a gridlock of traffic. Please don't underestimate how fast fire moves and how hard it is to get everyone out of the area.

please, Please, Please do not proceed with the development of new homes in an area that was not designed for such a high density of homes! This is a family area and we want to keep our families safe.

Thank you for your consideration.

Kind regards,

Bob Allison

4480 San Antonio Road

Yorba Linda, CA 92886

714 328 4556

From: Rick Anderson [jaxmrex@sbcglobal.net]
Sent: Monday, August 06, 2012 6:25 PM
To: Leng, Channary
Cc: lizette18@sbcglobal.net
Subject: County developement for 500 homes NE of Yorba Linda City limits.

Dear Ms. Leng,

It is one of my core beliefs that a property owner has the freedom to do what they like with their real property within the confines of city, county, state and federal laws, zoning restrictions etc.

*However, I am amazed at how soon we forget about the fires that ravaged Yorba Linda and neighboring communities at the end of 2008. Without admonishing the local fire fighters (who were out of town) or lack there of, or the lack of coordination from the O.C. Fire Authority I would like to remind you that **Yorba Linda Blvd became completely gridlocked** and froze up during the worst point of the fires. People were behaving badly. I was taking my wife and our files over to her mothers house as she was dying of lung cancer at the time. Just the slightest misdirect could have killed thousands in their cars. I say this because cars were blowing up on Aviemore Drive (my street). Now I understand that O.C. Public Works/O.C. Planning wants to direct cars from 500 new homes onto Yorba Linda Blvd. To me that is insane! Looking at my neighbors and my home I can estimate that the normal number of cars per household exceeds 3 per each. Directing all of these estimated 1500 plus cars out onto Yorba Linda Blvd endangers everyone who lives in this community. I remember hearing that greater than 115 hillside homes were totaled during these fires. Your department needs to go back and review that. If this project is going to continue you should, at a minimum, consider a road exiting through the hills into San Bernadino County and some way to tie into to Hidden Hills Road which exits onto Esperanza Blvd and could pass under Y.L. Blvd without the need of crossing the traffic. It is somewhat protected by the Santa Ana River bed. I also did not see any planning for a new elementary schools, police, or fire houses but I am sure you have plans to pre-charge this builder so you may build new ones right?*

Yorba Linda Resident of 22 years,

Rick Anderson

7/31/12

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

The purpose of the public scoping meeting is to obtain input from the public regarding the scope and the alternatives that will be analyzed in the Draft EIR for the Cielo Vista Project. The County of Orange has determined that there is substantial evidence that potentially significant environmental impacts may occur from the project. The EIR will address the following topical areas with potentially significant impacts: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, and Cumulative impacts.

Comments can be provided in written form at the scoping meeting (please fill out the sign-in sheet), via standard mail or e-mail. The deadline for submitting written comments to the County is **August 6, 2012**. In the space below (and on additional pages, if necessary), please provide any written comments you may have concerning the scope of the Draft EIR for the proposed project. Your comments will then be considered during preparation of the Draft EIR.

Name:

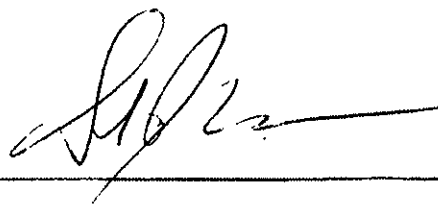
Address:

STEVE & CHADWICK Anderson
21270 TWIN OAK
YORBA LINDA, CA 92886

This proposed project, from my perspective, brings up several major areas of concern. Below are a few of them

- Eucalyptus Route on San Antonio & Van Del Arroyo in event of Natural Disaster. As a Home owner who could not get through on San Antonio during 2008 Fire, I'm very concerned about more Traffic Congestion & Emergency Service
- Geological Issues with Natural Gas line Running through Property site, As well as proposed water basins
- Much of proposed site was used for Oil drilling. I'm concerned with amount of soil cut and fill and potential effects of toxins released in Air
- Major Earthquake Faults Running through Area could lead to mass property loss & Eucalyptus loss

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

 7/31/12

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name: ROBERT ALLISON
Address: 4480 SAN ANTONIO RD
YORBA LINDA CA
92886

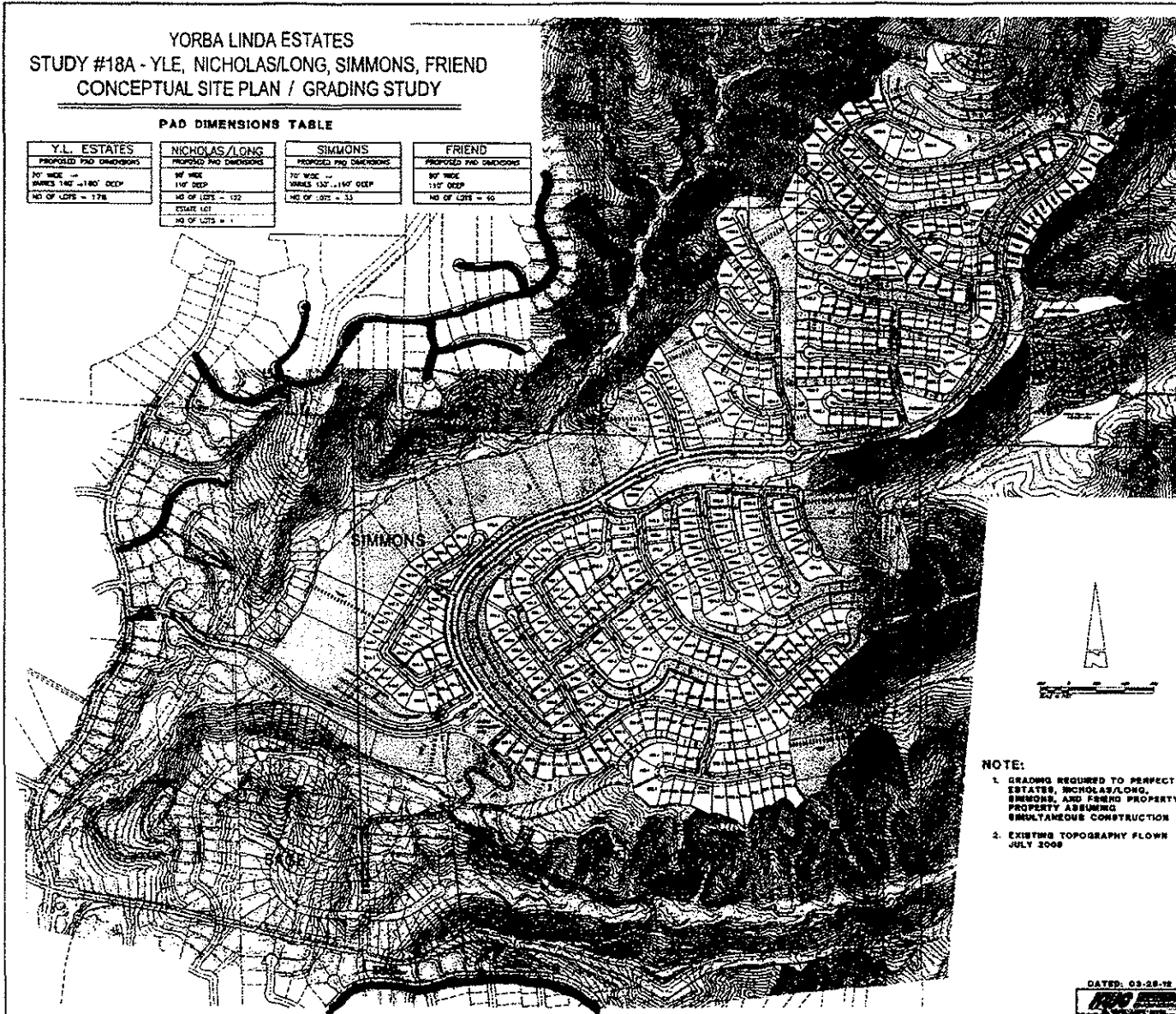
Dear Ms. Lang
I live on San Antonio Rd in Yorba Linda, and I lost my home to the complex freeway fire on Nov. 15 2008. When I heard about the proposed development that could happen in the hills east of San Antonio Rd. I could not believe it. What keeps me up at night is when (not if) we have another fire in Chino Hills State Park there is no way we will be able to evacuate the area in a safe and timely manner. If we add more homes we will not all get out alive. It took my family over 20 minutes to drive 1000 feet down San Antonio Road to Yorba Linda Blvd on Nov 15 2008, it was a gridlock of traffic. Please don't underestimate how fast fire moves and how hard it is to get everyone out of this area. Please, please do not proceed with the development. Please help keep our families safe - Thank you!

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channry Lang at: Channry.Lang@ocpw.ocgov.com

YORBA LINDA ESTATES
STUDY #18A - YLE, NICHOLAS/LONG, SIMMONS, FRIEND
CONCEPTUAL SITE PLAN / GRADING STUDY

PAD DIMENSIONS TABLE

Y.L. ESTATES	NICHOLAS/LONG	SIMMONS	FRIEND
PROPOSED PAD DIMENSIONS	PROPOSED PAD DIMENSIONS	PROPOSED PAD DIMENSIONS	PROPOSED PAD DIMENSIONS
70' WIDE - 110' DEEP	70' WIDE - 110' DEEP	70' WIDE - 110' DEEP	80' WIDE - 110' DEEP
NO OF LOTS = 128	NO OF LOTS = 132	NO OF LOTS = 33	NO OF LOTS = 40
ESTATE LOT	ESTATE LOT	ESTATE LOT	ESTATE LOT
NO OF LOTS =	NO OF LOTS =	NO OF LOTS =	NO OF LOTS =



NOTE:

1. GRADING REQUIRED TO PERFECT ESTATES, NICHOLAS/LONG, SIMMONS, AND FRIEND PROPERTY ASSUMING SIMULTANEOUS CONSTRUCTION
2. EXISTING TOPOGRAPHY FLOWN JULY 2008

DATED: 03-28-12



County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

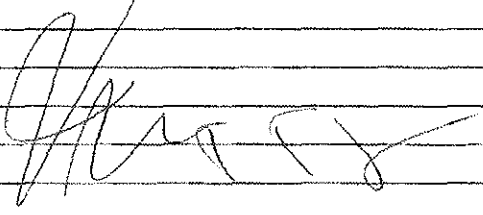
Written Comment Form

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Name: Vince Artuz
Address: 4580 Dorinda Rd
Yorba Linda CA 92887

I don't agree, keep
me informed



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County of Orange

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Name: JOSE F. VALDES
Address: 21520 CASINO RIDGE RD
Yuba, CA 92887

IN MY OPINION MORE HOMES, MORE CARS,
MORE ADULTS, MORE CARS, MORE NOISE, MORE KIDS
AS IS TRAVIS ELEMENTARY IS REALLY OVER CROWDED -
LIMITED CAR SPACE TO PICK UP KIDS AFTER SCHOOL.
YORBA LINDA HS WILL BE IMPACTED MORE SINCE ONLY
KIDS THAT LIVE NORTH OF YL BLVD ARE ELIGIBLE TO
ATTEND, THAT IS NOT FAIR FOR KIDS THAT WANT TO ATTEND
YL HS BUT CAN'T BECAUSE THEY LIVE SOUTH OF YL BLVD.
FROM MY BACKYARD I HAVE TO LOOK AT THE UGLY
BROWN DRY HILLSIDE. IT ONLY TURNS GREEN WHEN IT
RAINS - 10% OF THE YR - 90% BROWN & DRY. IN THIS RESPECT
I NEED MORE CITY LIGHTS. ???
THESE 500 NEW HOMES WILL CREATE EVEN A BIGGER
ENVIRONMENTAL PROBLEM AS IT IS NOW, WITH THE
CASINO RIDGE DEVELOPEMENT (BY OLD) : THIS CREATED

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ANOTHER PROBLEM! - I HAVE TRAPPED 50 RAT,

I KEEP A RUNNING LOG ON THE TRAPPING.

I HAVE CONTACTED OR. JO. VECTOR CONTROL AND THEY

WILL SET A STATION. JUST ^{WEEK} 10000

10000 TO 100000. TAKEN - 100000 1 POUND

100000 EACH. OF THE 50 TRAPPING THE LAST

5 WERE VOLES - THREE WRITERS ARE LANDSLIDE

WRECKED - HAD TO REMOVE DEATH GRASS

AND OTHER DEAD PLANTS, WHILE THESE VOLES

LOVE TO EAT THE GRASS. WILL COME UP LATER.

THE PROBLEM - KILLING THE GRASS.

BY ADDING MORE HOMES, RABBIT, SQUIRREL, AND

ANYTHING ELSE WILL BE A PROBLEM BACK

YARDS - A SERIOUS PROBLEM - COSTLY FOR THE

HOME OWNERS. SAN ANTONIO & CASINO AVE.

Thank You

John and
Jane

County of Orange

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Name: Costante Averalla
Address: 21440 Camino Ridge Dr
Yorba Linda CA 92887

St. Averall 8/1/12

We believe that this project will have a big
impact in our neighborhood, it will result in enormous
home density and will destroy the little remaining
Hills in Yorba Linda, we believe this project does not
fit in our neighborhood

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August 04, 2012

Ms. Channary Leng
OC Public Works / OC Planning
300 North Flower Street
Santa Ana, CA 92702

Via EMAIL to: Channary.Leng@ocpw.ocgov.com

Subject: Comments regarding the Notice of Preparation for the Cielo Vista Project (Project PA100004)

Ms. Leng:

I am submitting these comments as a concerned citizen and resident of the City of Yorba Linda.

First, let me preface my comments with a statement that I really don't care if the Cielo Vista development actually occurs or not. I'm a strong proponent of property rights, so I believe the property owner has a right to develop his property. However, this right must be balanced against the rights of other property owners and the Yorba Linda community in general. If the project can occur in a way that makes it an overall benefit to the community, then welcome to our community. But, if the project can't be a benefit, or might be a detriment, I will oppose building the project until it can be rethought such that it will become a benefit to the community.

Comment #1: The developer has elected not to do the development through the City of Yorba Linda, but has elected to process through the County. This can only mean that there are aspects of the proposed development that fall short of Yorba Linda standards. I object to the development being sub-standard in any way, yet purporting to be a part of the community. ***It would be unfair to future residents of the development to allow them to end up with a sub-standard neighborhood in our community. Similarly, it would be unfair to the community to allow a sub-standard neighborhood to be forced into our community.*** Thus, I call upon the County to ensure 100% conformance to Yorba Linda community standards.

Comment #2: The proposed development lies outside the boundary of the Orange County Water District and is therefore not entitled to a share of the groundwater basin administered by OCWD. If the Yorba Linda Water District would serve the project water, then YLWD would be forced to increase purchases of imported MWD water, at cost considerably higher than ground

water, and in fact, at cost greater than the retail sale price of water to existing YLWD customers. This is because the YLWD retail sale price is based on a mix of groundwater and imported water. The result would be YLWD serving water to the proposed new development at a loss, with existing YLWD customers subsidizing the retail cost of water to customers in the new development.

Asking the existing community to subsidize retail water rates for the proposed new development is unacceptable. Several potential mitigations come to mind, including the adoption by YLWD of a special water rate for the development, the developer furnishing a perpetual annuity fund to cover the increased water cost in perpetuity, or delaying the project until the area can be annexed into OCWD, when and if that annexation ever occurs.

Comment #3: The proposed development would insert additional people into a wildland-urban interface zone with a documented history of recurring wildfires. Refer to the OCFA After Action Report on the Freeway Complex Fire for a synopsis of historical fire activity and the special concerns for the Yorba Linda community naturally created by the unique topography of the Santa Ana Canyon and the OCFA declaration that ***“the encroachment of civilization into the wildland-urban interface (WUI) enhances the severity of wildland fires during Santa Ana wind conditions.”*** Thus, adding additional development in the area can be expected to increase the severity of expected recurring fires in the area. A means for mitigating this increased fire severity must be required.

Comment #4: The proposed development would insert additional people into an area already plagued by inadequate egress routes. Everyday traffic congestion is a nuisance and should be mitigated. However, In an emergency, fire, earthquake, or otherwise, the rate at which people and or material can move into our out of an area can mean the difference between life and death. As was demonstrated during the Freeway Complex Fire, the existing roadways are inadequate to move existing residents out of the wildland urban interface in a timely manner. Refer to the OCFA After Action Report for the Freeway Complex fire where OCFA tactfully describes the evacuation traffic snarl as “orderly, but slow”. Mitigation of the already stressed egress routes must be required before introduction of additional residents can be considered. ***As residents fled the advancing Freeway Complex Fire there was gridlock on major roadways for as long as 2 hours.*** Priority was given to egress traffic and that prevented firefighters from reaching some neighborhoods in a timely manner, yet miraculously, there were no life threatening injuries that would have required timely emergency medical response into the gridlocked areas.

Comment #5: The proposed development will be threatened by recurring wildfires. Much has been learned from recent fire conflagrations across California and the West. Not all of the new knowledge has yet been incorporated

into state or local building codes. Since the proposed development lies in a very dangerous fire area, the project should utilize all available knowledge, practices, and resources to maximize safety of the future residents. This means going beyond the minimums set by codes currently in effect and utilizing all available information to maximally harden the project and the community against wildfire threats. ***By going well beyond the minimum requirements, the project could provide important safety enhancements to the existing community, and help to mitigate the significant fire threat to the existing community.***

Comment #6: The proposed community will require park and recreation areas appropriate to the community and proportionate to the number of residents. Traditionally, developments have entailed construction and dedication of new park facilities, or payment of in lieu fees. However, this has created a problem of expanding perpetual maintenance needs and expenses for these additional facilities, with the ongoing expense falling on local agencies. ***It is unfair to the existing community for a new development to insert recreation facilities into the community and require the community to shoulder the increased maintenance expense.*** A mitigation to defray the added maintenance expense must be required. One possible means would be for the developer to establish an endowment or annuity providing perpetual annual funding to assist with maintenance expenses.

Comment #7: The proposed project includes an area reserved for ongoing oil production. Several existing wells will be abandoned. All of this creates special concerns for the new neighborhood, potentially including methane intrusion, all of which I trust will be dealt with appropriately. My concern is the future of the area identified for ongoing oil production. At some point this area will cease to be productive, and will likely become available for another use. ***Some plan for the future use of the area, post-oil-production, should be included.*** This might, for example, reveal to the need for additional infrastructure during initial project development.

Comment #8: The proposed project must make provision for roadway and utility access to an adjacent undeveloped property that is not a part of the proposed project. The adjacent property is much larger and there are tentative plans indicating that the adjacent development could be several times the size of the proposed project. ***It is unacceptable for the proposed project to go forward until the roadway and utility access needs of the adjacent property are settled.*** This is yet another side effect of the developer trying to sidestep interests of the existing Yorba Linda community by developing through the County. Both projects need to be studied together to ensure that the interests of the future residents of both projects are protected, as well as the protecting interests of the existing Yorba Linda community.

Comment #9: The proposed project includes large areas of manufactured slopes that will require wise and diligent maintenance to ensure long term stability, as well as preserving the proposed fuel mod zone performance. Unfortunately, experience has shown that average homeowners cannot be relied upon to adequately maintain slopes in every case. **Since a single unstable slope or unmanaged fuel mod area can have disastrous consequences for a whole neighborhood, another solution is required.** Likely, the slopes should be professionally managed and maintained through a HOA structure.

Comment #9: The proposed project includes large areas identified as open space. Because of the large number of fires in the area, and short intervals between the fires, non-native materials have largely replaced the natural vegetation. This increases wildland fire severity. Traditionally, open space has meant "kindling" to fire fighters. **The open space needs to be managed in a way that encourages return of native vegetation to help preserve soil stability, manage erosion, and reduce fire severity.** It is unclear how the project proponents plan to deal with the open space, or how title will be vested. I suggest the open space be managed and maintained by a HOA structure.

Comment #10: The proposed project includes large areas identified as open space. Some of this area may presently have formal or informal earthen trails long used by the public for recreational access to the uncontrolled private lands, and/or adjacent Chino Hills State Park. **Since the Yorba Linda community has been inhabited for over 100 years, these trails in the hills have "always been there" for as long as anyone can remember.** The community has an expectation of continued access to and across the project open space. Provisions, physical and legal, need to be made to preserve community access to and through the open space areas.

Comment #11: Residences in the proposed project will be required to be equipped with residential fire sprinklers. Standard practice is not to install sprinklers in the attic area, except where there is some machinery present, such as in the case of a FAU or AC equipment placed in the attic. **Since virtually all homes lost in the Freeway Complex Fire were lost due to ember intrusion into the attic space, most could have been saved if the attic had been equipped with fire sprinklers.** A great reduction in property damage could have resulted as well as reduction in size and severity of the fire and disruption to the community if fire sprinklers were present in all attic spaces.

Comment #12: Residences in the proposed project will be required to be equipped with residential fire sprinklers. Standard fire flow specifications allow

fire flow to be attained with a residual pressure of only 20 psi at the hydrant. This pressure is not sufficient to support proper operation of residential fire sprinklers. Thus, in the event of a fire, the use of water for firefighting may render fire sprinkler systems in nearby residences inoperative. Given the project location there is a certainty of recurring wildfires, and firefighters will be in the neighborhood and will be drawing unusually large amounts of water for firefighting operations. ***The water infrastructure needs to be enhanced to assure fire flow is attained while maintaining the residual pressure high enough to ensure proper functioning of residential fire sprinklers***, especially those at second floor ceiling level, or those under ridgelines in attic areas. Note: water pressure at second floor ceiling level is around 7.5 psi lower than at ground level due to head loss. Pressure is even lower if flow losses are added in.

Sincerely,

Lindon Baker
P.O. Box 1185
Yorba Linda, CA 92885

EMAIL: lindonb@earthlink.net

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name:

Mary Barry

Address:

21290 Via de la Espuela
Yorba Linda, CA 92587

I am concerned with Air/Dust Issues, relating to Respiratory Illness, Public Safety in the case of a fire, noise, traffic, soil stabilization with regard to movement of soils and water, impact on the wild life living in the area and where will they go when their habitat is disturbed.

Methane Gas issues in this area

Mary Barry

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Name:

ROBERT BARTELS

Address:

4730 BLUE MOUNTAIN DR.

YORBA LINDA CA 92887

1) Fire Hazard- I witnessed the fire and it's devastating effects in 2008. The dynamics involved in prevailing winds driving a fire with 20'-30' high flames through the canyon that traverses this development are catastrophic and creates a blow torch effect that cannot be addressed by buffer zones. People will die.

2) Evacuation during fire or disaster- I witnessed the bottleneck of traffic on Stonehaven/Via Del Agua during the 2008 fire. Two lanes of traffic- one going the wrong way of vehicles with people nearly incinerated in their vehicles while evacuating. Adding a single point of egress to Via Del Agua with any additional vehicles will cause deaths during the gridlock- guaranteed. Most will be in the new neighborhood as those people will have no chance of getting out in a timely manner. Placing homes here is irresponsible and criminal. Any profits made from this ill-advised project will be lost in later wrongful death lawsuits.

3) Health of established residents- The ground soil of the proposed development is contaminated by carcinogenic petroleum products- a result of 75+ years of oil extraction from the site. Construction in this area will stir up this contaminated soil in the form of airborne particulates, which will in turn be breathed for years by men, women and children already living in established neighborhoods. Those already suffering respiratory ailments such as asthma will be profoundly and negatively impacted. Those not already suffering from such ailments are at risk of developing them. Then there are the long term effects of breathing carcinogenic dust- lung cancer and other related illnesses.

(cont'd)

ROBERT BARTELS

- 4) Seismic issues- The Whittier fault zone traverses this proposed development. Placing homes and infrastructure in this close of proximity to it is not only irresponsible- it is criminal- for obvious reasons.
- 5) Geological issues- Several identified landslide zones are contained within the proposed development. Hillsides of established residents will be disturbed- potentially destroying their property. This is a fragile environment and should not be disturbed.
- 6) Noise impact- Noises created during construction will be amplified by the bowl-like configuration of the site and broadcast to the established existing neighborhoods negatively impacting the quality of life of those residents.
- 7) Added traffic flow- The equivalent of 1200 vehicle trips per day will be created by the addition of the residents in this development. All arriving and leaving through a single ingress/egress point to share one access road (Via Del Agua) to the main thoroughfare (Yorba Linda Blvd.) It doesn't take a math major to see the negative impact this will have on existing residents and neighborhoods.
- 8) Protected species habitat- The county currently does not do brush/fire abatement in certain areas of this zone (despite the danger to some existing homes) because they are protected species habitats. Now all of a sudden it is okay to destroy those same habitats?
- 9) Impact on area schools- Schools in the area are at capacity.
- 10) Loss of aesthetics- Existing homeowners who bought properties based on views and open space will lose property values and enjoyment of serenity and peace.
- 11) Disruption of existing neighborhoods- The proposed development site is landlocked by existing neighborhoods, some there for 20-25 years. All access during construction and by future residents is through our neighborhoods. This is immoral, unethical and wrong. The impact is staggering and the fact that this development is even being considered boggles the mind.
- 12) Precarious economic conditions- A sudden unfavorable turn in an already unstable economy could cause the developer to bail out of the project. This could be catastrophic to the area if hillsides and terrain have been graded bare and left. The ensuing landslides and mudflow would destroy this already fragile area, existing homes would be lost and both the County and developer would be sued into the next millennia. Frankly, I can't think of a worse time to undertake a project of this nature.
- 13) Air Pollution- Vehicle emissions from the additional 200-300 vehicles, as well as construction equipment will not be acceptable.
- 14) Risk assessment- I have listed a few of the serious risks involved in this project. I pay \$10,000 a year to the county in the form of property tax and I have a vested interest in the County of Orange staying viable financially and not exposing itself foolishly by approving ill-advised developments. Almost anyone can see that the risks for future litigation are especially inherent in this proposal. I do not like the idea of my tax dollars being used to pay out future legal actions that could have been prevented. Neither the County or developer will be able to claim that they were not warned.

Robert C. Bartels

From: YLBOOKIE@aol.com
Sent: Sunday, August 05, 2012 9:00 PM
To: Leng, Channary
Cc: rebelwoof@att.net
Subject: Cielo Vista Project

TO: Ms. Channary Leng, OC Public Works/OC Planning

WE ARE OPPOSED TO THE PROPOSED DEVELOPMENT OF THE ABOVE PROPERTY FOR THE FOLLOWING REASONS:

During the fires of 2008 it became evident that our evacuation routes were inadequate. The streets were jammed and people were experiencing difficulty evacuating. This proposal will add hundreds more autos using those same roadways in an emergency situation. In addition, on a daily basis, there will be a massive traffic impact on Stonehaven, Via Del Agua, Aspen Way, San Antonio, Dorinda and Yorba Linda Blvd.

The proposed high density development is inconsistent with the rural nature of the surrounding neighborhoods which is the reason many of us moved to this area of Yorba Linda. The minimum lot size in our track is 15000 square feet with most much larger than that. Clearly in this proposed development, the developer's profit motivation is to crowd as many homes as possible in a small area without regard to the surrounding areas, the impact on the schools, parks and open spaces and the security of those living there.

Thank you for your consideration.

James and Anita Bent
5035 Via Del Cerro
Yorba Linda, CA 92887

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

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Name:

Marianne Berger

Address:

21755 Thistleclown Cir
Yorba Linda / 92887

FIRE HAZARD - FREEWAY FIRE - INADEQUATE EVACUATION
- CHOKING OF YORBA LINDA BLVD, IMPERIAL HIGHWAY.
INADEQUATE WATER SUPPLY
EARTH QUAKE HAZARD
AIR POLLUTION
TRAFFIC PROBLEM - CONSTRUCTION, OTHERWISE
HOUSING DENSITY ISSUES.
LOSS OF RECREATION
AESTHETICS - LOSS OF VIEW.
NOISE.

What happened to animal Sanctuary?
Drainage from run off
Marianne Berger

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Name: KLAUS BERGL
Address: 2155 THISTLEDOWN CIR.
YORBA LINDA CA. 92887
KLAUS@CONSULTINGMAIN.COM

FIRE HAZARD - FREEWAY FIRE - INADEQUATE EVACUATION
- CHOKING OF YORBA LINDA BLVD, IMPERIAL HIGHWAY.
INADEQUATE WATER SUPPLY
EARTH QUAKE HAZARD
AIR POLLUTION
TRAFFIC PROBLEMS - CONSTRUCTION, OTHERWISE
HOUSING DENSITY ISSUES.
LOSS OF RECREATION
AESTHETICS - LOSS OF VIEW.
NOISE. DRAINAGE FROM RAIN RUN OFF
WHAT HAPPENED TO ANIMAL SANCTUARY

[Handwritten signature]

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocgov.ocgov.com ✓

From: Kelly Bladow [dkbladow@sbcglobal.net]
Sent: Wednesday, August 01, 2012 10:09 PM
To: Leng, Channary
Subject: Cielo Vista Project

To Channary Lang,

We live at 21280 Twin Oak in Yorba Linda, Ca which backs up to the hills that are part of the proposed Cielo Vista Project. We are adamantly opposed to the project. The reason we chose to buy our home was because of the open space and hills which are rare in Orange County. We are very concerned about the proposed project to build high density housing and the consequential impact to traffic. We are also concerned about the potential fire risk due to more residents and the safety of exiting the neighborhood if there was a fire again. We lived through the last fires on the range and it was terrifying. I couldn't imagine more people trying to get out of the same roads we were impacted during the evacuation. Additional concerns that I have include the impact to air quality and additional noise in the neighborhood.

We made the choice to buy our home 7 years ago because of the current land layout and open space. This project will dramatically change the landscape of our hills! If you need additional input of why this project should not move forward, please feel free to call the number below.

Thank you,
Kelly Bladow
714/213-0694 cell
Sent wirelessly via BlackBerry from T-Mobile.

From: Block, Rob [ROBBB@ci.brea.ca.us]
Sent: Wednesday, August 01, 2012 4:44 PM
To: Leng, Channary
Subject: Cielo Vista/ Yorba Linda

I am writting you this email in response to reviewing the master plan for the Cielo Vista development in Northern Yorba Linda. I am an area resident from the Stonehaven/Brock homes that border the proposed development, as well as a 18 yr member of the Brea Police Department assigned to Yorba Linda for the past 13 years.

A am encouraged by the proposed development of this area but have some suggestions as a resident and professional for this development. As a motor cop, I have personally written over 100 citations at the corner of Yorba Linda Blvd and Via del Agua. YL Blvd is used heavily by the commuters of the 91 and 57 freeways as a cut thru to avoid traffic and save time. With the proposed 112 unit complex off Via Del Agua and the math of 1-3 vehicles per household, the potential for a traffic impact is at maximum for this area. With one entry/ exit point for this development, all traffic will dump onto Agua and eventually onto YL Blvd, but yet no traffic light proposal was found in my reading. Turning left or southbound at anytime is nearly impossible due to the vision obstruction and 44 mph average speed on YL Blvd and poses a huge potential for traffic accidents. **But, a traffic signal in my opinion is too close to Yorba Ranch Road and is very costly (700k for my last project proposal).**

Also not addressed is the recently released extreme fire impact area (CAL Fire) this development is being build in. As a homeowner who survived the 2008 Yorba Linda Fire and a police officer who evacuated many residents from this area, one entry exit point onto a roadway that was gridlocked during the fire evacuations has huge potential for problems. Without the 112 new home exiting onto Via Del Agua, the backup on YL Blvd during the 2008 fire caused such a backup onto Agua, vehicles were driving in a panic on the sidewalks and horse trails **in that area to flee the flames. This area will** burn again with the build up of fuel over the years, so it is not a matter of if, but when it will burn again. 17 home were destroyed on this hill during the fire, now add these additional vehicles preventing fire trucks from entering this area, and more will be lost.

After reviewing the aerial plots of the streets, I recommend adding additional entry/exit streets from this development. For example, the north most cul-de-sac of the development could exit on the top of Dorinda Drive. Also, the first street after the entry drive off Agua, could exit westbound on the lower portion of Dorinda Drive (currently an MWD entry gate). By adding these exits, traffic flow would be greatly evened between Agua and Dorinda, minimizing congestion during normal traffic flow and certainly during an emergency situation.

I support progress, but I think these issues should be resolved before the development starts.

Thank you for your time,
Robb Block

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: MYRNA BOTE
Address: 21579 HAWKEYE RIDGE CR
YORBA LINDA, CA
92887

We don't have enough water pressure in our house right now which will become worse if there's more homes built. Better water supply should be done first.

The roads to access the new proposed development are too narrow. Our community, Mt. San Antonio as it is, ~~feels~~ is unsafe especially during the fire storm because of only one entry and exit way to the community which should never been allowed by the city.

Any development should never be allowed if there are no two entry and exits especially high risk area like ours.

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From: frankware@roadrunner.com
Sent: Thursday, August 02, 2012 8:14 PM
To: Leng, Channary
Subject: Cielo Vista Project

Ms. Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

Dear Ms. Leng:

Thank you for the opportunity to comment on the Cielo Vista project in the planning stages for the County area above San Antonio Rd, Stonehaven and Yorba Linda Blvd. Simply stated we have serious concerns about 400+ homes being added to the hills above Yorba Linda for the following reasons:

TRAFFIC: Yorba Linda Blvd. is a significantly traversed thoroughfare. Considering that an estimated 1,000 additional cars would have to access this project via Stonehaven and San Antonio Rd, we are concerned that neighborhoods, the school traffic, and public safety traffic would be severely impacted. It does not appear that adding freeway access via Fairmont will ever be constructed so the majority of the residents in these two new developments would obviously want to get on the very "free-flowing" 91 freeway using Yorba Linda Blvd/Weir Canyon which is continually congested during the morning and evening hours as well as Saturdays. We also are concerned as to where the residents of these areas will shop and how the added 1000 cars (most residences have two cars at a minimum) will be able to seamlessly integrate into the already crowded main thoroughfares. Also be reminded that many commuters use Yorba Linda Blvd. as a short cut rather than the 91 to the 57 combination or visa versa.

FIRE/MUD SLIDES: The Freeway Complex fire of November 2008 left all residents in the east end of Yorba Linda with many trepidations that are "wild fire" related. Public safety vehicles were impeded in the Hidden Hills area due to residents (and "lookie-loos") fleeing using both sides of the road. Adding another 400+ homes to the mix would not be in the interest of public safety. There will not be additional roadspace/lanes that can be added to any of the main streets that will provide access to the proposed projects areas (Yorba Linda Blvd., Stonehaven, San Antonio). Safety to the neighborhoods and residents would be obviously jeopardized on normal days let alone in emergencies.

Additionally, changing the terrain would impact the water flow in rainy conditions. Mudslides are still a cause of concern in the Hidden Hills area after 25 years. Due to developers' short sightedness, site grading contractor's lack of transparency, and the inherent geology of these hills, the stability of the soils is always of concern.

WATER: An already tenuous water system would be stretched even further. Twenty years passed and the devastating Freeway Complex fire happened before the reservoir was built to accommodate Hidden Hills residents. The forecast for water availability in the future is not one of abundance. Servicing an additional 500 homes is easily symbolized on paper. But those homes will have lawns, pools, and lots of people with kids. All will expect to be serviced on demand. These properties will not be high density which also means larger lots with more vegetation to be watered rather than less, in addition to the impact of irrigating the public areas. The current area in its natural state requires no water allocation.

ENVIRONMENT: Trapping of coyotes has already had an impact of the balance of nature in the ecosystem of our extended residential area. Rabbits have overrun our yard and destroyed it since the coyotes have been trapped in the last several years. It would be naive to think the new residents of these developments would not begin to demand that the wildlife be "controlled" when they loose a pet or see a coyote let alone mountain lion. The proposed developments will be building homes adjacent to the Chino Hills State Park and wildlife corridor. They will sure to be impacting the habitat and upsetting the balance of nature (what is left of it) by confining our native species to even less space in which to roam. Additionally, to permit leveling or topping of the hills would be a shame.

We feel the size and scope of the project will highly impact this area of Yorba Linda. The proposed grading of the hills will negatively impact the quality of residential life, public services, the speed of commuting in town or across it. But more significantly it will change the quality of life for those living off of Stonehaven, San Antonio and the original occupants in the hills and fields.

We have lived in this area for over twenty years and have seen the loss of three family homes due to the instability of expansive soil. We have seen the lack of consistency in the ability of Yorba Linda Water to handle the demands required of its service. We have seen the consequences of not being able to evacuate an area when there is an emergency situation. (Reference recently concluded lawsuit against Yorba Linda Water District awarding plaintiffs \$70 million). We have seen earthquake faults labeled as inactive that were not. We would hope that your office would remember these events when considering its impact on real people.

Again, thank you for this opportunity for comment.

Sincerely,

Premila A. Bovie-Ware
Dr. Frank Ware
4895 Sky Ridge Dr.
Yorba Linda, CA 92887

From: cjbkb@sbcglobal.net
Sent: Friday, August 03, 2012 8:45 PM
To: Leng, Channary
Subject: Re: Cielo Vista Project

Dear Ms. Leng,

I am writing to express my concerns regarding the Cielo Vista Project. The following outlines my primary concerns with the proposed development:

1. Traffic- the proposed development plans to use San Antonio Rd as an outlet for the development through Aspen Way. However, San Antonio Rd is a narrow residential street with a 25 mile/hour speed limit. San Antonio Rd could not possibly handle the increased traffic volume from the 100+ new homes proposed.
2. Safety-- because San Antonio Rd is a residential street, kids ride their bikes, scooters, and skateboards on the street. There is a park on the street that attracts children in the area. The additional traffic to this residential street would impact the children and threaten their safety.
3. Safety-- we were here when the fires occurred and evacuations were necessary. San Antonio Rd is not built to safely evacuate a large number of additional residents should there be fires in the area. There could be substantial grid lock to the families in the new development as well as to families currently living in the area. This is a serious safety risk that must be taken into account.

Thank you for listening to these concerns.

Sincerely,

Chris Bucklin

August 3, 2012

From: Dawn and Larry Buie

4080 View Park Drive, Yorba Linda 92886

Subject: Cielo Vista/ Yorba Linda Estates Project

As residents who live on a cul-de-sac off of San Antonio Rd we have several concerns regarding this project. First and foremost is the impact of using San Antonio as a major road leading to and from this project. There have always been concerns about the speeding on this road due to the steep grade and the fact that there are homes all along it that face the street. The fact that it is also winding and medians have been added in the middle to slow the speed only complicate things in terms of adding further traffic. Factor in parked cars, particularly next to these medians, and you have a real problem. It is already difficult at times to get by these narrow openings. For everyone who lives off San Antonio this is our only way out of the area. Then all who would be coming down San Antonio or Aqua or Stonehaven must get on Yorba Linda Blvd. If a major fire such as the one in 2008 should occur there would be such gridlock we would be lucky to get out at all. This is a BIG concern for all who lived through that '08 fire. Having adequate water to fight a major fire is another worry for sure.

Another major concern for us who live in the cul-de-sacs near San Antonio Park is the impact of having thousands of more people in the area using this small park where there is no parking lot and people must park on either San Antonio or both sides of View Park Dr or spill down into adjoining cul-de-sacs. On game days we can barely get through the cars on both sides of the street and always with the worry that some child or dog is going to run between them after a ball or something. If this project proceeds I hope that it will include recreational facilities to take some of the stress off of tiny and much-used San Antonio Park.

Lastly, most of us who moved into the area 25 years ago did so because of the large lots and open spaces and natural beauty of the area. Much of Yorba Linda has homes that have been built to fit into the natural topography which makes our city unique. Tearing down the hills and moving the dirt around to accommodate a maximum number of houses is not in keeping with the vision of this area. Destroying our natural environment is wrong on so many levels.

From: Ronald Carboni [<mailto:rjcarboni@sbcglobal.net>]
Sent: Monday, July 30, 2012 11:06 AM
To: Leng, Channary
Cc: Canning, Kevin
Subject: Cielo Vista Project

Ms Channary Lang,

I live at 21620 Stonehaven Dr and I have a few issues with the proposed Cielo Vista Project.

1) I'm the original owner of this house and one of the purchase features was the hill views from the front of my home. These homes (Brighton Estates) were all sold at a premium due to lot size and the location, the same home could have been purchased for 80 to 100K less in the other Brighton Yorba Linda location. The selling agents at the time informed me that the hills would not be built on due to oil and water district leases. The Cielo Vista Project is going to have a negative impact on my home value and make it less desirable for a future sale.

2) My home is located just east (several yards) of the primary entrance to planning area 1 Via Del Agua. With both the Cielo Vista and Yorba Linda Estates projects (excess of 400 homes) using this new street the traffic entering and exiting the proposed new homes is going to be overwhelming, dangerous, noisy and as stated above impact my homes value. I didn't plan on living adjacent to a freeway on/off ramp.

3) I have asthma and I'm very susceptible to pollens, dust and other airborne contaminates. With the small amount of grading that has already taken place I have had an increase with difficulty to breath. I have already made one trip to the emergency room for breathing related issues.

Over all my wife and I along with our neighbors are very concerned and disappointed that this project is moving forward. It is going to destroy the wild life, environment and peaceful living we have all enjoyed.

Kind regards
Ronald Carboni

From: Oscar Cariaga [ocariaga@sbcglobal.net]
Sent: Tuesday, July 31, 2012 8:29 PM
To: Leng, Channary

Dear Ms. Leng,

My name is Oscar Cariaga and I reside at 3840 San Antonio, Yorba Linda. As with all the residents in my entire neighborhood, I am very concerned on the proposed Ciela Vista Project. Foremost of my fears is the fact that Yorba Linda is a boxed in city for there are no opening-exits on the north and eastern borders with Chino Hills State Park. Such would result in tremendous traffic congestion on the existing roads that can not even accomodate traffics in our areas during peak hours. Please leave the hills alone for they are the signature character of our city. Thank you.

Oscar Cariaga

From: linda carrillo [lindacarrillo@hotmail.com]
Sent: Wednesday, August 01, 2012 10:45 AM
To: Leng, Channary
Subject: Cielo Vista Project in Yorba Linda/OC area

Dear Ms. Leng,

The project aforementioned above has brought our family great concern. We are homeowners on Ridge Park Dr., off of San Antonio Rd. in Yorba Linda.

The proposed development and access from San Antonio Rd. will greatly affect the already concerning traffic on this street.

The down slope of San Antonio road to Yorba Linda Blvd. has caused many concerns on the rate of speed going downhill that pose danger to our children who live on San Antonio and the surrounding areas. The street has already been narrowed with a center divider to try to curtail this problem. With the increase of 500 homes, I can not see how this additional traffic will not further exasperate this problem.

Furthermore, we have many concerns about the adequate water availability in the event of another fire that greatly affected our community of homes.

Sincerely,

Robert and Linda Carrillo
21100 Ridge Park Dr.
YL, CA

Brian J. Casacchia
Parcel # 350 051 09
4570 Dorinda Rd.
Yorba Linda, CA
92887

TO: Orange County Public Works/OC Planning

July 31, 2011

SUBJECT: Cielo Vista Project, NOP project #PA100004

ATTN: Mr. Mike Balsamo

Dear Planning Commission, as a resident and homeowner in Yorba Linda since 1989 I feel compelled to submit this letter in response and in protest to the proposed "Cielo Vista Project". My family and I reside at 4570 Dorinda Rd., Yorba Linda CA, 92887 and have done so for over 23 years. My house is seen in picture #3, figure 3(a) of the Notice of Preparation letter which I received, specifically at the upper most end of the street (3) houses from the end of the Dorinda Rd's. cul-de-sac. One of the main reasons that I purchased my house was the fact that the property behind me was zoned "A1(O)", exclusively for agriculture with oil. My home is constructed in a housing tract known as Travis Ranch which was built in 1984 on the adjacent hill of the proposed "Project" and has spectacular views of the area's natural rolling hills and habitat. I bought this house knowing and believing that I would always be able to enjoy the natural scenery of the hills and wildlife, as well as the serene privacy and peace of mind knowing that I would never have anyone or anybody living behind me or looking down onto my property. It appears that the "Project's" preliminary tract plan shows houses and streets constructed above and directly behind me in close proximity to my property line. It specifically shows a street "identified as D on their tract map" that will likely "light" my house up at night with each and every oncoming and passing vehicles headlights. For the record, I attended the Scoping meeting on July 19th and was appalled to see that a room approx. 18' x 18' in size was used for this public gathering, resulting in standing room only with some homeowners having to stand outside. Also, there was a lack of chairs provided, some homeowners were sitting in pre-school size miniature chairs that were left in the room and offered to the standing public. I was also upset to learn that not all of the residents in the immediate areas which would be directly affected by this project were notified of the NOP.

I am positive and truly believe that my concerns regarding my home and neighborhood and the uncertainty for the future of my home and neighborhood and the lifestyle and comforts which I have enjoyed and have become accustomed to, would be shared by anyone found in my predicament. The following items are a list of additional concerns that I feel need to be addressed prior to any approvals to proceed with this project. I also find it hard to believe that the "future" Yorba Linda Estate Project does not share vital common interests with the Cielo Vista Project as their representative claimed at the scoping meeting. It would appear to me, through common sense that the main incentive to justify the expense to build such a small tract of homes off Aspen way, would be to use the street to access the "future" Yorba Linda Estates proposed 400 homes. I believe one project could not survive without the other and that both projects should be reviewed as "one" project.

Additional items of concerns:

- a) Traffic congestion.
- b) Preservation and protection of wildlife, habitats and wilderness, both endangered and not.
- c) Fire dept. approvals due to the high risk fire area.
- d) Overloading of the Public schools or additional demand on the city of Yorba Linda's infrastructure including public servants such as police and fire.
- e) Safely plugging or capping of abandoned oil wells, specifically the ones that have broken drilling bits still lodged in them.
- f) Construction dust control, high winds blow regularly through this canyon, and construction dirt and dust would be intolerable if not contained or controlled.
- g) Restrictions on work days allowed and "quiet" times must be set and enforced for early mornings, evenings and absolutely no weekend construction.
- h) Specific storm water plans for the construction phase, approved by the city of Yorba Linda to avoid potential land and mud slides.

In closing, I feel that the city of Yorba Linda should have 100% input and a majority voice in any or all zoning, building or infrastructure changes or approvals, both preliminary and permanent, to allow this project to proceed. I also feel that all the residents of Yorba Linda should have been notified in regards to this major development and not just the residents along the Projects immediate borders.

Respectfully,
Brian J. Casacchia 714.970.6704

From: Marcia Chester [mchester714@gmail.com]
Sent: Monday, August 06, 2012 6:37 PM
To: Leng, Channary
Subject: Cielo Vista NOP

To Whom It May Concern,

I am urgently expressing my discontent with the proposed building of the Cielo Vista community in the area of Via del Agua. What worries me is the amount of houses proposed in an area so close to the Yorba Linda Trend earthquake fault. I don't know if you felt the earthquake on the evening of June 13th, but I did. I can't imagine what would happen if "the big one" were to happen to an area that is so congested with houses. Please consider all the negative impact this development will cause. No one in our area wants this. Thank you. Marcia Chester
3810 San Antonio Rd, Yorba Linda 92886

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name:

Marcia Chester

Address:

3810 San Antonio Rd
Yuba Linda, CA 92886

I am against the development of the land
for housing. There is already too much
traffic going up and down San Antonio
as a cut through to get to Village Center Dr
by way of Fairmont. Besides, there are
more houses already being built at Village and Vista
del Verde. Leave the land alone - the coyotes
have to live somewhere than our immediate backyards

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DATE: August 5, 2012

TO: Ms. Channary Leng
OC Public Works/OC Planning
200 N. Flower Street
Santa Ana, CA 92702-4048
Channary.leng@ocpw.ocgov.com

RE: Cielo Vista and Yorba Linda Estates

The negative impact of developing nearly 500 new homes for the Cielo Vista and Yorba Linda Estates cannot be ignored. Clearly, the major access road of Yorba Linda Boulevard barely accommodates the vehicles that currently rely on this street on any given day of the week or weekend especially during high traffic times. Furthermore, the November 2008 fire demonstrated the near catastrophic results of insufficient roadway development as residents of the Hidden Hills, San Antonio, and nearby communities flooded Yorba Linda Blvd. in an attempt to escape the firestorm that enveloped the area, unfortunately, all at the same time.

My family and I were among these residents who attempted to escape. In the few minutes that we saw the flames first appear in the distance and soon imminently face to face with the hot towering flames that were whipped by the relentless Santa Ana winds, we and so many other residents realized that our lives depended on our ability to flee our homes. However, there was no way to escape as Yorba Linda Blvd. was packed with so many vehicles that no one was able to move but a few feet at a time as additional cars were attempting to merge onto the same roadway both east as well as west bound. Surrounded by flames that rose up next to our car and blocked our path as homes and properties burned on San Antonio Road, we will never forget the horrific terror we experienced.

To add 486 homes to this community (and minimally 2 cars per household) with no provision for adequate traffic and fire safety not only for existing but future residents is reckless. As we well know, Santa Ana winds occur regularly and seasonally; fires can be expected and another raging firestorm will eventually occur in this canyon area. We can build homes with fire safety modifications and even provide sufficient water resources; however, there is no ability to fully control fires determined by nature. Since Yorba Linda Blvd. can rapidly become a bottleneck, we risk lives if we do not build or widen roads that assure safe escape routes for everyone. Or, is the building and sale of these homes and estates to potential buyers and increased property tax revenues so important that we can disregard the safety and lives of the families who reside in these communities? Unfortunately, your answer to this question is an obvious "yes."

Terry and Penny Chin
21640 Casino Ridge Road
Yorba Linda, CA 92887

Cc: lizette18@sbcglobal.net

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: BOB CHRISTENSEN
Address: 21765 HASTEDOWN CIRCLE
YORBA LINDA

bobkaly@earthlink.net

FIRE HAZARD - FREEWAY FIRE - INADEQUATE EVACUATION
- CHOKING OF YORBA LINDA BLVD, INPELITE HIGHWAY.
INADEQUATE WATER SUPPLIES
EARTH QUAKE HAZARD
AIR POLLUTION
TRAFFIC PROBLEMS - CONSTRUCTION, OTHERWISE
HOUSING DENSITY ISSUES.
LOSS OF RECREATION
AESTHETICS - LOSS OF VIEW.
NOISE.
ANIMAL STRUCTURE.
DRAINAGE.

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21765 Hastedown Circle

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

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Name:

KATHLEEN F. CALISTANSEN

Address:

21765 THISTLEDOWN CIRCLE
Y. LINDA CA 92781

FIRE HAZARD - FREEWAY FIRE - INADEQUATE EVACUATION
- CHOKING OF YORBA LINDA BLVD, IMPERIAL HIGHWAY.
INADEQUATE WATER SUPPLY.
EARTH QUAKE HAZARD
AIR POLLUTION
TRAFFIC PROBLEM - CONSTRUCTION, OTHERWISE
HOUSING DENSITY ISSUES.
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AESTHETICS - LOSS OF VIEW.
NOISE.

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K. F. Calistansen

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

The purpose of the public scoping meeting is to obtain input from the public regarding the scope and the alternatives that will be analyzed in the Draft EIR for the Cielo Vista Project. The County of Orange has determined that there is substantial evidence that potentially significant environmental impacts may occur from the project. The EIR will address the following topical areas with potentially significant impacts: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, and Cumulative Impacts.

Comments can be provided in written form at the scoping meeting (please fill out the sign-in sheet), via standard mail or e-mail. The deadline for submitting written comments to the County is August 6, 2012. In the space below (and on additional pages, if necessary), please provide any written comments you may have concerning the scope of the Draft EIR for the proposed project. Your comments will then be considered during preparation of the Draft EIR.

Name:

Bill Clouse

Address:

4900 GREEN CREST DRIVE
YORBA LINDA, CA 92887

My wife and I are very concerned with what is on the books for the Yorba Linda Estates project. We are worried about the increased traffic, pollution, fire danger and clutter that this project appears to offer.

We have bought into and love our community. The allure of Yorba Linda is that even though it is a good sized city, it still has somewhat of a rural appearance. Land size is good. What we see proposed is a lot of homes built in a small area.

This is in direct contrast to what we in Yorba Linda have built. These hills are a tinderbox and this smells disaster.

We are not happy with what we see on the books.

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

SANTA ANA CANYON DEVELOPMENT
1260 N. HANCOCK
UNIT 101B
ANAHEIM, CA 92807
(714)693-9001

RECEIVED

AUG 6 2012

COUNTY OF ORANGE

rev'd as e-mail 8/1/12

July 31, 2012

Kevin Canning, Contract Planner
County of Orange, CA
300 N. Flower
P.O. Box 4048
Santa Ana, CA 92702-4048

Sent Via Email: Kevin.Canning@ocpw.ocgov.com and US mail

Project Title: Cielo Vista Project (Project No. PA 100004)
Applicant: Sage Community Group, Inc ("Sage")

Dear Mr. Canning,

Santa Ana Canyon Development Co., Inc ("SACD") owns and operates oil wells and related facilities located on and under the land which is the subject of the above referenced project. Our operations are conducted pursuant to oil and gas leases which have existed for several decades. Santa Ana Canyon Development Co., Inc. is the current successor lessee under their leases and has operated the leases for over twenty five years. The oil operations are only briefly discussed in Sages's submittals.

SACD does not object to a development project on the land. An agreement has been entered into with the land owner which is the intended to allow development while allowing continued oil operations. SACD's concerns are with future operations should the project be approved as submitted. The land owner and SACD agreed upon a parcel that has been designated as the site for future oil operations (including wells to be drilled to replace the current wells which are to be abandoned). The drill site area is located within the project area referred to as "Planning Area 1" in the Sage submittals. "Figure 4" attached to the notice of preparation dated July 5, 2012 issued in this matter shows the actual location (reflected in pink). Under the agreement entered into between the land owners and SACD the area is to be used as the drill site from which operations are to be conducted and future wells are to be slant drilled to extend under the proposed project lands. All such wells would be drilled from the designated drill site and be located within a "cellar". Storage facilities would be necessary to hold oil production until delivered to the buyer via trucks. No oil delivery pipelines exist. An access road had been designated in our agreement to allow trucks, employees, etc. to get to and from the drill site. The understanding is that the surface of the drill site will be located below the

elevation of residential lots and the cellar located below ground level. It is to be noted that an operating well is currently located within the designated drill site area. SCD strongly believes that the scope of the future oil operations should be fully explored in the submissions. The Orange County Municipal code requirements related to oil operations should be addressed and resolved regarding (among other issues) distances from proposed dwellings, well spacing, cellar location, storage facilities, hours of operation, and trucking of production from the site.

Because the comments contained in this letter are time sensitive, please advise by email that this letter has been timely received. Thank-you in advance for your cooperation.

*Very Truly Yours
Santa Ana Canyon Development Co., Inc.*

*By: 
Herbert E. Conway, President*

Cc: M.L. Steele/E-mail MLSESO@hotmail.com

From: elizabeth cox [liztcox@gmail.com]
Sent: Sunday, August 05, 2012 10:01 PM
To: Leng, Channary
Subject: Cielo Vista Project Comment
Attachments: Comments for Cielo Vista Project.docx

Attached please find my comments on the Cielo Vista Project. There was not only not enough time allowed in responding to this issue but we as citizens were never properly notified. Something of this magnitude should have been sent in writing to all residents of Yorba Linda and especially those directly affected like us.

Sincerely,
James and Elizabeth Cox

Comments for Cielo Vista Project

Elizabeth Cox
4745 Blue Mountain Drive
Yorba Linda, CA 92887
714-801-2473

I reside just one block from where part of this development is proposed. I have been a resident of Yorba Linda for 31 years. In fact my husband and I were married here, our two children were raised their entire lives and attended school here and we attend our church in Yorba Linda. This is our **HOME**.

I will comment on the follow issues that strongly concern and appall me:

1. Effect on open fauna
2. Effect on land
3. Traffic and safety impact
4. Public services/Recreation
5. Lack of notification

1. I have had the privilege to live in Yorba Linda and witness and enjoy the abundance of its land and fauna. I have watched with awe the beauty of peregrine falcons, hawks, hoot owls, blue birds, hummingbirds, screech owls, skunks, rabbits, coyotes, mountain lions, opossums and numerous other animals and birds. They are one of the main reasons we moved here. Many of these animals make the hills that are going to be raped by this project their home. They depend on it for housing, food and protection. As stewards of this land, we as citizens need to protect them in all ways. This project will do anything but this. It is a travesty what will happen to them. Their homes and habitat and ultimately they will be destroyed. Will we have to go to a zoo to see these animals in the future? What a sad, sad thought. We are a balanced ecosystem all connected. You start depleting

and destroying one area and others with die away also. Why are we not concerned about this?

2. I have watched over the past 30 years the land of Yorba Linda destroyed by what is called progress and development. The abundance of natural open land is what first brought us to purchase our first home in 1981. Our own city council and planning committee approved the total devastation of the hills along Bastanchury Road putting housing in at such a density that it is nothing but a mass of houses. Very little open space is left in Yorba Linda. That is ironic since the translation of our town's name is "beautiful land". Shouldn't we be preserving our land for our children to come? Why are we not preserving natural land for hiking, walking, bike riding, etc? What's next? Going to a park will be the only way to see open space in our town and our natural topography and our natural land gone.
3. The citizens of Yorba Linda lived through the most devastating fire a few years ago. We were gridlocked in trying to evacuate. The traffic on Yorba Linda was at a standstill. This entire project will be emptying out onto Yorba Linda Blvd. Do you truly think this is a wise decision? Our community cannot absorb this amount of traffic whether it be in an emergency situation or in everyday use.
4. As mentioned earlier our right to recreation in an open natural situation is dying before us. Natural open space gives us peace and quiet like nothing else and the opportunity to enjoy it by hiking, walking, biking, bird and fauna watching and so much more. We need more choices for recreation beside parks. Our parks are geared to sports and in doing this we have left out so many people. Many cities have this opportunity but we do not.
5. As a citizen we should have the right to be notified by email or mail any matter that the city is proposing way in advance of decisions being made. I am only one block away and how did I hear about this development? A person at Eastside Park where I walk each day. There is something wrong with that picture. It is ironic that when we are having a room addition we have to send notice to anyone that could be affected yet the city/county does not have this requirement. We pay the taxes and the city council, planning committee and county should be following what we want not

their own agenda. We should have the right to vote on areas like this development and downtown or truly anything that affects our community. I should underline "our" because that is truly what it is.

I hope we all come together and fight this disaster in the making. It benefits no one but the developers. Is money the only concern anymore? Do I need to move to find a town that encompasses these thoughts? I am feeling I do but I won't. I will stand and fight this to the end. Cambria, in northern California adopted this type of protection. They adopted the Greenspace board. As their website stated they are committed to "advocacy" on behalf of the environment. This means taking a stand when public or private policies and practices threaten the local forest, creeks, open space and habitat. Isn't that what every town and county should be doing? Why should we be interested in open space? Everything we do affects the "consequences of our human presence".

I will be attending all meetings now that I am aware of this devastating development.

Sincerely,

Elizabeth Cox

8/1/2012

County of Orange
OC Public Works/OC Planning
300 N. flower Street
Santa Ana, CA 92802

Ms. Channary Leng

This letter is in response to the recent proposal for a new housing development in the hills above Yorba Linda and immediately east of San Antonio. As a homeowner in this area, I have received all the documentation provided by the County showing the new developments under constructions. In the following paragraphs, I would like to provide you with some of my reservations and concerns regarding this project.

We moved in 1988, to our home on San Antonio from another home in Yorba Linda for the sole reason of the rolling hills, luscious space and secluded environment. The thought of having to remove an entire hill or hills to make room for more homes, is not what the homeowners in the hills of Yorba Linda want or intended when they moved here.

As you are already aware, the Tri City Fire in 2008, caused extreme destruction to homes as well as the surrounding environment. I cannot even describe the total chaos of everyone trying to evacuate from their homes. The streets were so packed that some families traveled down the sidewalks or trails to get out. It was a major catastrophic event and if more homes were to be placed in the vicinity, I cannot even imagine the fear and destruction to come. There is just not enough roads to handle the amount of homes this new project has in mind.

Also, after watching all the trees and landscape burn, leaving animals homeless, and remaining wildlife displaced. We were just recently commenting on how deer are starting to return, the rabbits, squirrels and birds are playing and wildlife is blooming. It is impossible to imagine all the destruction that is going to take this all away from us after nature has so graciously renewed itself.

Moving forward, there are other concerns and complaints that are bothering but the above are just the life threatening ones we feel.

Thank you for taking the time to read this letter and please know that has a community we are committed to blocking this new construction project unless amended to satisfy homeowners.

Sincerely,

Sally and Michele Daetweiler

4150 View Park Drive
Yorba Linda, CA 92886

August 3, 2012

Ms. Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

Re: Draft EIR Scoping Comments for Cielo Vista Project

Dear Ms. Leng:

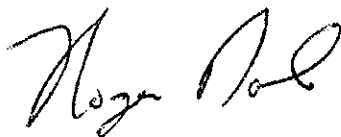
We live off of San Antonio Road in Yorba Linda, in close proximity to Aspen Way – one of the anticipated access points for the proposed Cielo Vista project. We are especially concerned about the project's potential traffic impacts and related impacts to public safety, especially in the event of a major fire requiring quick evacuation of the neighborhood.

Our specific comments relative to the scope of the Draft Environmental Impact Report (DEIR) are as follows:

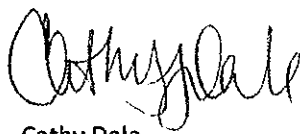
- For purposes of the DEIR, Cielo Vista and the immediately adjacent Yorba Linda Estates (YLE) project should be treated as a single project. Including YLE as a "cumulative" project in the Cielo Vista DEIR would not accurately reflect the intricate relationship between these two developments in terms of YLE's anticipated access via the Cielo Vista property.
- The DEIR should fully consider a range of project alternatives that would meaningfully reduce the potential environmental impacts of this development. These should be realistic, implementable alternatives – not theoretical alternatives that the developer can ultimately dismiss as being economically infeasible.

We request that we be included in the distribution for all future notices and correspondence about this proposed project.

Sincerely,



Roger Dale



Cathy Dale

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

The purpose of the public scoping meeting is to obtain input from the public regarding the scope and the alternatives that will be analyzed in the Draft EIR for the Cielo Vista Project. The County of Orange has determined that there is substantial evidence that potentially significant environmental impacts may occur from the project. The EIR will address the following topical areas with potentially significant impacts: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, and Cumulative impacts.

Comments can be provided in written form at the scoping meeting (please fill out the sign-in sheet), via standard mail or e-mail. The deadline for submitting written comments to the County is **August 6, 2012**. In the space below (and on additional pages, if necessary), please provide any written comments you may have concerning the scope of the Draft EIR for the proposed project. Your comments will then be considered during preparation of the Draft EIR.

Name: Paul & Mary Ann DAYLES
Address: 21730 Allenby Circle
Yorba Linda, CA 92887
pdayles@earthlink.net

I am outraged and appalled by the sheer gall of the developers Nicholas/Long, Simmons, Friend to propose and start this enormous housing development called Cielo Vista that will not only destroy the environment and property values of the existing homes, but be a dramatic financial burden on the city of Yorba Linda.

These developers pretend that by going through the Orange County system instead of through the Yorba Linda City system, they can get away with it. But they and hopefully the Orange County government knows quite well that all these homes, thousand(s) of people and cars, are going to totally depend on Yorba Linda streets, water, police, sanitation etc. etc. They must be stopped in their tracks. People already living here in Yorba Linda have a right to have a say in this. We are the ones that will be tremendously impacted in a negative way, even will suddenly be living in a much higher risk area that could cost our lives if another fire erupts in the hills. And fire will erupt again, that we can count on.

This Cielo Vista development will endanger our lives. Not just because of the degradation of our air quality, the dramatic traffic increase etc. but as we saw during the fires in 2008, our streets couldn't accommodate all the cars fleeing the fires then. Our house was in the middle of it and the streets were clogged and fortunately we all escaped but add a couple of thousand cars fleeing fires these hills coming down our streets and a major catastrophe will happen. Isn't anybody realizing this? The existing neighborhood was not build to accommodate an influx of one to two thousand new people and cars. What are they (or the city planners) thinking? Don't they care?

Please turn page

Please ~~leave this form in the box provided at the Scoping Meeting~~ or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

While these developers intend to make enormous profits, we who live here, will see our life's investment plummet in value, our lifestyle destroyed, the air quality decline, our schools flooded with new students, our library unable to accommodate the additional thousand(s) of customers, our quiet local streets becoming high traffic thoroughfares and the cost of living here going up substantially thanks to increased costs for schools, water, sanitation, police, etc. etc. etc. It will make a mockery of Yorba Linda's slogan: "the land of gracious living"

We do not need and absolutely do not want 500 new home development in the middle of our neighborhood.

I, and I know everyone else in this area, demand an immediate stop to any further destruction already in progress of "our" hills until this whole concept and its impact has been evaluated for what it really is. This development, if needed at all, should be in some location where it is needed where it will not destroy the environment of the already existing people living there.

Paul Dayles
21730 Allonby Circle
Yorba Linda, Ca 92887
pdayles@earthlink.net

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

The purpose of the public scoping meeting is to obtain input from the public regarding the scope and the alternatives that will be analyzed in the Draft EIR for the Cielo Vista Project. The County of Orange has determined that there is substantial evidence that potentially significant environmental impacts may occur from the project. The EIR will address the following topical areas with potentially significant impacts: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, and Cumulative impacts.

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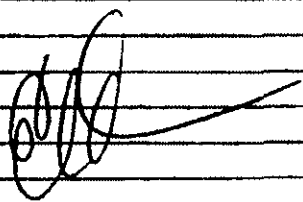
Name:

Eldon Dekkenga

Address:

4855 Rockhampton
Yorba Linda, CA
92687

- Fire hazard, ie, Freeway Fire, currently have inadequate evacuation routes for existing homes
- Significantly increase traffic on Yorba Linda Blvd. - gridlock!
- Inadequate water supply - problem during fire
- Housing density issues
- Noise during & after construction
- Effect upon wildlife in the undeveloped area



Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

August 5, 2012

Ms. Channery Leng
OC Public Works/OC Planning
300 North Flower Street
Santa Ana, CA 92702-4048

Transmitted via email: Channery.Leng@ocpw.ocgov.com

RE: Public Input for Draft EIR
Cielo Vista Project (PA 100004)

Dear Ms. Leng:

This letter is provided in response to the Notice of Preparation for the Cielo Vista Project. Our comments/concerns pertaining to this proposed development are as follows:

1. It has been explained that public input is being sought for the draft EIR that is to be prepared for the proposed Cielo Vista development only, however, comments being listed below pertain to both the Cielo Vista project as well as the development of the Murdock property. Although the Murdock property has not been formally submitted for public comment, it is not possible to comment on these developments separately since it is their collectiveness that greatly impacts our community.
2. **PUBLIC SAFETY**
The proposed developments are located within a very high fire hazard area. As such, access to and from these developments is critical at times of emergency. As recently witnessed during the wildfire of 2008, the existing roadways are inadequate for the evacuation of the existing residences. Adding more homes to the already impacted street system will further degrade the level of safety experienced in this area.
3. **STREETS AND TRAFFIC CONCERNS**
The proposed developments will generate a substantial increase in traffic volume. As residents fronting San Antonio Road, we can attest to the difficulty in backing from our driveways and the safety of our children given the current traffic volume. By creating a lengthy travel route into the Cielo Vista and Murdock developments you will be encouraging residents to disregard our safety in order to reach their homes in a timely manner.

Using this roadway as the only entrance into their development will further degrade the traffic safety of this neighborhood to an unacceptable level.

It is understood that a portion of the Cielo Vista development will use Via Del Agua for access to Yorba Linda Boulevard. It should be understood that left turns movements from Via Del Agua onto Yorba Linda Boulevard are difficult and dangerous, particularly during morning and evening commute times. The addition of a traffic signal at this location would not be a welcome addition to this community.

4. AESTHETICS

The proposed developments are located within a visually prominent location. The City of Yorba Linda has worked diligently over the years to preserve the natural and rural characteristics of our community with particular attention given to the preservation of ridgelines. The proposed developments will extend to the ridgelines of the local area. Being in a rural equestrian area we also have space between neighbors to add the rural feeling to our neighborhood. We also have equestrian trails winding throughout the neighborhoods. The current plan for Cielo Vista and Murdock does not provide for trails and the closeness of the planned homes are not in keeping with the surrounding neighborhoods. As such, the proposed development plan is not consistent with the adjacent areas.

5. PUBLIC SERVICES

The preliminary plans do not indicate that horse trails, parks, schools or other community service facilities are proposed as part of the development. As such these developments are not consistent with the surrounding areas and will further impact community services which are already strained/limited as a result of budget constraints. Further impacts to the area must be mitigated without causing further financial burden on the community. No thought has been given to placing a park within the development or trails that allow residents to continue to enjoy the natural wildlife areas.

6. UTILITIES

As noted above, the proposed developments are located within a high fire hazard area. As such, a robust water supply must be provided to serve the needs of the new development. Costs associated with upgrades to the adjacent water, sewer and storm drain systems must be borne by the developers and not be placed as a burden on the residents of Yorba Linda.

7. WILDLIFE

Natural springs and a blue-line stream exist within the area of development. The development is also part of the Chino Hills Wildlife Corridor which provides habitat for a wide variety of animals. Animals within this corridor rely on this water for survival. Diverting or otherwise re-routing this water by way of underground conduits will deprive the wildlife from this water source. Doing so will cause coyotes, bobcats, snakes and many other animals to canvas the residential neighborhoods, including any new residences, in search of food and water. This will increase the danger to the residents of the area. We have already seen an increase in wildlife activity in our neighborhoods during daylight hours as a result of the seismic fault investigation currently underway.

8. CONSISTENCY WITH SURROUNDING AREA

The proposed building sites appear to be high in density and configured on efficient manufactured pads which lack character and are not consistent with the surrounding neighborhoods. The existing neighborhoods in this area consist of large lot sizes, many with equestrian facilities. It is not uncommon to stop at a stop sign or traffic light to wait for crossing horseback riders.

In closing, we are not opposed to a property owner wanting to build on his/her land, but we are asking that they be considerate of the neighborhoods that already exist. We chose to move our young family to this area because of the items mentioned above. Allowing a "South OC" type of high density neighborhood to be built in Yorba Linda would not be a good fit with our community. These are our homes and neighborhoods and we are trying to protect our rural way of life. We look forward to the end of the work day and returning to Yorba Linda. As soon as we get off the Toll Road or Freeway we feel a relaxed, slower pace. We enjoy sitting in the backyard and hearing the crow of the roosters or the neigh or the horses. Life here is low key and we want any type of development to take that into consideration and plan to fit into our existing neighborhoods and way of life.

Sincerely,



Craig and Jennifer Di Bias
4420 San Antonio Road
Yorba Linda, CA 92886
(714) 693-7749
craigdibias@sbcglobal.net

From: Patrick Diederichs [pjd3@adelphia.net]
Sent: Sunday, August 05, 2012 11:24 AM
To: Leng, Channary
Subject: Cielo Vista Project - Written Comments

Ms. Channary Leng
OC Public Works/OC PLanning
300 N. Flower Street
Santa Ana, CA 92702-4048

Ms. Leng

I am against the Cielo Vista Project and other planned projects in this area of Yorba Linda.

The Cielo Vista Project and the other associated projects planned for this area (YL Estates Project, Nicholas/Long Project, Simmons Project, Friend Project) are not consistent with the existing homes, lots and living in this part of Yorba Linda. It does not fit in with the established community, zoning and open space for which Yorba Linda is know for. For consistency, the projects should be subjected to all Yorba Linda zoning regulations to maintain consistency with Yorba Linda's established community.

In addition, this project will add additional traffic to San Antonio Road. Traffic on San Antonio Road had increased to much higher levels with the addition of the Casino Ridge project (just north of the Cielo Vista Project). The negative impact of the increased traffic on San Antonio Road is compounded by the lack of enforce of traffic regulations including speed (25 mph), stop signs, etc. I would anticipate that the traffic situation coupled with the lack of enforcement of regulations will be made even worse with the proposed Cielo Vista Project and the other projects noted above which would link San Antonio Road with Stonehaven.

Again, this project is not desirable, is not consistent with the established Yorba Linda community and will exacerbate the existing traffic problems on San Antonio Road.

Patrick J. Diederichs
4140 San Antonio Road
Yorba Linda, CA 92886

Paul J. Doty

4584 Avenida De La Luz - Yorba Linda, CA 92886 - 714-970-9465 - pjd_52@att.net

Ms. Channary Leng
Orange County Public Works/Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

August 2, 2012

RE: Cielo Vista Project – Draft Environmental Impact Report (EIR)

Dear Ms. Leng:

I respectfully submit this letter as a statement of my concerns regarding a proposed development on County property east of San Antonio Road, known as the Cielo Vista Project. I have lived in Yorba Linda for more than thirty years and I have witnessed firsthand the growth of this rural community. My background includes a working knowledge of the processes involved in community planning and development. I served on the Yorba Linda Parks and Recreation Commission for eighteen years and have worked through many EIR reports.

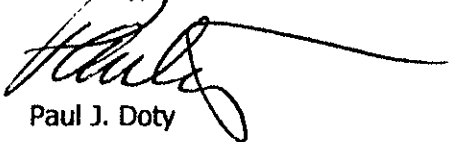
The initial scope of the project, as defined during the July 19, 2012 public meeting, along with my personal review and investigation, leads me to the following issues:

- Impact on public safety in the event of a natural or man-made disaster
- Traffic and congestion on narrow roadways and winding roads
- Impact on schools, parks, shopping and local services
- Construction intrusion including heavy equipment, dust and noise
- Environmental impact on existing wildlife and vegetation in the area
- Visual impact of the grading, cut and fill and new landscaping
- Utilities including power, water, sewer and storm drain/runoff

I hereby request that the County keep us well informed of the scope and layout of the Draft EIR on this project. I will assume by inference that the county will also be working on a Draft EIR for the future planning on the Murdock Property adjacent to the Cielo Vista project. The combined effect of the two projects will create havoc in our community and we will exercise our right to be heard.

I expect notification of any and all public meetings where input from the affected residents will be accepted and entered into the public record.

Sincerely,



Paul J. Doty

From: Sam Easterday [sameasterday@msn.com]
Sent: Tuesday, July 31, 2012 3:50 PM
To: Leng, Channary
Cc: lizette18@sbcglobal.net
Subject: Cielo vista project

Hello Ms. Channary Leng

I have reviewed the proposed project and have some great concerns. Our home burnt in the freeway complex fire 3 plus years ago. We only completed the rebuild in last year. I feel strongly that any additional building in our area would only compound the ability for the fire department to respond. With city, county and federal governments in trouble financially to think we could handle an additional load is silly.

We need to eliminate any additional load on this area as there is already a problem with staff and equipment to handle any future fires.

We also have limited access to these areas since they are built with only one way out which is two way existing over taxed roads. This would be a problem in normal situations as well as in emergencies.

I strongly believe this project would jeopardize life and property in our area as well as the new proposed development. I would ask it be denied.

Thanks

Sam Easterday

Ms. Channary Lang

OC Public Works/OC Planning

300 N. Flower St.

Santa Ana, CA. 92702-4048

Cielo Vista Project (Project No. PA 100004)

1. Aesthetics

Our homes have 1/2 - 1 acre lots. The proposed homes have small lot sizes that are inconsistent with our existing neighborhoods. Second concern: The land will be developed and the economic downturn (especially in housing) still continues. Will we have empty pads, unfinished houses and streets to plight the neighborhood?

2. Biological Resources

Protection and active management of wetland and wildlife communities for hundreds of dependant species. CA has lost approximately 95% of these types of habitats.

3. Cultural Resources

The change in topography will destroy the reason why we chose to live in this area of Yorba Linda rather than an urban one.

4. Geology/Soils

We are nearly on top of the Whittier Fault (earthquake July 2008). Can the movement of large amounts of earth contribute to seismic activity?

In the last 26 years we have experienced vibrations throughout our home. Could this be low level seismic activity? Would that increase by large amounts of earth being relocated?

5. Hazard/Hazardous Materials

The Sage property has several (or more) producing oil wells. How will these existing wells and storage be effected when earth is being moved and housing is in place? (Could spillage and seepage be an issue?)

6. Hydrology

We have a natural flow of water across the lower part of our property. For 26 years we have never had a flooding issue. Will the reformation of the hills have an impact on the natural water flow thus creating a heavier flow(of water) undermining the slope to the higher section of our property?

7. Land Use and Planning

Lack of parks and other recreational areas for high density housing.

8. Population/Housing

The proposed entrance off of San Antonio/Aspen Way only provides entrance/exit to a very few homes. The burden will be on Via Del Aqua. During certain times of the day it is impossible to exit onto Yorba Linda Blvd. An additional traffic light would only increase congestion on Yorba Linda Blvd.

9. Public Services

On November 15, 2008 there was a total lack of police and fire department to assist in evacuating the area. Since this was the case, how will existing public services (in this age of cut-backs) cope with public safety in an increased population?

Increased burden on our already overcrowded schools.

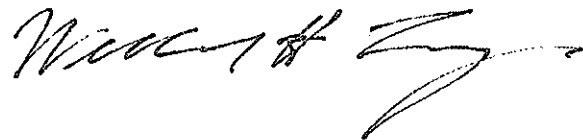
10. Utilities and Service Systems

During the Freeway Complex Fire of 20008 many in the area encountered water shortages which led to the loss of many homes. How does the county intend to address this issue? We live in a high fire danger area. Additional housing will increase this danger.

William H. Ensign

4805 Via Del Corral

Yorba Linda, CA. 92887

A handwritten signature in black ink, appearing to read 'William H. Ensign', with a stylized flourish at the end.

From: Karen Farley [kmmmmom@yahoo.com]
Sent: Wednesday, August 01, 2012 8:45 AM
To: Leng, Channary
Subject: Proposed development

To Whom It May Concern:

We are residents in the neighborhood directly across from the proposed housing development that we JUST received notice of (why were we not invited to the meeting??). We are COMPLETELY opposed to this development, as it has many negative impacts on our community. Besides the obvious one of completely changing the view we paid so much money to look at, the increased safety risk, traffic, and loss of some of the last natural beauty in our community is not worth the profits that the developers will pocket from this project. Because it is technically not in Yorba Linda, the housing density that is allowed there is completely out of line with zoning regulations and density of our community, and will completely change the scope of it. It is not right that this development be allowed to downgrade OUR environment and home values so that developers can turn a profit. If this development is allowed to continue, the city WILL see a backlash from the community.

Sincerely, and ready to protest,

Rod and Karen Farley

3993 Sage Ridge Dr.

Yorba Linda

714-779-8131

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name:

Address:

Grace Farr
4055 Hickory Tree
Yorba Linda, CA 92886

- ① Emergency Access
- ② Traffic - San Antonio not a thoroughfare
- ③ Property Values
- ④ Aesthetics to the Chino Hills
- ⑤ Environment Impact to trees/vegetation loss

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channry Lang at: Channry.Lang@ocpw.ocgov.com

County of Orange

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Name: Jennifer Farr
Address: 4055 Hickory Tree
Yerba Linda, CA
92886

- ① Traffic
- ② Air Quality
- ③ Emergency Evacuation - Already problem in our area.
- ④ Congestion in Public facilities

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Name:

Address:

Kristine Farr
4055 Hickory Tree
Yorba Linda, CA 92886

Traffic, impact on the hills and Yorba Linda,
stress on local resources including fire department &
police, Air quality.

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Name:

Address:

Steve Farr
4055 Hickory Tree Ln
Yorba Linda, CA 95886

- ① Traffic
- ② Population/Housing
- ③ Not compatible to Yorba Linda large lots/house standards
- ④ Significant impact on property values
- ⑤ Evacuation Routes ???
- ⑥ Hazardous Materials in said Area

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From: Patrick Fitzgibbons [pfitzgib@gmail.com]
Sent: Sunday, August 05, 2012 10:31 AM
To: Leng, Channary
Subject: Draft EIR - Cielo Vista Project

Ms. Leng:

I am writing to express concerns about the proposed Cielo Vista Project.

For several reasons I believe that the proposed project is inappropriate for this location. The site is hindered by very limited traffic access and the subsequent increased congestion that would result. Additionally, this is a high fire danger region with only one primary road for emergency exit (Yorba Linda Blvd). Given the large number of existing homes in the San Antonio Road area, this will only exacerbate problems ensuring safe egress.

This location is also an essential local wildlife corridor and represents one of the few remaining wildlands in north Orange County and should be protected.

Thank you for your consideration of these thoughts.

Patrick L. Fitzgibbons

4930 Fairwood Circle

Yorba Linda, CA 92887

(714) 692-1176

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

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Name: SHERI FRANK
Address: 6345 Brentwood Place
Yorba Linda, CA 92587

To Whom it may concern:

I think that building another 500 homes in the Yorba Linda area is a terrible idea. Already with the new homes on Bastanchury there is a significant increase in traffic on Yorba Linda Blvd and Imperial Hwy. Already at 5:30pm Yorba Linda Blvd is so packed with people returning home from work, that it takes me almost 20 minutes to get to my home from the freeway exit. (A normally 5 minute drive). My fear is that Yorba Linda will become so impacted with people that there will be a dramatic rise in crime, pollution and yet more traffic. Another impact these homes will make is on the natural environment. Chino Hills State Park is right on the other side of these hills, but the boundary does not restrict any of the wild animals. I do not fear for only the animals' safety, but also for the potential residents of that area. Animals such as coyotes and mountain lions will stray into the yards and cause some sort of incident, either mild or dangerous. Already we have had several incidents in just my yard in Hidden Hills. The chaparral ecosystem of Southern California is quickly decreasing; how long until it's gone? Another point I would like to address is that of schooling. Already community colleges in this area are so impacted that my kids have had difficulty getting classes. (continued)

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(See Additional Paper)

(continued) It is especially hard since most of the higher level major preparation classes have been reduced to one class a semester, or cut completely. If new families start moving into all these homes at the same time, within 10-15 years the impact will be so great that community colleges will not be able to accommodate students that wish to study there.

We feel that the building of these 500 homes is just a ploy for the government officials to increase their revenue, and it shows that they truly have no empathy for the residents of this county. If orange county needs more money, why not cut expenses instead of spending more.

- Sheri Frank
- Carl Frank

County of Orange

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Name: CHRIS FITTERER
Address: 4110 VIEW PARK DRIVE
YORBA LINDA CA 92886

I AM A HOMEOWNER NEAR THE AREA IN QUESTION. I AM
AGAINST FURTHER DEVELOPMENT. THE IMPACT OF 500 HOMES WOULD
NEGATIVELY ~~HARM~~ HARM THE NATURAL ENVIRONMENT THROUGH OVERCROWDING,
NOISE, POLLUTION AND OTHER MEANS

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From: Roy Gill [roll_blader@hotmail.com]
Sent: Monday, August 06, 2012 11:18 PM
To: Leng, Channary
Subject: Yorba Linda NOP ...

Hi Ms. Channary Leng,

We believe it is imperative to really listen and react to the local residents when considering a development on such a large scale has evidently being planned for the Yorba Linda area. Though the development is just outside of the City of Yorba Linda the impact of that development will be borne entirely by Yorba Linda. That impact will be massive for schools, traffic, fire safety, the City of Yorba Linda's fiscal health, and environmental.

The environmental will include loss of view and wild animal habitat. Both of these items are scarce and so valuable. And just those two items are worth stopping this project.

The additional traffic etc. will increase the amount of maintenance required on the cities streets. The city has worked very hard to maintain its fiscal health through these tough times when many other cities are in, heading for, or in danger of bankruptcy.

The design has not taken into account the guidelines that the City of Yorba Linda has worked very hard to maintain. This could very well affect values of adjacent properties causing potential liabilities.

Sincerely;

Roy Gill
4970 Fairwood Circle
Yorba Linda, CA 92887

County of Orange

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Name: Berlany Keene
Address: 4540 V. A. Bell Street
Yuba Linda, CA 92587

I am whole heartedly against the Cielo Vista project
as it is an environmental safety issue and will
change the rural nature of the neighborhood.
I am against the development for these
reasons:

- High traffic
- Overcrowded schools
- Population increase w/ out proper planning
- lack of public services
- Air pollution from construction

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Name:

ALBERT & JOAQUINA G. HANNA

Address:

4015 SAN ANTONIO RD

SAN ANTONIO RD. (CANNOT) HANDLE ANY MORE
TRAFFIC AT A SAFETY RATE. TOO MANY CARS
COMING DOWN HILL ALREADY. (CASINO RIDGE)
FIRE HAZARD

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Name:

JAMES S. STEARNS

Address:

4180 San Antonio Ave

Yorba Linda, CA 92701

Dear Ms. Lang:

The proposed Cielo project is a potential disaster in the making. During the fire of 2008, residents couldn't get out of the neighborhood and Cielo is encroaching 300-500 homes. We would appreciate the opportunity to be involved in this project.

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Name:

Address:

June Gleason
14180 San Antonio Rd
Yuba Linda, Ca 92886

Ms Lang,

I attended a neighborhood meeting on 7/29/12 concerning the development of the Cielo Vista Project. We received an update from the City of Orange and was happy to see that the city has set up a letter concerning the NPS of the Cielo Vista Project which covers more than I could have emailed. I hope all will be addressed in detail.

Sincerely,

June Gleason

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channry Lang at: Channry.Lang@ocpw.ocgov.com

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Name: Ken Gonsky
Address: 4050 San Antonio Rd.
Yuba Linda, Ca 92986

IT SEEMS UNFAIR FOR HOMEOWNERS TO PURCHASE
A RESIDENCE IN A SPECIFIC ENVIRONMENT ONLY TO HAVE
THAT DREAM CRUSHED BY MASSIVE HOME DEVELOPMENT
THAT CHANGES THE WORLD YOU WORKED SO HARD TO GET TO.
IN ADDITION, THE SIZE OF THE DEVELOPMENT WOULD CAUSE
A HIGH TRAFFIC IMPACT ESPECIALLY WHEN THERE ARE
ONLY TWO EXIT POINTS, THAT HAVE BEEN MENTIONED.
HAVING A DEVELOPMENT PLACED NEXT TO YOU THAT
DOES NOT COMPLY WITH THE LOW DENSITY RE-
QUIREMENTS YOU PURCHASED YOUR HOME, NOT ONLY
CAN HURT YOUR PROPERTY VALUES BUT IN ADDITION
IMPACTS YOUR QUALITY OF LIFE. OVER DEVELOPMENT
INTO RURAL AREAS MAKE URBAN AREAS AND WHERE
I WANTED TO LIVE SO I MOVED AWAY ONLY TO
HAVE THAT ENVIRONMENT MOVED TO ME

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From: Susan Gruener [susan_gruener@fsd.k12.ca.us]
Sent: Sunday, August 05, 2012 4:56 PM
To: Leng, Channary
Subject: RE: Proposed Cielo Vista Development

Dear Ms. Leng,

I was very saddened and concerned when I learned of the proposed Cielo Vista development for a number of reasons which I will detail below.

1. Damage to the ecosystem and habitat. There are deer, bobcats, rabbits, roadrunners, squirrels, coyotes, eagles, and other animals that populate this area. This development will destroy their habitat that has already been severely comprised in recent years.
2. Lack of enough access roads in case of an emergency. (for example the Fire 2008 and a potential earthquake). This development could be a huge liability and endanger lives because there are not enough ways for the population to exit if necessary.
3. Aesthetics- Yorba Linda is know for having a rural charm because of its open space and low density housing. Because of this, it is a very desirable and sought after place to live. Yorba Linda, like everywhere else, has suffered during the economic down turn and property values have plummeted. This development would further decrease the property values in Yorba Linda and yet be another blow to its residents.
4. Destruction of land for no reason. Now is a particularly terrible time to pursue such a development. There are existing developments in Yorba Linda where the developer destroyed the natural habitat by grading lots for future homes, but because of the slowing of the economy, the developer has left them undeveloped for several years now. Wildlife was displaced and the natural habitat was destroyed for no reason.

I hope you will consider these factors before approving the proposed development. Thank you for your kind attention in advance.

Sincerely,

William and Susan Gruener

21600 Casino Ridge Rd.
Yorba Linda, CA 92887

From: Yahoo! Mail Center [sunmist4@sbcglobal.net]
Sent: Monday, August 06, 2012 3:09 PM
To: Leng, Channary
Subject: Comments relating to the Cielo Vista Project (Project No. PA 100004)

Dear Ms. Leng:

I've had an opportunity to review the Notice of Preparation (NOP) for the above noted project. I have also read, and fully endorse/support the contents of the letter sent to you by David Brantley, Principal Planner, City of Yorba Linda dated August 1, 2012. The County of Orange should start taking Planning seriously. To allow this project to get any further along in the process without regard to the adjoining unincorporated properties is irresponsible and neglects the very basic fundamentals of good urban planning. Please include me on any future correspondence relating to this, or any other project proposed within the unincorporated area.

Sincerely,

Michael Haack
21672 Casino Ridge Road
Yorba Linda, CA 92887

County of Orange

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Cielo Vista Project

July 19, 2012

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Name: James Hanson
Address: 5060 Via Del Cerro
Y.L. CA 92887



- * Traffic down Via Del Agua - Single lane in each direction to stop sign
a Traffic Nightmare
 - * Fire evacuation in 2008 was bumper to bumper all lanes down Via Del Agua
and no Fire Personnel around (Will need more Fire & Police) not enough
 - * Maintained open space that will not burn, 2008 there was open
space, but not maintained and fueled the Fires, Parks - green belts!
 - * Schools over crowded now, Y.L. High School is maxed out and it's the
new one. All the other High Schools are maxed as well, Elementary &
middle schools are all over crowded too! Need 2 or more Elementary &
Middle Schools and 1 High School added.
 - * Will be an issue not Zoned by Yorba Linda City, but wanting to be
Part of and use Y.L. resources, Parks, Schools, Police & Fire, needs to be under
Same zoning as
- Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded Y.L. and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com
- * Environmental issues with grading Potrolean & methane Gas soil, water run
off of Soil after grading.
 - * Knotcatcher bird & other wildlife that is in danger of being displaced or
Extinct. Will lose rural feel of our Y.L. Hills & Quite neighborhoods. What a mess!

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name:

Dianne Harrison

Address:

22225 Mission Hills Ln
Yorba Linda, Ca

We are concerned about the impact of the proposed development on traffic, the increase of fire risk as well as the devastating we experienced in our area and further loss of our hills and the strain on our community's resources.

We truly want Yorba Linda to continue being the land of gracious living.

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From: Nola Hastings [n.hastings@sbcglobal.net]
Sent: Monday, August 06, 2012 9:23 PM
To: Leng, Channary
Subject: Cielo Vista Project

We are writing to express our concern for the proposed Cielo Vista Project in the hills of Yorba Linda.

We live on San Antonio Road and have already experienced the significant impacts of new development in our neighborhood. The Mt. San Antonio project was much smaller than this new proposed project and yet the impacts of increased traffic are felt every day.

We would ask that you take into consideration the established and serene neighborhood in which we live when deciding approval for this project. Developers come into beautiful areas such as Yorba Linda, flatten our hills, increase traffic, noise and air pollution and place added demands on our resources, such as water. They profit from a development such as this and leave the neighborhood to deal with the mess they leave behind.

Our concerns with increased traffic are a result of our experience with the Freeway Complex fire which burned through this neighborhood in 2008. All the adjacent streets were packed with cars and evacuation was extremely frightening, we have difficulty trying to imagine how almost 500 new residences would add to the impact of that traffic and how the danger is increased with those additional vehicles.

Having work experience in the field of water and energy resource management, we understand the impacts climate change will have on water supplies. We do not believe it is wise to continue development in an area that imports most of its water supplies. Not only is there a potential impact on water supplies for fire fighting, but also the daily usage required for new homes and lawns. The increase in energy usage for this large development will have considerable negative impacts on greenhouse gas emissions with increased energy usage as well.

We live in a beautiful neighborhood and ask that you will consider the negative impacts to the existing residents as well as on our natural resources.

Best Regards,

Dave and Nola Hastings
4025 San Antonio Road
Yorba Linda, CA 92886

From: Vodak Hawkins [fanaticsac@earthlink.net]
Sent: Wednesday, August 01, 2012 2:57 PM
To: Leng, Channary
Subject: Yorba Linda Estates/Sage Development

Dear Sir/Madam:

I would like to voice my concerns regarding the possibility of the new development in the hills of Yorba Linda above Yorba Linda Blvd between StoneHaven and San Antonio Blvd. We recently moved to this area 4 years ago to get into a more rural bedroom community and researched the area quite extensively before purchasing.

In review of the proposed project, we are concerned for the quite enjoyment of our home and community. A development of this size would completely change this bedroom neighborhood and increase many areas of concern and cost to our local city.

First of all the Traffic from 500 plus new homes is something our roads in this area could not handle. Yorba Linda Blvd would be completely impacted and San Antonio and StoneHaven would become main blvd rather than the current quite neighbor streets, also do to the steepness of these two streets, I am sure that the amount of accidents and other issues will be multiplied by well more than just the increase of traffic. If the roads are adjusted to give additional access, then it would simply change the entire structure of the community.

We love the fact that we can walk our dog through the hills and see all kinds of wildlife and beauty, this will be wiped out with a development of this scope and size. Plus I would greatly question the safety of adding that many homes from a Fire Issue. We have already seen from previous fire a few years ago that our county was not equipped to save the existing homes in this area. Adding homes is just going to increase the possibilities of additional fires as well as many more access issues.

I am a business owner in this area and welcome the growth, however, It should be on a much smaller scale to see how the existing community and services can adjust to that growth. Why not just look at doing the Sage Development on a smaller scale of half the size to start. Then add the other half if the community is not so adversely affected.

This project if passed will devastated this area in numerous ways including the market value of our homes from an influx of new homes.

Please consider how beautiful the Yorba Linda Community is today and what this might to this incredible place to live. I have heard from a number of family's who have lived in this community for a long time that if this is past they will be moving. If this occurs it could mean a real home value issue.

Sincerely,

Vodak Hawkins
20965 Via Casco
Yorba Linda, CA 92886

From: Nicole Heimerl [tnheimerl@att.net]
Sent: Wednesday, August 01, 2012 10:04 AM
To: Leng, Channary
Cc: lizette18@sbcglobal.net; Mark Schock
Subject: proposed Sage/Yorba Linda Estates

To: OC Public Works/OC Planning:

I am a resident of the Hidden Hills Estates area of Yorba Linda. I am very concerned about the proposed development of almost 500 homes in our area.

Ascetically, it will ruin what Yorba Linda is suppose to be: spacious. The proposed housing density is far too high.

HOWEVER my **main concern** is SAFETY. Two or possibly three access roads is ridiculous. Anyone who was up here during the fires knows the gridlock we faced trying to get out. My neighborhood has only one in/out road. While trying to FLEE our neighborhood (in stand still gridlock), I told my daughter to keep a look out the back, because if she saw flames I was going to crash through to the horse trail to get out. That is how dire the situation was.

Fairly recently, in response to that concern, the city of Yorba Linda created an emergency access road for the Hidden Hills Estates residents. Well guess what? Its locked 24/7. They say that in an emergency someone will come to unlock the gate (doubtful since there were several dozen homes actively burning before the first emergency personnel (police OR fire) were even in our area. The final joke? Guess where the emergency road leads to? Stonehaven, one of the two proposed access roads for another 485 homes.

Please, PLEASE reconciler this project before it goes any farther!

From Nicole Heimerl
22475 Rolling Hills Lane
Yorba Linda, CA 92887
714-815-8518

From: Ray Hermanson [RHermanson@squarmilner.com]
Sent: Tuesday, August 07, 2012 7:56 PM
To: Leng, Channary
Cc: Ray Hermanson
Subject: Proposed Development - Cielo Vista

We are residents of Yorba Linda at 5055 Aviemore Drive. We have been at this location for over 20 years.

We recently became aware of the above referenced development and learned it may be proposed for up to 500 new homes with higher than regular Yorba Linda city density.

I urge you to reconsider development in this area due to the fire hazards and traffic.

I personally stood by and defended our home during the November 15, 2008 fire. The homes you are proposing are directly downwind of the Chino Hills State Park area and the vicious annual Santa Ana winds. These homes, if built, would one day be threatened by fire, as would those residing in them. **With City and County budget cuts on the rise, fire support may be more precarious than ever.** It is not a question of "if" but rather "when." Our home will one day again be threatened by fire. While we lost 107 homes that day, no lives were lost. Higher density product in the area proposed is a disaster waiting to happen.

Additionally, traffic would be a problem. Both San Antonio Drive and Stonehaven would be pushed to overloaded levels. Children play on these streets and increased traffic threatens public safety.

We urge you to consider these matters as not approve the project.

Ray and Lydia Hermanson
rhermanson@squarmilner.com

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I have many more concerns, but came to the end of the Paper —

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name: Blake Hewitt
Address: 4300 San Antonio Rd
Yorba Linda, CA. 92886

Strain &
SAFETY!

① Fire Hazards & Water Supply, availability. San Antonio Road had No Fire Dept. Protection in the Fires 11/15/2008 many of us stayed home and defended & Protected our homes from Burning. Otherwise many more would have been Lost. Many of my Neighbors Did Not have adequate Water Supply to properly Defend their Properties
Strain On Services ① Fire, ② Police ③ Water ④ Utilities

② Traffic & circulation - Ingress & Egress, especially worsened in times of Evacuation 11/15/08, major congestion. San Antonio is a narrow street with Islands & Does Not have the capacity to handle your proposed increased Traffic Flow - Even worse in times of Evacuation

③ Environmental Impact & Biological Survey Needs to be conducted & co-ordinated with City of Yorba Linda & CA State Agencies for protection of wildlife habitat

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to include the white cranes that live in our hills. A destruction of their environment & destruction of aesthetics of hillsides Needs to be studied by the Regulating Authorities to include State of CA.

County of Orange

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Name: Richard & Sally Heath
Address: 21165 Ridge Park Dr.
Yorba Linda, Ca 92886

My husband and I do not want
this development to go forward. The
plans as I understand will bring
traffic congestion into our quiet
neighborhood. The way the plans
are outlined... We moved to Yorba
Linda to avoid the heavy traffic
and enjoy the country-like atmosphere
that surely will be diminished should
an additional 500+ high-density
homes be allowed to be built here.

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Sally Heath

County of Orange

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Name: S.F. Higgins
Address: 22455 Skyline Dr
Yorba Linda, CA
92887

Given:

• High density construction with 75% paved over:

Re: Streets, Rooftops, Driveways, Sidewalks, Pits, etc.

Problem:

• Heavy rainfall resulting in runoff and mud slides

• Current drainage system would be insufficient

To carry the resulting debris, and water flow

flooding the lower areas (all in Yorba Linda)

My solution:

• Glad I Relocated

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

County of Orange

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Name:

Karen + Doug Hestorck

Address:

21155 Ridge Park
Yorba Linda CA
92886

We have been homeowners on Ridge Park Drive for over 17 years. It is a huge concern that the County is even considering building homes in the hills due to fault lines and especially the fire concern! On Nov 15, 2008, the fires created a huge safety issue for all the residents trying to evacuate through San Antonio Rd. It was a deadlock of cars trying to get out of the neighborhood all at once.

We are concerned about not only the fault lines, the oil and geologic studies as well as the Public Safety and density of this project.

Thank you for your review + consideration of our concerns. Respectfully, Doug + Karen Hestorck

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From: Kathy Hoke [kathy@progressivepackaginginc.net]
Sent: Tuesday, July 31, 2012 12:41 PM
To: Leng, Channary
Subject: Proposed New Housing Development East of San Antonio Road

Good Afternoon Ms. Leng:

I am writing this e-mail regarding my concerns of this proposed new housing development. I currently live on San Antonio Road, and am very concerned about the increase in traffic, noise, loss of the hills, and limited access to the proposed 485 new homes included in this development. It will simply destroy our neighborhood and decrease our property values.

Thank you.

Kathy Hoke
4120 San Antonio Road
Yorba Linda, CA 92886

August 4, 2012

Orange County Public Works / Orange County Planning
300 N. Flower St.
Santa Ana, CA 92702
Att: Ms. Channary Leng

RE: Cielo Vista Project

Dear Ms. Leng,

We are on vacation and have been receiving emails from our neighbors regarding the proposed Cielo Vista project. We, too, have concerns about this project and want to take this opportunity to express those.

For your reference we are Mark and Cynthia Holbrook at 4445 San Antonio Road Yorba Linda. We are the original owners of this property. Two selling features and determining factors in our decision to purchase this property were the openness of the surrounding area and quietness of the community. Over the years we are seeing this change. With the proposed project now before us, we are compelled to address some potential changes that will have an impact on us and the lifestyle of our community. These concerns, in part, are:

1. Increased traffic on San Antonio Road. Previously we wrote the City of Yorba Linda of our traffic concerns which included increased traffic and safety. Neither of these two concerns have been adequately addressed. With the proposed Cielo Vista project our concerns are that San Antonio will have more traffic and more traffic noise. This directly impacts our original desire to live in a quiet and traffic safe neighborhood.
2. Fire safety and protection. We have just passed through a time of recovering from the Freeway Complex fire. During the time of the fire, San Antonio Road was triaged to provide better protection to other areas. We understand the need at that time for this decision, but that also brings into question how fire and safety services will be provided with an increase in population in a designated fire hazard area through the development of Cielo Vista. (It is an interesting note that Automobile Club of Southern California does not provide homeowner's insurance in a designated fire hazard area.)
3. Access to Chino Hills. We are on horse property and have enjoyed access to the Chino Hills area through this land. Access to the Chino Hills has become limited over the past several years. With the project, access will be even more limited. How will this be addressed? What other options will there be? Yorba Linda has been horse friendly with many riding options available. It would be sad to see these options limited.
4. Preservation of open land. This land is the last remaining open hill area in Yorba Linda. Development here will impact wildlife and their habitat. It will diminish the country and openness of the surrounding neighborhood in which we chose to reside.

Again, these are a few of our concerns that we care to address at this time. Thank you for your openness to allow this communication. Should you have any questions, please don't hesitate to contact us. Our email address is holbrook.ranch@att.net and our home phone is 714 779-5954.

Sincerely,

Mark and Cynthia Holbrook
4445 San Antonio Rd
Yorba Linda, CA 92886

From: Kim Holt [greggkimholt@sbcglobal.net]
Sent: Sunday, August 05, 2012 8:24 PM
To: Leng, Channary
Subject: Cielo Vista Project: EIR Comments/Feedback

Ms. Channary Leng,

We are residents of Yorba Linda, more directly we live off San Antonio Rd. in Yorba Linda, the area and subject of a proposed housing project just East of San Antonio Rd. There has been much concern, discussion and 'Debate' over the proposed project. We would just like to add a brief thought to the impact of the new development.

Aesthetics seems to be mentioned numerous times in all that we've read....of course people are always concerned over the aesthetic view and impact it has to their land value. Of utmost concern to us and our neighborhood is the increased fire/safety risk and the increase of traffic ingress/egress to our existing neighborhood. Fire is of *REAL CONCERN* as we witnessed and experienced less than 3 yrs. ago, and since we have been residents more than 20 yrs. we have seen our hills with fire danger more than 3 times, each time feeling fortunate to escape/avoid monumental damages. The 'Freeway Complex Fire' in November 2008, had residents literally trapped in many cul-de-sacs unable to merge onto what is our City's soul thoroughfare (Yorba Linda Blvd). And the cause??...Yorba Linda is a long narrow community with streets bleeding off north and south of the Blvd. into CUL-DE-SACS! Its a beautiful place to live no doubt, but there ***needs to be cautious mindful planning in our growth!*** Please, Please consider the dangers to the existing residents as the County chooses to proceed and 'PROFIT' from this particular project.

We could address many other issues of concern, i.e., the impact to our City Services, Recreation Venues, and Traffic!! San Antonio Road ***will be pushed to a threshold*** for use and traffic in the building process alone. The last time a Community of homes was built (The Mt. San Antonio Housing project), we along the 'Construction Route' lived with tractor trailers parked along our neighborhood streets, mature tree growth demolished by oversized height trucks, additionally the 'Road itself' seemed left in disrepair.

Thank you for your time in hearing our concerns....

4140 View Park Dr.
Yorba Linda, CA 92886

Kim Holt
At home 714 777-1942
Or on the go 714 553-0919

From: Mary Hsu [mchsu@sbcglobal.net]
Sent: Monday, August 06, 2012 10:27 AM
To: Leng, Channary
Subject: Written Comment - Scoping Meeting for the Draft Environmental Impact Report (Cielo Vista Project)

Name: Mary & Barry Hsu

Address: 21534 Hawkeye Ridge Circle, Yorba Linda, CA 92887

The proposed development is adjacent/close to brush fire zones. This eastern Yorba Linda region experiences frequent high winds and during the November 2008's Freeway Complex Fire, 113 homes were destroyed, and 50 damaged. There needs to be more than 2 major access roads to the proposed community, to respond to emergencies. San Antonio Road, one of the access street is a two-lane residential street, built for very limited traffic. The proposed community built at this higher evaluation should have adequate and available water source to respond to fire.

From: terri jackson [hocksocma@sbcglobal.net]
Sent: Monday, August 06, 2012 5:01 PM
To: Leng, Channary
Subject: Proposed housing project above Yorba Linda

I just in the last 5 minutes became aware of a proposed development in the hills directly above our home. I am very concerned that I am just hearing about this development and the impact it will have on our neighborhood. In the few minutes I have to email this, my two major concerns are: the fact that the development will use San Antonio and Stonehaven as access and that the development is outside the city limits of Yorba Linda. The access on these two roads in a emergency is not enough for the existing neighborhoods, let alone additional houses. This was very evident a few years ago during the fires.

I would like further information on this project.

Terri Jackson

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

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Name:

LORI JO

Address:

21655 Stonemaven Dr.
Yorba Linda, CA 92881

Our family is against this project -

for 1) Traffic Issues

2) Fire Concerns

3) Water Concerns

4) School 4

etc.

Lori Jo

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channry Lang at: Channry.Lang@ocpw.ocgov.com

Brent

To: Brent
Subject: RE: Comments - Scoping Meeting Cielo Vista Project

Name: Brent & Suzanne Joiner
Address: 4710 Dorinda Rd
Yorba Linda, CA 92887
Email address: peetie1@roadrunner.com

Comments:

My family moved to Yorba Linda in 1971. One of the main features that attracted us to Yorba Linda was the friendly, peaceful and laid back lifestyle this city had to offer. Unfortunately, we have seen this city change from a quiet, peaceful and very rural community to a congested, noisy, overcrowded city, with most of the open free spaces paved over. The city has lost its attractive appeal for being a rural community and is becoming an unwanted, very densely populated urban city. We purchased our home off of Dorinda Rd because this was one of the last Yorba Linda areas where a hillside view and open spaces still exist. We also paid a premium on this home for the view. We use the hillside trails to jog and walk so we can avoid the automotive exhaust pollution that exists from the other trails that parallel major streets in Yorba Linda.

The wild life around this area will also be negatively impacted by over development. We see rabbits, squirrels, birds, coyotes, garden snakes and a variety of other animals that use this land to live off of. Building on this land and pushing out the last remaining wildlife in this city would be a terrible mistake for Yorba Linda's wildlife habitat. Also, building in this area would disrupt the rattlesnakes that are seen higher up in the hills. The potential for rattlesnakes to move down to quiet neighborhoods to avoid the noise and disruption of building is very likely and dangerous to the homeowners in these communities.

Yorba Linda's open spaces are what really makes the difference between living in Yorba Linda compared to other cities that are hampered with many irresolvable issues due to over population. Yorba Linda's infrastructure cannot support 500+ additional autos on our existing residential streets. Our main highway streets cannot support this massive addition of traffic either. If the typical homeowner's family owns 3 automobiles the amount of traffic in this area would increase by 1,500 vehicles. This development area is located in a "HIGH FIRE ZONE" with limited egress. The addition of 1,500 automobiles trying to evacuate in an already overcrowded residential area would jeopardize the safety of all people residing in the new and surrounding neighborhoods if a mandatory evacuation was ever implemented.

The destruction of our wildlife, overpopulation, pollution, stress on Yorba Linda's infrastructure and destroying the city's rural appeal outweighs any monetary benefits that a few developers would receive. Please protect one of Yorba Linda's last beautiful hillsides from becoming another paved over scar on this city.

Thank you,
Brent & Suzanne Joiner

Brent Joiner 8-5-12
Suzanne Joiner 8/5/12

Brent

From: Suzanne [suzannj@roadrunner.com]
Sent: Sunday, August 05, 2012 8:04 PM
To: peetie1@roadrunner.com
Subject: Cielo Vista Project of Yorba Linda

Importance: High

Suzanne & Brent Joiner
4710 Dorinda Rd.,
Yorba Linda, CA. 92887

Comments:

I am not for the development of 500+ homes in Yorba Linda Estates. We already are suffering with a very high increase of traffic flow through the main streets on Yorba Linda Blvd., Weir Canyon, La Palma to Imperial hwy. As well as the massive traffic impact on Stonehaven, Via Del Agua, Aspen Way, San Antonio.

Living in a "**HIGH FIRE ZONE**" will increase the **safety** hazards of more crowded evacuation routes in our streets. If a fire mandatory evacuation was ever implemented. "**People could be killed**".

Also, not to mention the loss of the aesthetics and appeal of our local hills along with lost access to Chino Hills State Park, small lot sizes that are inconsistent with our existing neighborhoods and therefore **depreciation** of our home values.

Also, increase burden on our already overcrowded schools. Increased usage of existing parks and a total lack of Planned, additional open spaces and parks in the drift plans; increase usage of community services.

Other concerns that I have about the wild life around this area will also be negatively impacted by over development. We see rabbits, squirrels, birds, coyotes, garden snakes and a variety of other animals that use this land to live off of. Building on this land and pushing out the last remaining wildlife in this city would be a terrible mistake for Yorba Linda's wildlife habitat. Also, building in this area would disrupt the rattlesnakes that are seen higher up in the hills. The potential for rattlesnakes to move down to quiet neighborhoods to avoid the noise and disruption of building is very likely and **dangerous** to the homeowners in these communities.

Furthermore, the destruction of our **wildlife, overpopulation, pollution**, stress on Yorba Linda's infrastructure and destroying the city's rural appeal outweighs any monetary benefits that a few developers would receive. Please protect one of Yorba Linda's last beautiful hillsides from becoming another paved over scar on this city.

Sincerely,

Suzanne & Brent Joiner 8/05/2012

Suzanne & Brent Joiner

B25 7m 8/5/12

From: Paul Jones [prjones3@earthlink.net]
Sent: Sunday, August 05, 2012 8:09 PM
To: Leng, Channary
Cc: Jones Paul Earthlink
Subject: Concerns about the proposed developments named Yorba Linda Estates and Cielo Vista in the hills above Yorba Linda

Sent by email on August 5, 2012

Dear Ms. Channary Leng,

This letter is in regards to the proposed developments named Yorba Linda Estates and Cielo Vista in the hills above Yorba Linda and immediately to the east of San Antonio Road. Although technically this development is not part of Yorba Linda and is on land in Orange County, we must consider this land just by its proximity to have the same look and feel of Yorba Linda and may even become part of the city in the future. My wife and I are very concerned about the proposed new housing development because of several reasons:

1. The number of homes and density of housing is very large and not supporting the Yorba Linda principles of "Land of Gracious Living" of homes with larger properties located in the higher hill areas surrounding Yorba Linda.
2. The large addition of homes will cause a tremendous increase in traffic congestion to and from the connecting streets of San Antonio Road and Stonehaven Drive.
3. The new development will put a tremendous strain on existing infrastructure to provide water, sewage, electricity, police and fire protection which can lead to higher property taxes to support additional infrastructure.
4. There will be too many new students for the existing public schools and will necessitate building and/or expanding the school system.
5. The new development will be located in an area subject to disastrous wildfires (this area burned during the November 2008 Complex Freeway Fire) and very constrained in the case of mandatory evacuations.
6. We need to preserve this area for wildlife as more and more of the open land is lost to development and wildlife habitats are lost forever.
7. The housing appears to be for higher income families and does nothing to provide the mandated lower income housing and will impact our affordable housing ratios if this development is incorporated into Yorba Linda.

We are very interested in knowing how these concerns will be addressed due to their impact to the current residents of Yorba Linda. For the last fifteen years we live on Skyline Drive in the Hidden Hills area of Yorba Linda. We believe the new development will have a negative impact on our quality of life. You can call me anytime to discuss and I welcome your feedback.

Paul and Pam Jones
Mobile phone for Paul is 714-290-6701

From: hikerbob@aol.com
Sent: Monday, July 23, 2012 12:28 PM
To: Leng, Channary
Subject: Fwd: CV comment deadline

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

From: hikerbob <hikerbob@aol.com>
To: channary.leng <channary.leng@ocpw.ocgov.com>
Sent: Mon, Jul 23, 2012 12:04 pm
Subject: CV comment deadline

It is not clear to me from the NOP whether the August 6 date is a postmark date or whether comments must be received in the county office by that date. Please clarify this for me. Thank You, Bob Kanne

From: hikerbob@aol.com
Sent: Monday, July 23, 2012 12:29 PM
To: Leng, Channary
Subject: Fwd: notification issue

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

From: hikerbob <hikerbob@aol.com>
To: channary.leng <channary.leng@ocpw.gov.com>
Sent: Mon, Jul 23, 2012 12:23 pm
Subject: notification issue

Dear Channary,

At the Cielo Vista public meeting, Kevin said that all homes within 500 feet of the project had been notified by mail. According to my approximate measurements, there were numerous homes on my street (Via Del Corral) that are about 400 feet from the project that were not notified. Does the entire property need to be within 500 feet of the project or just part of the property? Who should I contact to verify whether the list used by the county really included all property owners within 500 feet of the project? I look forward to hearing from you. Thank You, Bob Kanne

From: hikerbob@aol.com
Sent: Monday, July 23, 2012 11:58 AM
To: Leng, Channary
Subject: Cielo Vista sign in sheets

Dear Ms. Leng,

I would like to have the contact information for all of the participants in the Cielo Vista public meeting on July 19 at Travis Ranch activity center. Please send them to me or let me know the process I need to go through to receive them. I look forward to receiving your response. Thank You, Bob Kanne

August 6, 2012

Ms. Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

Dear Ms. Leng:

Thank you for the opportunity to comment on the Notice of Preparation for the proposed Cielo Vista development. I live within 500 feet of the project at 4825 Via Del Corral and I do have a number of concerns about the project.

County standards vs. City standards

The Cielo Vista property and the adjacent YL Estates property are surrounded by the city of Yorba Linda and Chino Hills State Park. In the long run, it appears that everyone agrees that these properties should be annexed by the City of Yorba Linda. Therefore, the developers should voluntarily agree to develop these properties to Yorba Linda standards and not county standards. The city should not be expected to annex a development that is more expensive to maintain, more hazardous, and simply substandard compared to a city-guided development.

At the scoping meeting, city planner David Brantley pointed out one way in which the county development process has very different standards. He said that if the city were going through a process that involved an EIR, the city would have notified property owners within 2000 feet, not the 500 feet used by the county in this case.

Based on personal experience, I have a number of examples of the deficiency of county standards compared to the city. I used to live near Kingsbriar Park in YL, next to the Yorba Linda Country Club "county island". Although both city and county standards have changed since those two neighborhoods were built, I think that you will find the comparison useful.

City sidewalks stopped when they reached the county boundary. This made it much more dangerous for me to take my kids walking and bike riding when we reached the county line. There is not a single sidewalk in the county island south of YL Blvd!! Most streets do not even have curbs. Horse paths stopped. Bike trails stopped. And, most importantly, the Country Club blocked east-west traffic through the city! The Country Club extends more than 1.5 miles north and south, and blocked all east-west arterial traffic except Yorba Linda Blvd and the recently

completed Bastanchury Road. The county has a history of ignoring safety and traffic impacts of their developments on the city of Yorba Linda.

In most parts of Yorba Linda, it is a pleasure to drive Yorba Linda Blvd due to the beautifully landscaped medians, safe sidewalks, and landscaped edges of the road. This is especially true in my neighborhood, Travis Ranch, and the adjacent East Lake Village. But there is one place where YL Blvd is edged in dry weeds! Can you guess where that is? Of course, it is the county island. The weeds are found in the county island between Fairway View Drive and the golf course, opposite Jessamyn West Park. If you bike ride along Yorba Linda Blvd like I do with my kids, did you know there is just one place where we must dismount? That's right, the county island. Look at the curbs on the corners of Fairway View Drive. It is the only corner where there is no ramp for pedestrians, bikes, and wheelchairs.

The YL Country Club county island is absolutely substandard compared to nearby Yorba Linda city neighborhoods. The residents of that county island get to use our landscaped streets, our parks, our libraries, our recreation programs, etc, but there are very few amenities within the county island that are of any use to city residents. Cielo Vista and YL Estates should be built to city standards, not county standards, or they should not be built at all.

Cielo Vista and YL Estates should be considered as one development with one EIR, since the development of one is clearly intertwined with the other in terms of their traffic and other impacts.

County Planning Errors

I have very little confidence in the competence of County planning staff, based on my brief experience with the NOP. The abundance of errors they have made makes me doubt their ability to competently manage the development process for these two properties.

The staff apparently did not check the capacity of the room when they set up the Scoping Meeting that was held on July 19. About 50 people showed up, but there was seating for only 25 so about a dozen sat on preschool chairs and a dozen stood for the 1.75 hour meeting. Poor planning!! I find it bizarre that the Manager of OC Community Development, Mike Balsamo, could misspell your name as Lang instead of Leng on the NOP that was sent through the mail. He does not appear to be a careful or thorough person.

The county staff did not notify the State Park system of the NOP for this development. Outrageous, since the State Park would clearly be affected by Cielo Vista and the associated YL Estates development.

There are at least two properties on my street, 4855 and 4865 Via Del Corral, which are within 500 feet of the Cielo Vista development and did not receive an NOP in the mail. I verified the distance with Greg Rehmer at YL City Hall using the appropriate tract map. So I wonder how many other people who should have been notified were not. If county planning staff are not competent to determine which properties are within 500 feet of the project, I wonder what other mistakes they will make.

I sent three emails to your email address on Monday July 23 and you did not respond to any of them at any time during the two weeks that have elapsed. They were fairly simple questions about the deadline date, the sign-in list from the meeting, and the 500 foot notification.

I called Kevin Canning on Thursday of that week since I had not heard from you. He said that you would respond to my emails when you returned on Monday July 30 (that did not happen). I asked to see the Notification radius map and the list of residents who were notified. He said that he could not find them. He said that he would contact both you and the developer so that I could see the map and the notification list. That did not happen.

Traffic Safety and Fire Safety

There are many issues that will need to be addressed in the EIR, but two of the most important are traffic safety and fire safety. I am much more familiar with fire issues than I used to be, having put out burning vegetation in my yard during the 2008 fire but being helpless when my neighbor's home at 4800 Via Del Corral (Challacombe) was consumed by flames.

First of all, I believe that the proposed developments do nothing to reduce the fire danger to my neighborhood. The fire was blown westward by Santa Ana winds down Blue Mud Canyon. The Whittier Fault traverses Blue Mud Canyon, so the developments do not plan to build there. The same vegetation conditions exist in that canyon today as existed at the time of the fire, and, even if the developments as proposed are built, those same conditions will exist in the future whenever there is a Santa Ana wind.

However, there would be an additional 486 homes in the path of the fire!! This is malpractice and opens up the county and the developer to lawsuits regarding the creation of additional potential for fire loss.

The additional 112 Cielo Vista homes and the YL Estates homes will make traffic much worse every day and especially in the event of a fire evacuation. My understanding is that 95 Cielo Vista homes would be expected to generate an additional 950 trips a day on Via Del Agua. The junction of Via Del Agua with YL Blvd is already one of the most dangerous in the city (check the accident records). It is very difficult to wait for a break in the traffic to make a left turn. The two

streets west of Via Del Agua and the six streets east of Via Del Agua all have traffic lights, but Via Del Agua does not!

The streets in this area were gridlocked when the 2008 fire came through. Via Del Agua had three (!) lanes of outward bound cars backed up at least to my street, Via Del Corral. There was insufficient room for cars from the existing neighborhoods, much less a single car extra from the proposed development.

Imagine what would happen if such a fire occurred on a school day after the proposed developments were built (Nov 15 2008 was a Saturday)! There are about 1800 students at Travis Ranch School currently (there would be more from these developments!), and this school is located less than one half mile from the boundaries of Cielo Vista. Yorba Linda Boulevard would be impassable and the safety hazard would be extreme! Unlike the six-lane sections of YL Blvd west of Village Center Drive, this section is just four lanes and it simply could not handle the traffic! There are no other east-west or north-south arterial roads nearby.

To remind you of the hazardous fire conditions of 2008, I have attached two photos. One shows the Cielo Vista area just after the fire. It was taken from the MWD easement next to 4800 Via Del Corral and looks east up Blue Mud Canyon. The other was taken from Hickory Tree Lane, north of San Antonio Park, and looks south at the fireball of smoke and fire in the sky above the Cielo Vista property.

I sincerely hope that the concerns of the local residents are addressed by the developers, county staff, and elected leaders.

Yours Truly,

A handwritten signature in black ink, appearing to read "Robert M. Kanne", with a long horizontal flourish extending to the right.

Bob Kanne

4825 Via Del Corral

Yorba Linda, CA 92887

714 779-2803

HikerBob@aol.com





Diane D. Kanne

August 5, 2012

**Re: Comments on Notice of Preparation of Environmental Impact Report for
Cielo Vista Project (Project No. PA100004)**

Ms. Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

Dear Ms. Leng :

Outlined below are comments on your Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the planned Cielo Vista Project (Project No. PA100004). I am a 25 year resident of Yorba Linda, having lived 13 of those years on Via del Corral, just two houses south of the center of this planned development. **First and foremost, the EIR for this project should not be prepared separately from the EIR that will be required for the proposed Yorba Linda Estates being planned on what is called the Murdoch property. These two projects should be considered together when studying the environmental impacts of building about 500 new homes in the landlocked hills north of the City of Yorba Linda.**

My major concerns with the environmental impact of the proposed Cielo Vista development are safety, traffic congestion, water resources, recreational facilities, and impact on Yorba Linda City and Placentia Yorba Linda Unified School District (PYLUSD) resources.

Safety

As you may be aware, in 2008 the Freeway Complex Fire ripped through the hills north of our home, destroying about 187 homes in Yorba Linda and Brea, more than a dozen of which were in our local community on what we call the Stonehaven/Via del Agua loop. Two of those homes back up directly to this proposed project. When the fire roared through the hills north of our home where this development is planned, there was only one road, Via del Agua to Yorba Linda Boulevard, which allowed exit out of our community. When the fire reached our community, Via del Agua was gridlocked, three cars deep, all trying to turn right on to Yorba Linda Boulevard as other Yorba Linda City residents from south and west of our community were jamming Yorba Linda Boulevard.

The planned project would call for 95 of the homes (Planning Area 1) to exit the community on Via del Agua. In fact, during a fire or other emergency, Via del Agua would be the only exit out of the proposed development. Adding 95 homes in Area 1 would almost triple the number of homes currently located south of the development and thus triple the number of cars trying to exit from the proposed new egress just north of Via del Roca and the existing community of Brock Homes just south of the proposed project. This would be a major safety issue during an emergency. Via del Agua could barely handle the number of existing homes both south and north west of the proposed development. **The EIR should address emergency evacuation plans and how adding 95 new homes that exit on Via del Agua would affect the evacuation of exiting homes both south, north, and northwest of these existing development.**

Traffic Congestion

Related to the safety issue is traffic congestion. The community that currently exists along Via del Agua and Stonehaven abutting the proposed Area 1 use Via del Agua to exit the community. There are already very long waits in the morning to exit onto Yorba Linda Boulevard, especially for those wanting to turn left. **The EIR should address the impact of adding 95 new homes to traffic congestion during normal conditions.**

Water Resources

The planned Cielo Vista development is proposed to obtain water from the Yorba Linda Water District (YLWD). The YLWD has limited resources, especially during a fire emergency as demonstrated in 2008 during the Freeway Complex Fire when several Yorba Linda communities did not have enough water for firefighters to douse structural fires. Adding 112 more homes in these hills, not to mention the almost 400 being planned for the Yorba Linda Estates, would further stress the YLWD's resources and result in the loss of more property, likely including homes in the proposed developments, when the next wildfire comes through. **The EIR should address how the YLWD will meet the water needs of this new development, both during normal conditions and during a fire, without affecting the current community.**

Recreational Facilities

The city of Yorba Linda currently provides extensive recreational facilities for their resident in the form of parks, bike trails, horse trails, and community recreational programs. As it currently exists, the planned Cielo Vista project does not provide for additional parks, libraries, bike trails, or horse trails nor does it provide the residents of this proposed unincorporated community with a recreational center, library, or other community center where recreational programs could be provided. **The EIR should include the impact of this proposed Cielo Vista development on the existing recreational facilities, including parks, libraries, community centers,**

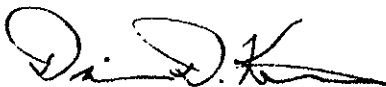
[REDACTED]

bike trails, and horse trails within the City of Yorba Linda and the existing recreational programs provided to current residence of Yorba Linda through our city recreational department.

Schools

Adding 112 new homes in an unincorporated area adjacent to Yorba Linda will add hundreds of new students to the already overcrowded PYLUSD schools of Travis Ranch and the new Yorba Linda High School. Both schools are at capacity, with Travis Ranch Middle School teaching classes predominantly in portable classrooms and Yorba Linda High School already over capacity heading into only its second year with all four classes (9th through 12th grades) present on the campus. Additionally, both schools were built by agreement between the city and the school district using funds from both the city and school district. **The EIR should address the problem of overcrowding in local schools and what impact not only Cielo Vista but the proposed Yorba Linda Estates will have on our local schools. Additionally, funding to compensate the city for their contribution to these community facilities should be addressed. Finally, the possible need for a new elementary school in the combined development of Cielo Vista and Yorba Linda Estates to alleviate overcrowding should be addressed.**

Very truly yours,



Diane D. Kanne
4825 Via del Corral
Yorba Linda, CA 92887
714-779-2803
ddktec2000@aol.com

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

The purpose of the public scoping meeting is to obtain input from the public regarding the scope and the alternatives that will be analyzed in the Draft EIR for the Cielo Vista Project. The County of Orange has determined that there is substantial evidence that potentially significant environmental impacts may occur from the project. The EIR will address the following topical areas with potentially significant impacts: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, and Cumulative impacts.

Comments can be provided in written form at the scoping meeting (please fill out the sign-in sheet), via standard mail or e-mail. The deadline for submitting written comments to the County is **August 6, 2012**. In the space below (and on additional pages, if necessary), please provide any written comments you may have concerning the scope of the Draft EIR for the proposed project. Your comments will then be considered during preparation of the Draft EIR.

Name: SUSAN KATZMANN
STEVE KATZMANN
Address: 21850 HEATHERIDGE PK.
YORBA LINDA, CA 92557

Susan Katzmann 8-5-12

Steve Katzmann 8-5-12

- TRAFFIC : EMERGENCY EGRESS WAS CRITICAL AT 2008 FIRE - THIS WILL POSSIBLY PUT LIVES AT RISK!
- UTILITIES : OUR POWER HAS GONE OUT 3 or 4 times in the PAST FEW YEARS FOR MORE THAN 1 HOUR AT A TIME.
- WATER : DURING THE 2008 FIRE, WATER PRESSURE WAS SEVERLY AFFECTED & PREVENTED SOME FIRES FROM BEING FOUGHT.
- RECREATION : USE OF NEARBY WALKING TRAILS & STATE PARK WOULD BE LIMITED BY ELIMINATING ACCESS.
- POLICE & PUBLIC SERVICE : WITH REDUCTION OF POLICING DUE TO RECENT CONTRACT CHANGE TO SHERIFF, THIS WILL INCREASE CRIME.

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: Howard M. Kim
Address: 21635 Stonehaven Dr.
Yorba Linda
CA 92887

Jul. 23rd. 2012

Dear Ms Lang,

How are you?

We and my family and my neighbours are seriously concern about Cielo Vista project. All kind of environmental bad impact can occur from this project.

Also I'd like to add few comments.

1) Traffic problem: There is a school (Travis Ranch school K-8th) 400 ft SE from Via Del Agua street. even now there is a serious traffic problem

2) Geology/Soils problem: There was a problem in Anaheim Hills 2001-2002.

3) Hydrology/Water problem: " and plus All kind of bad environmental Impact can occur. I'm strongly against this project. Thank you

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Leng@ocpw.ocgov.com

From: James J. Kim [unitrajik@gmail.com]
Sent: Sunday, August 05, 2012 8:11 PM
To: Leng, Channary
Cc: rebelwoof@att.net; Nelson76@abcglobel.net
Subject: Cielo Vista Project

Regarding the new development plans, my list of concerns are as follows:

1. Traffic: Additional 500 homes will most likely average about two cars each. That is at least 1,000 vehicles using main thoroughfares and side roads that are already stressed and overworked by existing development. There would be additional costs associated with maintaining the roads, increased chance of accidents, and require additional police for patrol (again, added tax burdens). This will increase the amount of traffic at all hours of the day, especially during rush hour, adding to the stress of the daily commute of residents - having to wake up earlier but come home later. There are immeasurable stress and personal costs that will be a significant burden on current residents.

2. Home prices: It is a basic tenet of economics that if there is greater supply of a good, the prices will fall accordingly. Additional homes built in the area will significantly decrease the prices of existing homes, causing an indirect tax on current residents. Should the county move forward with building these homes, they should pay residents the resulting loss of equity in the current residents' homes - especially if the county is being compensated in any way for this land.

3. Water supply: Additional 500 homes will add to the stress of existing infrastructure, increasing the possibility and frequency of leaks or other disruptions. This will increase the capital costs for the Yorba Linda Water District. The only way the utility can recoup costs is to increase revenue, which means, increasing the residents' bills.

4. Schools and parks: New homes will mean packing in students into inadequate facilities or expand existing schools. One will result in decreasing the quality of education for our children or increasing the tax burden on residents - neither of these results are desirable. A similar argument can be made for parks - the more people use the parks, we will have to increase maintenance to keep them pristine or expand facilities.

It should be easy for anyone to see the additional burdens new homes will bring on current residents.

Best regards,
James Kim
4725 Blue Mountain Dr.
Yorba Linda, CA 92887

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Comments can be provided in written form at the scoping meeting (please fill out the sign-in sheet), via standard mail or e-mail. The deadline for submitting written comments to the County is August 6, 2012. In the space below (and on additional pages, if necessary), please provide any written comments you may have concerning the scope of the Draft EIR for the proposed project. Your comments will then be considered during preparation of the Draft EIR.

Name: Yong Sung Kim
Address: 4805 GARDEN CREST DR.
YORBA LINDA CA 92887

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

From: Scott Kirby (smkirby) [smkirby@cisco.com]
Sent: Tuesday, July 03, 2012 7:55 AM
To: rebelwoof
Cc: Marlene Nelson; Leng, Channary; gregmckeown@ocfa.org; TIME4DANCE@aol.com
Subject: Re: Potential unpermitted grading activity in the hills near Via De La Roca, YL 92887

I concur completely with Sharon on all of these events and concerns.

Regards,

Scott Kirby
4785 via de la Roca
Yorba Linda , CA

Sent from my iPhone

On Jul 3, 2012, at 1:35 AM, "rebelwoof" <rebelwoof@att.net> wrote:

From: Sharon & Ted Rehmeyer
4795 Via De La Roca, Yorba Linda, CA 92887
rebelwoof@att.net; (714) 777-6818
To: Ms. Channary.Leng@ocpw.ocgov.com
Cc: Mike Balsamo, Manager
OC Community Development
Cc: Nancy Riekkel, Mayor, Yorba Linda
Date: July 3, 2012

My husband and I would also like to express our concerns regarding the potentially unpermitted and illegal grading on the "Murdoch Property" currently underway. We have received no official notification from the Murdoch developers to date. We have received notification about the Preparation and Scoping Meeting for Cielo Vista Project PA 100004.

We plan to attend the Thursday, July 19, 2012 Scoping Meeting re: Cielo Vista Project No. PA 100004, Sage Community Group, which will be held at Travis Ranch Activity Center from 7 to 9 p.m.

As an FYI, we have attached a photo taken the day after the 2008 "Freeway Fires" which swept through our hillsides and neighborhood, destroying the home (owned by Thomas Emeterio) immediately across the street from our house on Via De La Roca and adjacent to the Nelsons' home. Another home adjacent to the Nelson property also burned to the ground. Our home suffered only minor damage, as did our RV. But we were fortunate. The Scott Kirby family next to ours had fire damage to their property, and Nelsons had property damage as well. That fire was driven by Santa Ana winds, and the potential for that problem is a major threat and an ongoing concern.

The present unsupervised grading of the Murdoch property is alarming because the dry hillsides, and lack of water to extinguish a fire, could spark another inferno should a spark from their bulldozers ignite the brush. This is why we feel an environmental impact study is essential for development of both the Cielo Vista and Murdoch properties. Environmental impact issues surround both proposed developments.

The fact that only an egress/ingress into the proposed 95 homes of Cielo Vista--immediately behind the Nelson and Emeterio properties-- onto Via Del Agua is a major concern to us. This proposed development would mean the addition of approximately 700 cars flowing up and down Via Del Agua or Stonehaven onto Yorba Linda Blvd. to enter or exit the Cielo Vista homes. During a fire or other natural disaster or emergency, we can only guess the disastrous impact these additional homes and cars would

have on our immediate neighborhood and the developments all along Via Del Agua and Stonehaven. Traffic is already an issue during rush hours in the a.m./p.m. to get onto Yorba Linda Blvd. from Via Del Agua. We can only hope the County officials will coordinate with Yorba Linda officials and that all efforts to preserve these last remaining hillsides will be considered. Any development needs to be carefully considered with regard to the nature of this unique hillside with its natural streams, wildlife, and potential for fire and earthquakes, as well as the current zoning and existing neighborhoods. We are especially concerned about the effect of the Cielo Vista Development with the proposed egress/ingress. What happens to the natural springs in that area--and to the wildlife---if this becomes a roadway? We're also concerned that the proposed entry/exit to the development is a blind spot for cars traveling out of our cul de sac and for other cars coming up Via Del Agua or down the steep incline of Stonehaven. It would seem far wiser to have two areas for egress/ingress rather than just the one, particularly if another hillside fire or other emergency should occur. If that exit becomes blocked by fire, what happens to the residents? The developments are right in line with what has historically been a burn area. We saw what happened to it in 2008. It was a very scary evacuation with intense heat, heavy winds, and lots of embers from the burning vegetation falling everywhere. Cars were PACKED SOLID coming down Stonehaven and Via Del Agua. I can't imagine adding more traffic to that congestion.

Care and planning also needs to be taken with regard to earthquakes. Fault lines exist throughout the developments proposed by both Cielo Vista and Murdoch property developers.

From: Marlene Nelson [mailto:nelson76@sbcglobal.net]
Sent: Monday, July 02, 2012 8:15 PM
To: Channary.Leng@ocpw.ocgov.com
Cc: gregmckeown@ocfa.org
Subject: Potential unpermitted grading activity in the hills of Yorba Linda

I'm writing to express my concern regarding potentially unpermitted, illegal grading in the hills behind my home in Yorba Linda. This land is commonly referred to as the "Murdoch Property" and lies northeasterly of where Via del Agua and Stonehaven converge. I have it from a good source that the owners of the Murdoch property intend to start grading activity in advance of appropriate EIR and permits for a development called "Yorba Linda Estates" and are doing so ahead of required permits hoping that since they are from Arizona, they can plead ignorance. This activity started over a week ago. I am deeply concerned because this is where the wild fires in November 2008 (with neighbors on both sides of our home burned to the ground) occurred and it is extremely dry up here again and the vegetation is high. I see no water truck activity up there in concert with the dozer.

The other rumor was that they are grading around an earthquake fault for analysis ahead of development.

In either case, I would like someone from the Fire Authority and/or County Planning to look into this to ensure the safety of our neighborhood from another wild fire in this dry, continually windy season. I'd hate to see the scrub torched by equipment illegally operated.

Marlene Nelson
4790 Via de La Roca
Yorba Linda, CA 92887

714 777 4815

<tommy house day after.jpg>

From: Scott Kirby (smkirby) [smkirby@cisco.com]
Sent: Monday, August 06, 2012 3:55 PM
To: Leng, Channary
Cc: rebelwoof
Subject: Cielo Vista Enviromental Impact Report Submission: Written Comment form

Ms. Channary Leng
OC Public Works
OC Planning
300 North Flower Street
Santa Ana, CA 92702 92702-4048

**Subject: Draft Enviromental Impact Report for Cielo Vista Project
Written Public Comments for the Scoping Meeting for the Draft Environmental Impact Report for
the Cielo Vista Project are due to the County of Orange NLT August 6, 2012**

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channary Leng, Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Leng at: Channary.Leng@ocpw.ocgov.com

Dear Ms. Leng;

The following are my comments regarding the Cielo Vista Project under the County of Orange jurisdiction in Yorba Linda. Please include them in your EIR study:

1. Any approval of the plans submitted by the developer for Cielo Vista and approved by the County of Orange should include a death certificate for some future resident of that development. One ingress and one egress point for up to 500 homeowners and their families will without a doubt lead to deaths in the next fire similar to the Freeway Complex fire already experienced in 2008. I live in this area, and the evacuation of existing residents on existing streets onto Yorba Linda Blvd was backed up and three abreast on a two lane street during those fires.
2. Any proposal by the developer should be reviewed in context with both the Cielo Vista Project of 100 plus homes and the Yorba Linda Estates proposal of homes which is directly attached and would use the same streets, ingress and egress, as well as the same fire and water safety concerns.
3. The proposal submitted by the developer includes no schools and would dump 500 homes full of children into the schools that are maxed out at the bottom of that hill (Travis Ranch Elementary and Middle School).
4. The proposal includes "open space" that already exists but does not make any provision for landscaping or maintenance or water of the same open space. What we learned in the freeway complex fire was that the open space in hidden hills as provided by that developer, was actually the perfect kindle for that fire and led directly to the destruction of many homes in that area. (114 homes burned in Yorba Linda during that fire. It is not a question of IF there will be a fire again in this area, but when. So it is incumbent on the County of Orange to make sure that all means of protection of residents and property is accounted for by the developer

who's interest is strictly monetary and will provide the minimum of safety tools to get his proposal approved and developed.

5. The proposal includes the covering of an open spring and creek with some sort of bridge at the ingress point off of Via Agua/Stonehaven. This is a collection point for wildlife as well as for mudslides. Please see attached pictures of mud slides and fire damaged home that backs up to that very location.







Thank you for your time and consideration of this material.

Sincerely,

Scott

Scott Kirby
4786 via de la Roca
Yorba Linda, CA
92887
smkirby@cisco.com
Phone: 714-970-6334

Cisco Systems, Inc.
United States
Cisco.com - <http://www.cisco.com>

From: Kung, Mabel [mkung@Exchange.FULLERTON.EDU]
Sent: Saturday, August 04, 2012 9:23 PM
To: Leng, Channary; channary.lang@ocpw.ocgov.com
Cc: tish4sc@sbcglobal.net; rebelwoof@att.net; Nelson76@sbcglobal.net
Subject: Public scoping for the Cielo Vista Project
Attachments: Serious concern Kung at 3820 San Antonio Rd Yorba Linda.jpg

Dear Ms. Leng,

I have been a Yorba Linda resident since 1981. For the past 31 years living here, our community has encountered numerous changes. This development of over 500 new homes is by far the worst of the worst, especially during our economic downturn.

I am prepared to go through a grass-root campaign to remove every politician in the County of Orange. I have paid enough property taxes, income taxes, sales taxes over the years. The politicians take our tax money and then reciprocate us by creating traffic congestions, adding more air pollution that results in ashmas among our young children, destroying our neighborhood by allowing high density housing, hurting our wild life, reducing funding to our police, firefighters, teachers, libraries, recreation, and public services.

Attached is my written comment form for your draft Environmental Impact Report. Thank you for giving us the opportunity to voice our frustrations.

If you need any assistance, please let me know. I would like to help.

Thanks,
Mabel Kung
3820 San Antonio Road, Yorba Linda, CA 92886

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name:

MABEL KUNG

Address:

3820 SAN ANTONIO RD
YORBA LINDA, CA 92886

Mabel Kung

- I voted against the development of high-density housing in the last primary, in particular, the Yorba Linda Estates Sage Development.
- (1) It seems that the politicians forgot our fire just a few years ago. At that time, many houses were burnt down due to insufficient water pressure and the lack of fire hydrants up the hills. Building so many homes up there spells disaster.
 - (2) The soils up there are unstable. One huge rainstorm will cause these high density homes to slide down the hills. They will destroy the existing homes here. If my house is impacted, I will, and most likely my surrounding neighbors, will file massive civil and liability law suit against County of Orange.
 - (3) Yorba Linda Blvd has become a hub of greenhouse gas emissions. Little kids in Yorba Linda have an increase of developing asthma due to bad air.
 - (4) This development is an environmental hazard to wild life.
 - (5) How can you add more housing and then cut funding for schools, libraries & public services?

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Leng@ocpw.ocgov.com

From: Todd Kurtz [tkurtz@sbcglobal.net]
Sent: Monday, August 06, 2012 6:20 PM
To: Leng, Channary
Subject: Ceilo Vista NOP

Hi Ms. Leng,

Please accept this email as my input on the subject NOP. I am a resident of the San Antonio Road area and am very concerned about the capacity of City of Yorba Linda streets to handle the Ceilo Vista and future Yorba Linda Estates developments. My concern is for both during normal use and especially during fire evacuation scenarios. Having lived **through the recent freeway complex fire and witnessing firsthand the chaos that resulted, construction of any additional** homes in this area must come along with well thought out mitigation for these safety issues. If not done correctly, loss of life is a very real possibility.

Thank your accepting my comments.

Todd and Adrienne Kurtz
4315 Willow Tree Lane
Yorba Linda, CA 92887

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: Lucy Lebda
Address: 21075 Ridge Park Dr
Yorba Linda, CA 92884

Ms. Channry Lang,

My concerns are simple 1) Traffic impact on
San Antonio Road 2) Increase fire and safety risk in
an event of a fire.

The addition of 480 plus homes with only a
couple of exit roads is cause for concern.
In a event of a natural disaster, such as,
the fires of 2008, I was not able to exit
down San Antonio Road leaving me & hundreds
of others with only one way out, up their
Firemont. Adding more people is not
a good plan or a safe one.

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Thank you, Lucy Lebda

From: ALAN LIBERATORE [alanlib@mac.com]
Sent: Monday, August 06, 2012 12:16 PM
To: Leng, Channary
Subject: Feed Back against Development Cielo Vista Project.

Attn Ms. Channary Lang

Hello,
Alan Liberatore
4645 Alder Ave
Yorba Linda
92886

I am not in favor of this project.

The creation of a island with one way in and one way out is a dangerous plan and poor design. Cielo Vista project impact is unfair to those on Aspen Way and san antonio road as well as anyone whom travels Yorba Linda Blvd.

With an influx of 6000 trips day additional I am doubtful San Antonio road can handle the traffic in it's current state.

The increased risk for fire and safety is obvious and lessons learned from the Freeway Complex fire.

Also the leveling of our hillsides will forever change the landscape which I view from my home in a manner which is not consistent with Yorba Lindas Building standards and density levels.

Thanks for your time.

Alan Liberatore

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name: Alan Liberator
Address: 41645 ALDER AVE
YORBA LINDA, CA
92886

I AM AGAINST THIS PROJECT FOR MANY REASONS
A FEW ARE:

NEGATIVE VIEWS CONCERNING ADDITIONAL
6,000 TRIPS A DAY ON ASPEN WAY, SAN ANTONIO
AND YORBA LINDA BLVD

Increased Fire Safety Risk

Changing our Hill Landscaping with
non City of Yorba Linda Approved & complying
homes

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County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: Kristi Libernatore
Address: 4645 Alder Ave
Yorba Linda, CA 92886

I oppose the Cielo Vista Project proposed development adjacent to the city of Yorba Linda for the following reasons:

- The project would like to utilize current roads close to my home, San Antonio Road and Aspen Road. These are small two lane roads lined with houses. The roads cannot handle the traffic load. I live close to San Antonio road and currently hear the traffic noise. The proposed project would mean up to 5,000 cars traveling on road not meant for that kind of traffic.
- Safety concerns regarding evacuation in a high fire zone. I was home when the freeway fire went through Yorba Linda. The fire moved rapidly through the hills and we had very little time to escape the fire. I drove my car to the only road to get out of the area which was Yorba Linda Boulevard. All traffic was stopped on Yorba Linda Boulevard. Many people panicked and were driving on the sidewalk and opposite side of the street to exit the neighborhood. Yorba Linda gets strong Santa Ana winds so fire will always be a threat. I can't believe the County of Orange and City of Yorba Linda would allow further impaction of the roads in the area.
- Why is the project bypassing the City of Yorba Linda approval? The developers will utilize Yorba Linda Roads and amenities that we, the citizens of Yorba Linda pay for in our taxes. I understand that the City of Yorba Linda rejected this original development so the developers are trying to backdoor the project by going through the County of Orange.
- Yorba Linda is known for it's country living, open spaces and miles of white fence lined horse and walking trails, not for high density housing, lack of open spaces and amenities that the builder is proposing. This development will not fit into the City of Yorba Linda community. Please do not approve this project. The traffic, noise, degradation of the hills and wildlife corridor and safety issues are concerns of all that live in the area.

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name: GARY ISACROVELYN MACHGEL

Address: 5040 VIA DEL CERRO
90604 LINDA, CA 92887
AUGUST 5TH, 2012

Gary Machgel

MS. LENG,

WE WOULD LIKE TO EXPRESS OUR CONCERNS ABOUT THE CIELO VISTA PROJECT.

A VERY SIGNIFICANT CONCERN IS THE HIGH DENSITY OF THE PROPOSED DEVELOPMENT. THIS RESULTS IN SIGNIFICANT TRAFFIC WORKS ABOUT TRAFFIC FLOW THROUGH THE LIMITED ACCESS POINTS. IT IS ESPECIALLY CONCERNING IN THE EVENT OF ANOTHER FIRE. LIVES WOULD CLEARLY BE PUT AT RISK. THE EARTHQUAKE FAULT IN THE AREA IS ALSO A MAJOR CONCERN AS WELL. DAMAGE TO THE INFRASTRUCTURE BY AN EARTHQUAKE COULD POTENTIALLY TRAP RESIDENTS DUE TO THE VERY LIMITED ACCESS POINTS. ADDITIONALLY, THE HIGH DENSITY OF THE PROPOSED PROJECT WOULD BE VERY DETRIMENTAL TO THE GENERAL PLAN SUPPORTED BY EXISTING DEVELOPMENTS. PLEASE CONSIDER ALL THESE CONCERNS IN YOUR EVALUATION OF THIS PROJECT.
THANK YOU!

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

From: Venessa Lopez [vw2000@sbcglobal.net]
Sent: Thursday, August 02, 2012 4:21 PM
To: Leng, Channary
Cc: lizette18@sbcglobal.net
Subject: Cielo Vista Project

It's important that the developers of the Cielo Vista Project know, and be aware that the majority of homeowners that live on or near my street, Alder Ave. (adjacent to San Antonio Blvd.) are opposed to this project for many significant reasons. **The first and most obvious is the impact on the reemerging wildlife in that is still in recovery process due to the fires that devastated that area in November of 2008. These are the last hills that remain in Orange County and need to be preserved for that very reason.**

The environmental protection agency needs to do extensive impact reports on the impact a project like this will have on the remaining wildlife in the proposed area. The impact a project of this size will have on the water, electrical and other utilities like sewage and garbage collection.

This type of development does not fit in to the community. The proposed project is on such a grand scale that it will impact our already overcrowded schools and existing shopping centers. It will potentially impact local traffic as well as increasing the risk of fire/safety hazards.

Sincerely, Venessa & Wayne Martin
4610 Alder ave.
Yorba Linda, Ca. 92886

Ms. Channary Lang
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

Dear Ms. Lang:

We attended the Scoping meeting for the Draft Environmental Impact Report for the Cielo Vista Project on July 19, 2012. With this letter, we are sharing some of our concerns.

Our address is 21230 Twin Oak, Yorba Linda. Our backyard is in the canyon immediately east of San Antonio and will abut this new housing development. During the 2008 fires, we watched the rapid spread of the destructive fire sweep up the canyon, through and past our yard and on up into Chino Hills State Park, burning homes, corrals and acres and acres of wildland along its path. The proposed new homes will be directly in line of future fires that are expected to occur in this historic fire corridor. As it was, the evacuation was hindered by the heavy flow of families and their belongings, including horses and pets. The addition of hundreds more families in this area will certainly create increased risk and difficulty for residents and first responders alike during future fires and other emergency situations that require quick evacuation.

The water supply in this area is an ongoing concern. During the fire, water pressure and supply were strained and the problem will be further exacerbated by increased population. We are already conserving and rationing our water usage. Runoff and drainage systems will be taxed and they will contain ever increasing levels of pollutants.

We are very concerned about the loss of habitat for Orange County's dwindling wildlife. These hills and the little bit of fresh water flowing here function as a wildlife corridor, helping to maintain important biodiversity and balance. The canyon is home to at least two types of owls, several types of toads and frogs and a wide variety of less common birds and creatures. We recently saw a giant garter snake, which is on the official list of threatened reptiles. The coyote and predator bird populations that reside in this canyon do a very effective job of curbing the rodent population here, specifically the rats, mice, squirrels and rabbits.

This project will dramatically alter the open space and wild landscape which we all sought moving into this area. Please consider respecting the city of Yorba Linda's no ridgeline building and lower density housing policies as you make recommendations to the Board of Supervisors regarding Cielo Vista and other future projects here as this county land is completely surrounded by Yorba Linda and may very well become part of our city.

We are hopeful that the many environmental concerns raised with the development of this last remaining parcel of open land here in the Yorba Linda area will result in the protection of this natural resource.

Respectfully,



Ron and Judith Magsaysay
lrays2@gmail.com
714.801.6757

From: Michael A. Mahony [MMahony@Dynamic-Plumbing.com]
Sent: Monday, August 06, 2012 7:47 AM
To: Leng, Channary
Subject: Cielo Vista Project - Scoping Meeting for the Draft EIR - Written Comment Form

Importance: High

To Whom It May Concern:

I am a resident living at 6030 Rockhampton Court for 12+ years. This development will have a NEGATIVE impact on my neighborhood as follows:

- Increased traffic on Stonehaven, Via del Aqua, Yorba Linda Blvd and surrounding streets
 - Makes our surrounding streets more dangerous for children playing in the surrounding neighborhoods with the increased traffic congestion
- Severely hampers an already congested neighborhood escape route
 - During the last fires, cars were lined up Stonehaven and Via del Aqua "in the flames" because too many people were leaving at once and could not turn onto Yorba Linda Blvd. We were in fact "stuck in the fire", literally.
- Severely diminish our overall value of my home losing the rural-ness visual and feel with the pristine natural hills being destroyed.
- Severely diminish the overall value of my home due to the increased traffic and reduced safety for children and evacuation.
- There was already a water shortage with the last fires and we had NO water in our hydrants. Even with the new pump station this will put too much pressure on our existing system, especially during another major fire event.

Please take this into CAREFUL consideration as this will "directly affect" my property's value, my property's safety and my peaceful enjoyment of living up in the hills, away from the masses of people, which is why I bought my home in the first place at its present location.

Respectfully,

Michael A. Mahony
Trisha A. Mahony

From: Phil at Magic Moments Photography [phil@mmsportsphoto.com]
Sent: Monday, August 06, 2012 9:27 AM
To: Leng, Channary
Cc: cheri@roskamp.us; lizette18@sbcglobal.net
Subject: Proposed Housing Tract Above Yorba Linda

Dear Sirs:

My name is Philip Mangiaracina and I live at 5050 Greenhaven Street, in Yorba Linda. I have lived in Yorba Linda for 17 years and moved here primarily because of the low-density housing, good school, and the "openness" of the area created by the surrounding vistas of hillsides. I am writing to you to communicate my strong opposition to the **proposed** "Yorba Estates" development. Yorba Lind just voted to approve the development of two high-density housing projects, which I supported because the development areas were chosen in a way that complimented the character of Yorba Linda. The proposed Yorba Estates development, being built in the hills *surrounding* and above Yorba Linda, does just the opposite. The two routes of exit **from the development, on San Antonio Road and Stonehaven Drive will drastically** increase the traffic and noise through these roads, turning them in to high-volume thoroughfares.

Having lived through the Yorba Linda fire, where our house caught fire and the homes of many of our neighbors burned to the ground, I have to question the sanity of any developer who chooses to build a housing tract on the hillside above Yorba Linda. I watched with dismay as the fire ripped up the canyon beside Eastside park and spread quickly across the ridge where the Yorba Estates are proposed. **Despite all the fire safety precautions enacted since the fire, it is inevitable** that it will happen again one day. The Santa Ana wind direction will not change, nor will the fact that heat rises, so the fire path will once again be up the canyons and across the hillside. Building there, frankly, is as foolhardy as building a home in a flood plain. Most prospective Yorba Estates buyers will probably be unable to purchase fire insurance and, memories being short, will likely not be aware of the terrible experience of the Yorba Linda fire. We residents of Yorba Linda will do everything in our power to remedy that fact.

Sincerely,

Philip Mangiaracina

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name:

V. Lopez & W. Martin

Address:

4110 ALDER AVE.

Yorba Linda, 92886

The developers of the Cielo Vista Proj. need to be aware that the majority of homeowners on & near my street Alder Ave. are against and oppose this project! Due primarily to the large scale, and the impact a development of this size will have on the existing wildlife indigones to that area. This size of development doesn't fit in the community. It will adversely impact our schools and ^{public} services.

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channry Lang at: Channry.Lang@ocpw.ocgov.com

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name:

V. Lopez & W. Martin

Address:

4110 Alder Ave.

Yorba Linda, 92886

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**Scoping Meeting for the Draft Environmental Impact Report
Cielo Vista Project
July 19, 2012**

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Name: MAK FAMILY
Address: 4485 SAN ANTONIO Rd
YORBA LINDA, CA 92886

See attached

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We moved to Yorba Linda from Anaheim Hills in 1988. We love living on San Antonio Road and the surrounding area.

We plan to remain here for many more years. We love the open hills above us. If the county builds 500 homes on those hills, our neighborhood and surrounding area will be changed forever. Our way of life in terms of air quality, traffic conditions, city and public services will be affected. We are disappointed.

During the fire of Nov. 15 2008, driving out of San Antonio Rd was a nightmare due to the traffic and smoke. I cannot imagine trying to get out when another fire rages through again. Those purposed homes would be right in the path of the fire.

This fire safety factor alone would cause us to consider moving away.

If the county green light this project , contraction traffic, dust, noise, hazardous material will affect the health and well being of us all.

We hope that the county will take these considerations into account.

Please do not take our beautiful neighborhood away from us.

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name:

Address:

Lisa & Joe Martelli
4925 Rockhampton Ct.
Yorba Linda CA 92887

NO ON THIS PLAN!
DO NOT WANT MORE TRAFFIC
FIRE EXITS?
PUBLIC SAFETY

Lisa Gayle Martelli

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County of Orange

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Name: Denise Medford
Address: 21745 Thistledown Circle
YORBA LINDA, CA 92887

FIRE HAZARD - FREEWAY FIRE - INADEQUATE EVACUATION
- CHOKING OF YORBA LINDA BLVD, IMPERIAL HIGHWAY.
INADEQUATE WATER SUPPLIES.
EARTH QUAKE HAZARD
AIR POLLUTION
TRAFFIC PROBLEM - CONSTRUCTION, OTHERWISE
HOUSING DENSITY ISSUES.
LOSS OF RECREATION
AESTHETICS - LOSS OF VIEW.
NOISE.
DRAINAGE

Denise Medford

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County of Orange

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Name: CARRIN MELANSON
Address: 4870 ROCKHAMPTON CT
YORBA LINDA CA
92587

FIRE HAZARD - FREEWAY FIRE - INADEQUATE EVACUATION
- CHOKING OF YORBA LINDA BLVD, IMPERIAL HIGHWAY.
INADEQUATE WATER SUPPLIES
EARTH QUAKE HAZARD
AIR POLLUTION
TRAFFIC PROBLEMS - CONSTRUCTION, OTHERWISE
HOUSING DENSITY ISSUES.
LOSS OF RECREATION
AESTHETICS - LOSS OF VIEW.
NOISE.

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Carrin Melanson

County of Orange

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Name:
Address:

SCOTT MELANSEN
4070 ROCKHAMPTON CT
YORBA LINDA
CA 92887

MELANSEN@VERIZON.NET MELANHEAD@VERIZON.NET

FIRE HAZARD - FREEWAY FIRE - INADEQUATE EVACUATION
- CHOKING OF YORBA LINDA BLVD, IMPERIAL HIGHWAY.
INADEQUATE WATER SUPPLY
EARTH QUAKE HAZARD
AIR POLLUTION
TRAFFIC PROBLEMS - CONSTRUCTION, OTHERWISE
HOUSING DENSITY ISSUES.
LOSS OF RECREATION
AESTHETICS - LOSS OF VIEW.
NOISE.
EFFECT UPON WILDLIFE

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County of Orange

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Name: Michael J. Mellon
Address: 21085 Ridge Park Dr.
Yorba Linda, CA 92886

I reside off of San Antonio adjacent to the proposed Cielo Vista Project. I, as well as many other local residents, have several concerns. Many of these concerns are the same as those presented to the county in the August 1, 2012 letter from LAFCO to Ms. Leng. I request that the County take each of these identified issues into consideration so that a mutually agreeable resolution can be found.

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From: Janice Michelle [janicem29@yahoo.com]
Sent: Thursday, August 02, 2012 10:59 PM
To: Leng, Channary
Subject: Cielo Vista project

November 15, 2008: for those of us in Yorba Linda who lived through it, nothing more needs to be said. But for those who just watched from the outside, let me explain. Obviously, there were HUGE water pump/fire response issues in east YL, but **traffic** that day was a nightmare because this community is full of one-way-in, one-way-out neighborhoods that all feed down to Yorba Linda Blvd. We don't need more of that. Our community, for better or for worse, is used by many on a regular basis to attempt to bypass the congestion of the 57 and 91 freeways, all straight down YL Blvd.! To ask our community to accommodate more than the hundreds of additional homes *already proposed and approved* for west of Village Center Dr. and north of Bastanchury is just too much: not only on a daily basis but also during times of natural disaster! We lost over a hundred homes that day. More homes on the hills would have meant more loss of single family dwellings. Leave the hills alone!

Janice Michelle
5425 Brentwood Place (Hidden Hills neighborhood)
YL, CA 92887

From: Malgorzata Mickiewicz [mmickiewicz@sbcglobal.net]
Sent: Monday, August 06, 2012 6:00 PM
To: Leng, Channary
Subject: The feedback about new houses in my neighborhood

I've just find out about new housing developent in my neighborhood. I am afraid that it will produce a lot of new traffic on Stonehaven Rd. Those hills should stay untouched, we love it's wild side, we love walking over there. New houses can produce new fire danger for our community. Please take my vote for NO to this project. We live on Aviemore Rd.

Thank you,
Margaret Mickiewicz

County of Orange

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Name: MIKE & KATHY MINNICK
Address: 22670 HUDSON HILLS RD
YORBA LINDA CA 92587

WE ARE AGAINST THIS MASSIVE HOUSING DEVELOPMENT.
THE WATER SYSTEMS ARE ALREADY OVERLOADED, THIS
IS A VERY BAD IDEA. SUCH A LARGE DEVELOPMENT WILL
ONLY MAKE THE PROBLEM WORSE. THE TRAFFIC WOULD
ALSO OVERWHELM THE HOMEOWNERS DOWN THE
HILL, NOT TO MENTION THE LOSS OF VIEWS &
OPEN WILDERNESS FOR THEM. FURTHERMORE,
TAKE A LOOK AT THE DOWNTOWN AREA, WHY
NOT PUT OUR RESOURCES THERE.
PLEASE DO NOT CONSIDER THIS PROJECT AS
WE WILL HAVE NO CHOICE BUT TO FIGHT IT
TO THE END.

THANK YOU.

MIKE & KATHY MINNICK
22670 HUDSON HILLS RD Y.L. 92587

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From: Jeannie [jmollenauer@sbcglobal.net]
Sent: Monday, August 06, 2012 4:54 PM
To: Leng, Channary; lizzette18@sbcglobal.net
Cc: Dave Mollenauer; jmollenauer@sbcglobal.net
Subject: Environ Impact_Cielo Vista Project

This includes comments in lieu of a County Comment form and is addressed to Channary Leng
OC Public works/OC Planning 300 N Flower St Santa Ana CA 92702- 4048

My husband and I are very very concerned that this will heavily impact traffic in our neighborhood. We have a protected neighborhood and very little crime.

We have all just experienced significant inadequacies in fire protection in the recent Freeway Complex Fire situation both in water pressure and adequacy of manpower.

In addition, we see no need whatsoever when there is no demand for new housing to destroy the beautiful natural hills in our area. . .

We would recommend that this proposed development be postponed indefinitely or at least until there is some housing demand justification.

Please keep us informed of any public discussion of these plans and any that affect our surrounding area.

Thanks for considering this feedback before moving forward.

Dave and Jeannie Mollenauer
3945 San Antonio Road
Yorba Linda CA 92886 714.970.8959

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name:

Address:

Todd & Joyce Nelson
4300 Willow Tree Ln
Yorba Linda 92887

email: nelsons4christo road
runner.com

We are extremely concerned with these projects (cielo vista) (Murdock's Yorba Linda estates). The Murdock project is high density housing and with the already crowded ingress and egress, over crowded schools, parking traffic jams this would over exhaust everything. Mostly it creates a horrific fire escape. As we are ones who lost our home in the 2008 fire. It was bumper to bumper evacuating already. There are wildlife concerns, trail access concerns too many to list. Please re consider shutting this project down for these highly important and critical reasons.
Thank you

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July 29, 2012

Ms. Channary Lang
Orange County Public Works/Orange County Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

Re: Comments re Cielo Vista Project in Yorba Linda
Resulting from Scoping Meeting on July 19, 2012

Dear Ms. Lang:

The purpose of this letter is to provide comment regarding the Cielo Vista Project the County of Orange is planning to direct in the City of Yorba Linda. My concerns are as follows:

- Orange County should coordinate on every level with the City of Yorba Linda as the parcel is within the sphere of influence of Yorba Linda
- The building standards of the City of Yorba Linda should not be dismissed and should be applied to this development in light of the anticipated annexation of this parcel by the city
- If allowed to proceed, Cielo Vista should be planned in conjunction with the Yorba Linda Estates development in a cohesive and concurrent manner
- Fire prevention is paramount particularly in light of the 2008 fire where my neighbors on both sides lost their residences
- The developments as proposed are too dense and incompatible with adjacent development and are more dense than that which was proposed in 2008
- Schools cannot accommodate the students that would emanate from this development; the new Yorba Linda High School already has portable units on campus for current population
- There are no additional, or nominal new park development or dedication
- The ecology of the area would be destroyed
- The water district easement which serves as a hiking trail and fire department access appears to be compromised
- The seismic geology of the area is inconsistent with more development of homes
- The proposed ingress and egress to both Cielo Vista and Yorba Linda Estates are unable to support the developments as planned and can only lead to loss of life in a fire such as we now have firsthand knowledge and experience
- The development process of Cielo Vista and Yorba Linda Estates would pose an extreme burden on adjacent residents with dust, noise, and pollution for a project that could take years to complete, e.g., soils have petroleum contamination, spores released during grading will impact the health of current residents (I speak of experience in that my daughter experienced environmental asthma during the Stonehaven cut and fill in the late 80's).

I hope the County will seriously consider reducing the scope of the Cielo and any other project in this vicinity. This land should have been cohesively developed years ago when the current developments were built. This land is now sufficiently landlocked with inadequate ingress and egress opportunity and recent seismic occurrences make development of it very unwise. If the County is determined to take the lead in the development of this land, I believe the citizens of Yorba Linda should and will fight any annexation attempt by the City of Yorba and let any resulting deficiencies and potential catastrophes be left to the County of Orange to perpetually defend against.

Marlene & Ken Nelson
4790 Via De La Roca
Yorba Linda, CA 92887

cc. Todd Spitzer, Supervisor-Elect
Third District
County of Orange

From: Marlene Nelson [nelson76@sbcglobal.net]
Sent: Saturday, August 04, 2012 9:59 AM
To: Leng, Channary
Subject: Cielo Vista Project Yorba Linda

Is there a tentative tract map that has been filed by the developer that is available to view at your office (so we can see the details vs. the small maps we have thus far been provided)?

Marlene Nelson

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: Kenneth Newman
Address: 4580 San Antonio Rd.
Yorba Linda, CA
92886

This project will negatively affect my life, property, and the wild animals behind my home.

This project should not be built. San Antonio Road is already a heavily travelled road with most drivers speeding down & up the hill. The noise is already excessive. I am very concerned about fires recurring again. I had to save my own home with no fire department help. There is a natural water spring flowing behind my home in the canyon where wild life drink. There are quail catcher birds that shouldn't be disrupted. I am concerned about flooding behind my home similar to a few years ago recurring. My family is susceptible to allergies from the hillside excavations. Traffic at Yorba Linda & San Antonio Rd is unbearable taking 5-10 minutes to get through intersection on school mornings. There are 2 high pressure gas lines that supply 1/2 of LA Basin natural gas. Please Do not build here!

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Kenneth Newman
8/6/12

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

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Name:

Thuyen Xuan Nguyen

Address:

4995 STONEHAVEN DR.
VIRBA LINDA, CA 92887

WE oppose The plans to create 2 new massive housing projects in the Hills above Yorba Linda.

Immediately north of Stonehaven Dr + Via Del Aguila

1) Safety concerns re: ingress & Egress

2) Transportation/Traffic

3) Utilities (Water)

4) pollution (methane gas)

Therefore, the housing plans should be stopped!!

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From: Rick Page [rpage@cbtricoties.com]
Sent: Friday, August 03, 2012 6:53 AM
To: Leng, Channary
Subject: Cielo Vista Project

Dear Mr. Lang,

As a long-time home owner in the hills of Yorba Linda, I would like to relay my opinions regarding the Cielo Vista Project. We experienced, first hand, the dangers of over-crowding the neighborhood when the fires raged through Yorba Linda a couple of years ago. I was personally trapped, temporarily, in my car on my way out of the area as the fire moved closer.

If the congestion to leave was any worse, I could have been burned alive in my car trying to evacuate down San Antonio Road.

This project will significantly impact this neighborhood and tremendously reduce the ability to exit the area in an emergency and I would urge the City and County to reconsider this strategy. This project would have a negative impact on the entire community, especially considering the density proposed.

Please do what is necessary to scale this project back as much as possible.

Kind regards,

Richard and Lanai Page
21250 Trail Ridge
Yorba Linda, CA. 92886

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: Dennis Pasko
Address: 21265 Trail Ridge Road
Yorba Linda, CA
92896

I purchased my home in 1988. I was promised there would be no more building of homes around me. I paid a \$75,000 lot premium for the privilege of solitude and unobstructed views. Since then the morningstar project continued on about me. Another project was developed about. Taller homes and trees obstruct my view of the horizon. Enough is enough. This next project will cause more traffic congestion, overcrowded schools, a county of orange project using Yorba Linda lands and resources. Noise and views loss will occur. how can we stop this project?

Angie Property owner

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

A lot of us put new windows in for views of the hills. now we loose our privacy to the views of other homes. more accidents could occur with cars racing down the hills

From: Manu Patolia [mpatolia1234@yahoo.com]
Sent: Monday, August 06, 2012 10:16 PM
To: Leng, Channary
Subject: Yorba Linda Estate development

Dear Mr. Lang,

Me and my family owns a home on Casino Ridge off San Antonio Rd in Yorba Linda. The proposed development is opposite to my home. We flatly oppose this high density development in our neighborhood. Also it is not in Yorba Linda City jurisdictions. This is only land in Yorba Linda as a natural preserve. Please do not destroy our neighborhood and environment.

Manu Patolia

Sent from my iPhone

From: Kimjpaul@aol.com
Sent: Monday, August 06, 2012 10:49 AM
To: Leng, Channary
Cc: DANNYDPAUL@aol.com
Subject: Cielo Vista Project (Project No PA 100004)

Dear Ms. Leng,

We are writing today to voice our adamant opposition to the proposed Cielo Vista Project.

Our residence is located on the corner of Stonehaven Drive and Heatheridge in Yorba Linda. We are the original owners and have lived in this house for almost 25 years.

The impact of this proposed development would be negative from every aspect. The additional traffic would cause excessive noise, congestion and pose numerous safety issues. Our neighborhoods were not designed to be thoroughfares to accommodate the possibility of hundreds of cars passing by daily.

During the fires several years ago, evacuation was a safety issue as cars came from our hills onto Yorba Linda Blvd. We were not notified to evacuate, it was only after I went upstairs and saw flames from a nearby home that we knew we had to leave quickly. We left with only our computers, a few clothes, and our dogs.

My husband, our 16 year old son, and I, each took a car and fled. When we came down our street (Stonehaven), Yorba Linda Blvd was grid locked. Our son was in his car alone, terrified as the smoke, fires, and panic filled the streets. He was on the phone with me concerned we could not get to a safe place fast enough. With so many cars trying to leave, could the fires trap us on the street? My husband, in his car, was calling to express the same concern. It looked- and felt - like we were in Hell. The police and fire departments were so overwhelmed that notifications to evacuate came after houses already burned down. The streets overflowed with families leaving behind their homes, wondering what they would return to, if anything. Had it not been some brave neighbors, the home we shared all these years, would have been gone.

To think of the possibility of more cars trying to evacuate would have proved disastrous. No question many more homes would have been lost. There was not the infrastructure or resources to handle what was already here.

We already have overcrowding in our local schools, where would these additional children go? Travis Ranch elementary/junior high is in walking distance from our home, but when we learned classrooms (many of which are portable) had as much as 35 kids in one class, we elected to send our son to a private school. There was not even a high school in Yorba Linda that he could attend when it came to enroll him, Esperanza in Anaheim, **being the only option at the time**, so he went to a private high school as well.

We are determined to preserve the quality of our neighborhoods, the city, and will take a proactive role to encourage all residents to fight this project. Building more homes will only be negative from a safety, environmental, monetary, and aesthetic position.

Thank you for the consideration.

Danny and Kim Paul
4820 Stonehaven Drive
Yorba Linda, Ca 92887
714-779-7036

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

The purpose of the public scoping meeting is to obtain input from the public regarding the scope and the alternatives that will be analyzed in the Draft EIR for the Cielo Vista Project. The County of Orange has determined that there is substantial evidence that potentially significant environmental impacts may occur from the project. The EIR will address the following topical areas with potentially significant impacts: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, and Cumulative impacts.

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Name: Danny and Kim Paul
Address: 4020 Stonehaven Drive
Yorba Linda, CA 92887 Dannypaul@aol.com
(714) 779-7036

We live at the corner of Stonehaven and Heatheridge. The impact of this proposed development would be negative from every aspect possible. The additional traffic would cause excessive noise, congestion and pose numerous safety concerns. Our neighborhood was not designed to become a major thoroughfare.

Several years ago, during the fires, evacuation was a big issue as cars came from our hills onto Yorba Linda Blvd. Adding several hundred more cars to that scenario could have been disastrous.

We need to preserve our hills and open areas, or we will lose our front. We are adamantly opposed to this building from a safety, environmental, monetary, and aesthetic perspective.

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channry Lang at: Channry.Lang@ocpw.ocgov.com

From: kennithpeterson@klplaw.com
Sent: Friday, August 03, 2012 2:37 PM
To: Leng, Channary
Cc: Sharon Peterson
Subject: Yorba Linda Estates and related proposals ...letter of protest

Dear Ms. Leng:

My name is Kennith Peterson and I live at 21350 Casino Ridge Road, Yorba Linda, along with my family. I am a member of the Yorba Linda Oversight Board for the former redevelopment agency and an alternate for the Advisory Committee evaluating the Yorba Linda General Plan. I am also the president of the Mt. San Antonio HOA (the HOA next to this project). I wish to voice my objection to the proposed development of Yorba Linda Estates and related developments as currently outlined. The concerns are as follows:

1. The developments do not protect ridge lines. The esthetic impact will be enormous. This manner of development is inconsistent with the Yorba Linda Plan.
2. The developments will totally alter the natural drainage in the areas adjacent to Mt. San Antonio HOA and add to a flow that already causes damage during the rainy season. Environmental impact studies are needed to evaluate historic runoff volumes and ensure that no additional adverse impact will occur from the additional drainage.
3. The impact of this population will overburden existing parks and schools. A park is needed to serve the new population. Additionally, a study is needed to ensure that adequate schools exist for the increased population.
4. Equestrian trails must be added. An arena area would also be helpful and can be part of the park area that should be added.

It is requested that all notices be sent to myself of all future meetings and agenda items. As noted above, my address is 21350 Casino Ridge Rd., Yorba Linda, CA 92887.

Thank you. Kennith Peterson

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name: STEVEN POLLACK
Address: 4520 SAN ANTONIO
YORBA LINDA CA
92886

I can not imagine how the effects of such an enormous proportional increase in homes in this area could possibly be mitigated without unacceptable loss of safety and quality of life factors decreasing terribly.

Our current level of protection will be tremendously reduced and the tremendous increase of traffic will unacceptably reduce road safety.

Sincerely, Concepcion
St. John

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channry Lang at: Channry.Lang@ocpw.ocgov.com

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name:

Address:

Gabe Potyondy
4722 Stirlingbridge Cir
Yorba Linda, CA 92387
potyondy@stcglobal.net

X Gabe Potyondy 8/5/12

- Fire threat could cost lives.
- Concerned about traffic issues.
- Ingress/egress is insufficient for the number of cars/homes.
- Soils issues could impact existing homes, by petroleum airbornes.
- Significant dust and noise from construction.
- Earthquake fault & seismic impact on existing homes.
- Loss of wildlife habitat.
- Wildlife entering existing homes/neighborhood.
- Loss of hiking/walking trails.
- Loss of views of hills.
- Density of planned development is too large.
- Potential for asthma.
- Impact on environment due to higher fire threat.

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July 26, 2012
Ms. Channery Lang
OC Public Works/OC Planning
300 N. Flower St.
Santa Ana, CA 92702-4048

RE: Notice of Preparation comments relative to the Cielo Vista Project (Project #. PA1000004)

Ms. Channery,

Having attended the July 19, 2012 Scoping Meeting for the above referenced project, and being a 25 year long resident at 4620 San Antonio Rd., an arterial that is affected by said project, I have a number of comments. Since this has only recently come to light, the following are first blush comments of some of the more salient issues and other comments, far more researched, will be forthcoming from many of the residents affected.

General: While I don't have a major problem with the Cielo Project, per se, what I do have a big problem with is that this Project is only the "tip of the ice berg" with the potential Yorba Linda Estates Project up for consideration. Adding 112 single family homes is one thing, adding another 373 homes is quite another. This is especially troubling given that there appears to be only two potential arteries out of these combined 500 home developments, one of them being, of course, my street, San Antonio Rd.

Traffic issues: while the proposed project has only minimal traffic impact on San Antonio Rd. with the addition of 17 new homes near Aspen Way, it will add at least 200-300 trips in front of my home. The brunt of the Cielo Project, relative to traffic, will be felt on Via del Agua and Yorba Linda Blvd. However, if the Yorba Linda Estates Project were to become reality, this would add several thousand additional trips down San Antonio Rd., and Via del Agua. You can only imagine how this will affect all the residents on those streets and on Yorba Linda Blvd.

Fire Issues: all of the proposed projects would have been severely impacted from the November, 2008 fire. If you can possibly envision at least 1,000 more cars fleeing from a similar fire, in addition to the existing homes, the arterials would not be able to safely support a mass exodus and death would ensue. As an example, when the fire hit the canyon across from our home, within 3 minutes the fire had engulfed the hillside across our canyon and raced towards our home. We were prepared and left immediately. However, the fire had swept across the lower portion of San Antonio and we were forced to go up the hill and escape via the Fairmont connector. Again, can you imagine the incredible traffic jam presented at Aspen Way with fleeing residents from these proposed projects. Two words: DEATH TRAP!!

Those are the main issues of concern, but I would add the following questions that need to be vigorously researched:

1. What is the proposed density of the entire housing projects (all)
2. How is the City of Yorba Linda going to handle water issues that allow for appropriate water flow for normal use, much less during fire conditions.....look at what happened in Hidden Hills and continues to be an unsolved problem in that area.
3. Are other arterials planned for ingress and egress beyond San Antonio Rd., and Via del Agua.
4. What is the impact on the environment (EIR report).
5. Are rigorous studies to be conducted relative to the impact on traffic, services usage, sewer, drainage, oil & gas lines/facilities, setbacks, etc.
6. Zoning issues

Again, I don't have a big problem with the Cielo Vista Project, as such, but very much do with the domino effect this will no doubt cause adding a total of almost 500 homes to an already crowded area. Please call with questions and I would asked to be added to your e-mail list for any pertinent information relative to any of these projects.

Sincerely,


Dennis Prina
4620 San Antonio Rd.
Yorba Linda, CA 92886

(714) 777-9431 hm (714) 693-2989 wk e-mail: dennis@americasinstantsigns.com

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: David Ramocinski
Address: 22865 Hidden Hill Rd
Yorba Linda, Ca 92687

KNOWING FIRST HAND ABOUT DEALING WITH THE
Freeway Complex Fire, this proposed development
would have been disastrous for the residents
in Hidden Hill with one way in and out we
were committed to leave through the impaired
fire approach. Also at the upper end of our development
we had no police, no fireman and no water. Truly
a recipe for disaster. Fortinable loss of life or
limb but extensive property loss. Water availability for
this project needs independent confirmation of adequate
supply outside of THUD sight. Traffic situation is
unacceptable due to surface streets available. This
project must be considered in whole (480+ homes)
versus piece meal segments. Finally, I strongly
oppose this development which impacts all nearby residents.

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary.Lang at: Channary.Lang@ocpw.ocgov.com

From: Janet Ramsey [jkramsey@sbcglobal.net]
Sent: Monday, August 06, 2012 1:27 AM
To: Leng, Channary
Subject: Comments Regarding the Cielo Vista Project, Yorba Linda
Attachments: YL Housing Project NOP Letter.doc

Ms. Leng,
Please find my comments regarding the Yorba Linda Cielo Vista Project attached.

Thank You,

Janet K. Ramsey
jkramsey@sbcglobal.net

August 1, 2012

Ms. Channary Leng
OC Public Works / OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048

Dear Ms. Leng,

From: LORINDA RAY [lorinda.ray@sbcglobal.net]
Sent: Thursday, August 02, 2012 11:43 AM
To: Leng, Channary
Subject: Cielo Vista Project

In regards to this proposed project, this high density home project is extremely disheartening to many of us here in Yorba Linda. We purchased our home 15 years ago to be in the hills and and enjoy the open land that surrounds our beautiful city. These are the last remaining hills in our community.

As a survivor of the fires of 2008, we watched our neighbor's home burn down, with not enough fire personnel to save it, not enough water to save many of the homes and no police service to notify us of evacuation. How on earth can these three public service organizations support 500 more homes?? Not to mention the traffic impact on our small city. Yorba Linda Blvd is already becoming a "freeway" during the morning and evening commutes.

Thank you for your time.

Lorinda Ray
20965 Via Contento, Yorba Linda
714-606-6012

From: rebelwoof [rebelwoof@att.net]
Sent: Tuesday, July 03, 2012 1:34 AM
To: 'Marlene Nelson'; Leng, Channary
Cc: gregmckeown@ocfa.org; TIME4DANCE@aol.com; 'Scott Kirby (smkirby)'
Subject: RE: Potential unpermitted grading activity in the hills near Via De La Roca, YL 92887
Attachments: tommy house day after.jpg

From: Sharon & Ted Rehmeyer
4795 Via De La Roca, Yorba Linda, CA 92887
rebelwoof@att.net; (714) 777-6818
To: Ms. Channary.Leng@ocpw.ocgov.com
Cc: Mike Balsamo, Manager
OC Community Development
Cc: Nancy Riekel, Mayor, Yorba Linda
Date: July 3, 2012

My husband and I would also like to express our concerns regarding the potentially unpermitted and illegal grading on the "Murdoch Property" currently underway. We have received no official notification from the Murdoch developers to date. We have received notification about the Preparation and Scoping Meeting for Cielo Vista Project PA 100004. We plan to attend the Thursday, July 19, 2012 Scoping Meeting re: Cielo Vista Project No. PA 100004, Sage Community Group, which will be held at Travis Ranch Activity Center from 7 to 9 p.m.

As an FYI, we have attached a photo taken the day after the 2008 "Freeway Fires" which swept through our hillsides and neighborhood, destroying the home (owned by Thomas Emeterio) immediately across the street from our house on Via De La Roca and adjacent to the Nelsons' home. Another home adjacent to the Nelson property also burned to the ground. Our home suffered only minor damage, as did our RV. But we were fortunate. The Scott Kirby family next to ours had fire damage to their property, and Nelsons had property damage as well. That fire was driven by Santa Ana winds, and the potential for that problem is a major threat and an ongoing concern.

The present unsupervised grading of the Murdoch property is alarming because the dry hillsides, and lack of water to extinguish a fire, could spark another inferno should a spark from their bulldozers ignite the brush. This is why we feel an environmental impact study is essential for development of both the Cielo Vista and Murdoch properties.

Environmental impact issues surround both proposed developments.

The fact that only an egress/ingress into the proposed 95 homes of Cielo Vista--immediately behind the Nelson and Emeterio properties-- onto Via Del Agua is a major concern to us. This proposed development would mean the addition of approximately 700 cars flowing up and down Via Del Agua or Stonehaven onto Yorba Linda Blvd. to enter or exit the Cielo Vista homes. During a fire or other natural disaster or emergency, we can only guess the disastrous impact these additional homes and cars would have on our immediate neighborhood and the developments all along Via Del Agua and Stonehaven. Traffic is already an issue during rush hours in the a.m./p.m. to get onto Yorba Linda Blvd. from Via Del Agua. We can only hope the County officials will coordinate with Yorba Linda officials and that all efforts to preserve these last remaining hillsides will be considered. Any development needs to be carefully considered with regard to the nature of this unique hillside with its natural streams, wildlife, and potential for fire and earthquakes, as well as the current zoning and existing neighborhoods.

We are especially concerned about the effect of the Cielo Vista Development with the proposed egress/ingress. What happens to the natural springs in that area--and to the wildlife---if this becomes a roadway? We're also concerned that the proposed entry/exit to the development is a blind spot for cars traveling out of our cul de sac and for other cars coming up Via Del Agua or down the steep incline of Stonehaven. It would seem far wiser to have two areas for egress/ingress rather than just the one, particularly if another hillside fire or other emergency should occur. If that exit becomes blocked by fire, what happens to the residents? The developments are right in line with what has historically been a burn area. We saw what happened to it in 2008. It was a very scary evacuation with intense heat, heavy winds, and lots of embers from the burning vegetation falling everywhere. Cars were PACKED SOLID coming down Stonehaven and Via Del Agua. I can't imagine adding more traffic to that congestion.

Care and planning also needs to be taken with regard to earthquakes. Fault lines exist throughout the developments proposed by both Cielo Vista and Murdoch property developers.

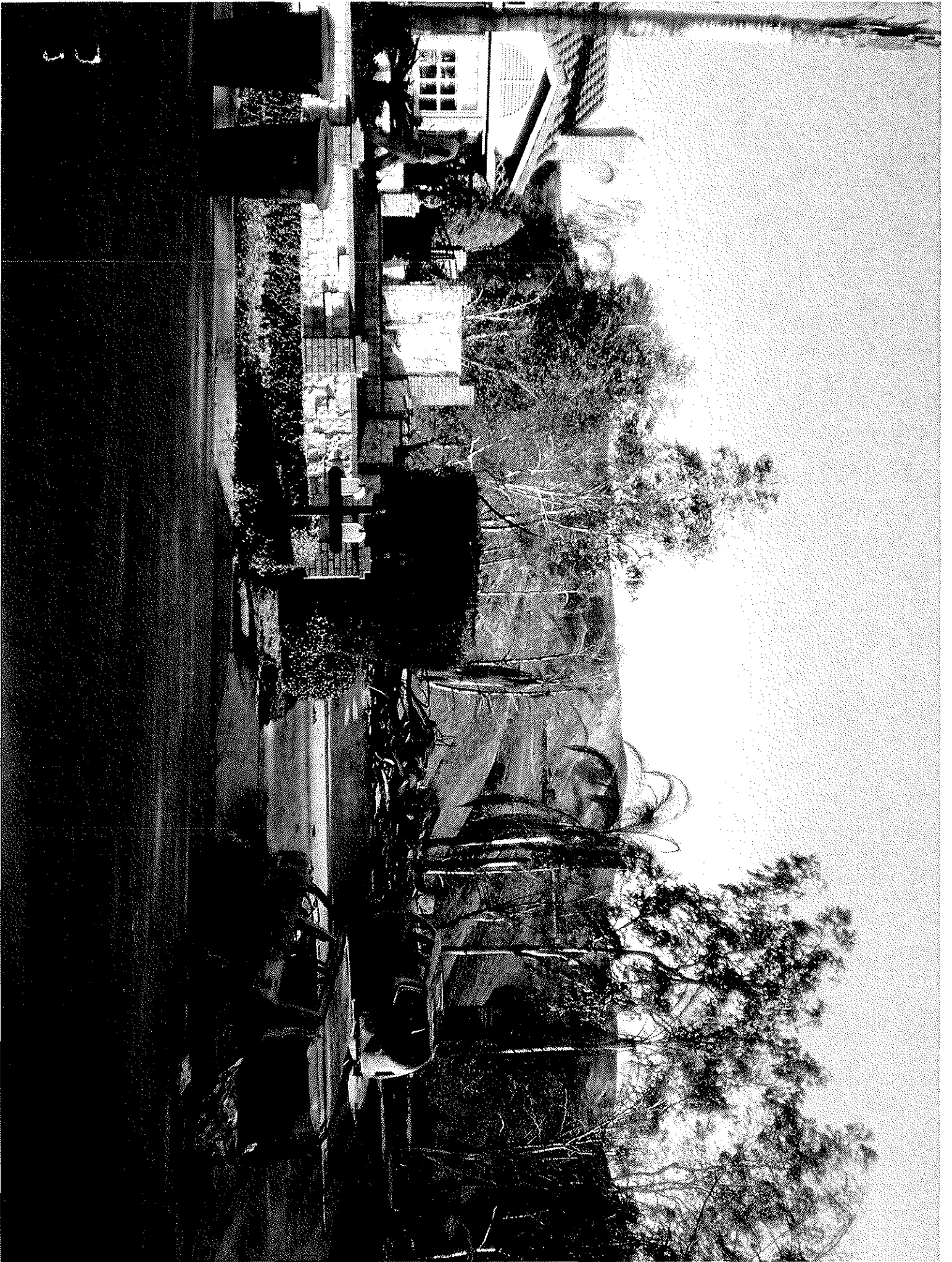
From: Marlene Nelson [mailto:nelson76@sbcglobal.net]
Sent: Monday, July 02, 2012 8:15 PM
To: Channary.Leng@ocpw.ocgov.com
Cc: gregmckeown@ocfa.org
Subject: Potential unpermitted grading activity in the hills of Yorba Linda

I'm writing to express my concern regarding potentially unpermitted, illegal grading in the hills behind my home in Yorba Linda. This land is commonly referred to as the "Murdoch Property" and lies northeasterly of where Via del Aqua and Stonehaven converge. I have it from a good source that the owners of the Murdoch property intend to start grading activity in advance of appropriate EIR and permits for a development called "Yorba Linda Estates" and are doing so ahead of required permits hoping that since they are from Arizona, they can plead ignorance. This activity started over a week ago. I am deeply concerned because this is where the wild fires in November 2008 (with neighbors on both sides of our home burned to the ground) occurred and it is extremely dry up here again and the vegetation is high. I see no water truck activity up there in concert with the dozer.

The other rumor was that they are grading around an earthquake fault for analysis ahead of development.

In either case, I would like someone from the Fire Authority and/or County Planning to look into this to ensure the safety of our neighborhood from another wild fire in this dry, continually windy season. I'd hate to see the scrub torched by equipment illegally operated.

Marlene Nelson
4790 Via de La Roca
Yorba Linda, CA 92887
714 777 4815



TO: Ms. Channary Lang
Orange County Public Works/Orange County Planning
300 North Flower Street
Santa Ana, CA 92702-4048

FROM: Sharon & Ted Rehmeyer
4795 Via De La Roca
Yorba Linda, CA 92887-1816
Email: rebelwoof@att.net

DATE: August 3, 2012

SUBJECT: Comments RE: NOP for Cielo Vista Project (Project No. PA 100004)

Dear Ms. Leng,

We attended the July 19, 2012, Public Scoping Meeting for the Cielo Vista Project at Travis Ranch Activities Center, Yorba Linda, and have serious concerns about this project:

- **HIGH DENSITY of Proposed Development are INCOMPATIBLE with EXISTING RESIDENTIAL NEIGHBORHOODS:** The Cielo Vista project shows 112 lots, with 17 of them on egress/ingress to Aspen Way onto San Antonio, and the other 95 homes located on what is in effect a very long cul de sac with a single egress/ingress onto Stonehaven and Via Del Agua. This area is located right behind our Via De La Roca 4-house cul de sac through an area known for natural springs and a water catch basin. This Cielo Vista Plan, and the adjacent Murdock property development, will have **major negative impacts on the aesthetics and biological resources** of our hills, eliminating native oaks, sage, and other native plants, thus destroying natural habitat for the hillsides' wildlife populations, including hawks and birds, deer, rabbits, coyote, bobcats and mountain lions that currently inhabit this hillside area. The Draft EIR needs to study the effects this will have if the cut and fill projects go through as planned. This 2012 Cielo Vista plan shows a significant increase over the 83 homes of the original project first shared with us on July 14, 2008, when Mr. Robert Odle, Cielo Vista representative, first met with our neighbors and us in our Via De La Roca home. That original plan called for a minimum of 10,000 to 15,000 sq. ft. lots, compared to the current plan for a number of smaller 7,500 sq. ft. lots backed up to our **existing homes which sit on half acre or larger lots** on Via De La Roca and all along Via Del Agua and Stonehaven, including homes on the area's residential side streets. This high density hillside development proposal is clearly incompatible with existing housing in the area.
- **TRAFFIC and ROAD SAFETY ISSUES:** Via Del Agua and Stonehaven –identified as the major egress/ingress into 95 homes of the Cielo Vista project--are clearly not designed to handle the high volume of traffic this development will generate. Cielo Vista will add an additional 1,000 cars per day onto our residential streets, plus Yorba Linda Blvd. With the additional 400 homes of the proposed Yorba Linda Estates development, approximately 4,000 additional cars per day will be entering and exiting on our winding residential Yorba Linda streets that were never intended to handle that much high volume traffic. Entering and exiting onto Yorba Linda Blvd. from these developments will seriously affect Yorba Linda east-west traffic since it is the major artery through our city. Because this traffic impact on Yorba Linda, the Draft EIR needs to address these traffic and safety issues. Both Cielo Vista and the proposed Yorba Linda Estates developments should be considered together for traffic planning purposes.

- **ISLAND DEVELOPMENTS in Orange County** runs contrary to Orange County's stated planning objectives to avoid "island developments." The Orange County development—Cielo Vista, and the adjacent proposed Yorba Linda Estates project on Murdock property-- is clearly within the Yorba Linda Sphere of Influence and both will eventually need to be incorporated into the City of Yorba Linda for its community services, including water/sewer/community resources, schools, recreational parks, and more. The Draft EIRs should address these needs to make both Cielo Vista and Murdock property projects consistent with City of Yorba Linda planning and development standards. ***The two proposed developments should be considered as a single development unit for planning purposes and should not be developed in a piecemeal fashion.***
- **FIRE/EARTHQUAKE and SAFETY ISSUES:** The single egress/ingress proposed for 95 Cielo Vista homes--and potentially the Yorba Linda Estates development project---onto Stonehaven and Via Del Agua is a MAJOR concern. Cielo Vista alone will generate approximately 1,000 additional cars per day up and down on our residential streets, not to mention Yorba Linda Blvd. This area, highly impacted during the mass exodus during the 2008 Freeway fires, cannot accommodate the extra traffic which would be necessitated in an emergency. Fire, police, and other emergency personnel and vehicles would not be able to access the area in case of disaster. Cielo Vista --and Yorba Linda Estates--will create HIGH DENSITY housing developments onto a hillside that is known historically to be hit by wildfires. In the past 100 years, an average of one wildfire per year has devastated this hillside area where Cielo Vista and the proposed Murdock Property developments will sit. The 2008 Freeway Fire destroyed many Yorba Linda homes, including two on or adjacent to our own Via De La Roca four house cul de sac. A photo of Tommy Emeterio's home, 4800 Via De La Roca, engulfed in flames in 2008, is shown on page 10 of the OCFA Wildfire Action Plan: "Ready! Set! Go!" To put dense housing on this Orange County hillside within Yorba Linda's sphere of influence is to purposely set potential home buyers in harm's way. How to deal with this issue needs to be addressed in Draft EIRs. The Whittier earthquake fault in this hillside, and other fault lines in this area, also need to be assessed for impact on the proposed developments in the Draft EIRs.
- **WATER ISSUES:** The Yorba Linda Water District will be servicing this area. Currently there are pipelines criss-crossing through this proposed hillside development area. More water sources will need to be added to accommodate the 112 homes of Cielo Vista and the nearly 400 homes of the Murdock property Yorba Linda Estates. Homes on Via De La Roca currently are affected by water pressure issues from some of these pipelines which cause rattles. These have been aggravated more recently by dredging or drilling for planning purposes. Sufficient water for regular irrigation and home use needs to be available to any housing proposed for this last remaining Yorba Linda hillside, in addition to the needs for Fire and Safety. The 2012 Cielo Vista plans have reduced on-site catch basins on their diagrams compared to their initial 2008 diagrams. This needs to be addressed in the Draft EIRs. We all know the history of Hidden Hills' fires in Yorba Linda, and those of us who suffered fire losses and damage in our neighborhood did not have the assistance of Fire Authority personnel until the day after, or later in 2008. Hopefully, the need for water for such emergencies will be addressed in the Draft EIR for both Cielo Vista and the Yorba Linda Estates developments adjacent to our homes.
- **OTHER CONCERNS:** Air pollution, noise, dust are all factors to be considered and are of major concern, especially to those who live in this area and suffer from asthma or other health issues. What will be done to mitigate these concerns in the Draft EIR?

Thank you for the opportunity to provide input on the Cielo Vista project's Draft EIR. We will look forward to hearing from you and your office when this document is completed, and we would like to receive a copy of it.

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name:

Address:

E-mail:

Rathleen Richards
4310 ROCKHAMPTON CT.
CARBON LINDA, CA. 92887
B-RICH@aol.com

FIRE HAZARD - FREEWAY FIRE - INADEQUATE EVACUATION
- CHOKING OF YORBA LINDA BLVD, IMPERIAL HIGHWAY.
INADEQUATE WATER SUPPLY
EARTH QUAKE HAZARD
AIR POLLUTION
TRAFFIC PROBLEM - CONSTRUCTION, OTHERWISE
HOUSING DENSITY ISSUES.
LOSS OF RECREATION
AESTHETICS - LOSS OF VIEW.
NOISE.

Rathleen Richards

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channery Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channery Lang at: Channery.Lang@ocpw.ocgov.com ✓

From: RICHARD RIEGEL [rmr4525@att.net]
Sent: Saturday, August 04, 2012 8:11 PM
To: Leng, Channary
Subject: Cielo Vista Project

Ms. Channery Leng,

As a concerned Homeowners living on Dorinda Road we attended the July 19th Scoping Meeting where the Cielo Vista project was discussed. We have many concerns with the impact of this project, many of which are also of concern to several other homeowners in the vicinity.

But to elaborate -

1. The traffic noise and congestion that will result from these additional houses on Aqua and Aspen Way. Our house overlooks Aspen Way and the noise now is very noticeable when the oil tankers service the storage facility below the hill. The increase in traffic will significantly increase the noise level of our quiet serene style of living.
2. The impact of the traffic on Aspen Way is a major concern. That small road does not appear it was designed to handle much more traffic than it currently has. Traffic signals will have to be installed to assist in reasonable traffic flow on San Antonio.
3. The "Access Corridor" that may be required for the next project will further exacerbate the noise and traffic congestion problems listed above. Further, how will the one-way in and out be able to handle the traffic in the event of an emergency, a la the 2008 fire. We were tied up in traffic just getting onto Yorba Linda Boulevard at San Antonio.
4. If the Cielo Vista project is designed and built to the OC Standards, how will the development ever be annexed by Yorba Linda, which is a logical happening? It isn't right that the houses be built to OC standards with the expectation that the City of Yorba Linda will "grandfather" the development built to what we understand are lesser standards after this date.
5. What is to be done with the creek or water runoff below the hill behind the NW side of Dorinda? What is the impact on the wildlife in that area?
6. When we purchased this house 13 years ago there were no houses on the hills to the north of us. Casino Ridge was built and now more homes are being proposed. This will impact the value of our house and those in the neighborhood due to the increased noise, congestion, lack of accessibility to the trails and hills for hiking and the rural setting of our location.
7. What about the impact to the elementary and middle schools? Traffic in the morning and after school is now "horrible" along Yorba Linda Boulevard with parents trying to get to Travis Ranch school. What is the projected traffic after more houses are built? What is the current capacity of the schools? Are additional schools planned?

Thank you for considering these points,

Rich and Mary Riegel

4525 Dorinda Road

Yorba Linda, CA 92887

rmr4525@att.net

From: Peter Romeo [viacorzo@sbcglobal.net]
Sent: Tuesday, July 31, 2012 7:38 PM
To: Leng, Channary
Cc: PETER ROMEO; Margo Romeo; lizette18@sbcglobal.net
Subject: Yorba Linda Neighborhood Notification of Proposed Housing Development

Tuesday, July 31, 2012

Ms. Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702
Channary.leng@ocpw.ocgov.com

Subject: Neighborhood Notification
Re: Proposed Housing Projects Hills above Yorba Linda, East of San Antonio Road

Dear Ms. Leng,

As a homeowner in Yorba Linda, near San Antonio Road, I am voicing my opinion to the proposed housing projects.

Simply stated – I am opposed to the development of these housing projects. My concerns are:

1. This is the first notification received of these projects, and we, my wife and I, received no prior notification of the projects and of the (past) meeting held July 29, 2012. If we had been properly notified, one of us surely would have attended and voiced our opposition.
2. Was an environmental impact report been engaged, and what are the concerns, results?
3. Did the “greedy” developers and county officials not consider the destruction to the rural setting and natural habitats? Moreover, the serenity of the hills!
4. What about the destruction of the natural environment, and habitat of the wildlife? With the destruction of the proposed housing sites, the existing neighborhoods can and will expect to see much of the displaced wildlife into the areas; some of these critters we would prefer not to encounter.
5. There would be a very high increase in vehicular road traffic - construction, commercial and personal vehicles. This is unacceptable considering San Antonio Road was not designated for high vehicular traffic. In addition, Yorba Linda Blvd has already seen an increase in traffic. Yorba Linda Blvd is often used as a bypass road to Imperial Highway from CA-91.
6. The additional vehicular traffic would add a high-risk to the nearby schools – Travis Ranch and Fairmont Elementary.
7. Since the proposed housing is in unincorporated area, policing the area would add burden to the Orange County Sheriff department, who will be assuming policing of all of Yorba Linda, and unincorporated areas, with fewer personnel.
8. Then there is the issue of fire protection. The fire station at the corner of Yorba Linda Blvd. and San Antonio Road is convenient, but in my opinion, not adequately staffed to manage additional housing. The Complex Fire of 2008 taxed beyond belief the OCFA capabilities. I know ... My home was/is in the fire zone. We lost several houses in the neighborhood because the fire department was overwhelmed by the intensity of the fire. We in the neighborhoods had to manage for ourselves.
9. Praying a similar Complex-type Fire does not recur, these new houses potentially could be in harms-way.

10. Since there was inadequate water on the Eastside to fight the Complex Fire and only recently was the water pressure issue corrected. What assurances would be implemented to avoid such a recurring incident?

Thank you for permitting us to express our feelings and opinions. Please let us know if we can be of assistance, and keep us apprised of this proposed development.

Best Regards.

Peter and Margaret Romeo
4840 Via Corzo
Yorba Linda, CA 92886
714-779-7886
viacorzo@sbcglobal.net

Regards.

Pete

Peter A. Romeo
714-381-3015 Mobile
viacorzo@sbcglobal.net

"Let's feel the magic of those two little, big words, 'thank you'" - Ardath Rodale

"No matter what accomplishments you achieve, somebody helped you." - Althea Gibson

"Do not let what you cannot do, interfere with what you can do" - John Wooden

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: KENDRA ROSE
Address: 31775 THORNEDOWN CIRCLE
YORBA LINDA 92587

FIRE HAZARD - FREEWAY FIRE - INADEQUATE EVACUATION
- CHOKING OF YORBA LINDA BLVD, IMPERIAL HIGHWAY.
INADEQUATE WATER SUPPLIES.
EARTH QUAKE HAZARD
AIR POLLUTION
TRAFFIC PROBLEM - CONSTRUCTION, OTHERWISE
HOUSING DENSITY ISSUES.
LOSS OF RECREATION
AESTHETICS - LOSS OF VIEW.
NOISE.

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K Rose

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: TED ROSE
Address: 21715 THISTLEDOWN CIRCL
YORBA LINDA, CA 92597

FIRE HAZARD - FREEWAY FIRE - INADEQUATE EVACUATION
- CHOKING OF YORBA LINDA BLVD, IMPERIAL HIGHWAY.
INADEQUATE WATER SUPPLIES.
EARTH QUAKE HAZARD
AIR POLLUTION
TRAFFIC PROBLEMS - CONSTRUCTION, OTHERWISE
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Ed Rose

From: Mitchell ROSEN [<mailto:mirrosen@yahoo.com>]
Sent: Sunday, July 29, 2012 11:15 PM
To: Leng, Channary
Subject: Cielo Vista Project

Ms. Channary Leng,

The following is a brief summary of my concerns relates to the Cielo Vista Project

- Increased traffic both on San Antonio Road and Yorba Linda Blvd
- Potentially increased fire risk
- Destruction of picturesque open area (primary reason that we purchased our home back in 2008)
- Increased housing density (not consistent with other homes in the tract)
- Potential negative impact on wildlife
- Significant increase in noise related to site preparation and construction

Thank you.

Mitch Rosen
21240 Trail Ridge
Yorba Linda, CA 92886

SHUTE, MIHALY
& WEINBERGER LLP

396 HAYES STREET, SAN FRANCISCO, CA 94102
T: 415 552-7272 F: 415 552-5816
www.smwlaw.com

GABRIEL M.B. ROSS
Attorney
ross@smwlaw.com

August 6, 2012

Via E-Mail and U.S. Mail

Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048
E-Mail: Channary.Leng@ocpw.ocgov.com

Re: Notice of Preparation of an Environmental Impact Report and Notice of Scoping Meeting for the Cielo Vista Project (Project No. PA100004)

Dear Ms. Leng:

On behalf of Hills For Everyone, we write to comment on the Notice of Preparation of an Environmental Impact Report and Notice of Scoping Meeting for the Cielo Vista Project (Project No. PA100004). Hills For Everyone is a non-profit organization that strives to protect, preserve, and restore the environmental resources and natural environs of the Puente-Chino Hills and surrounding areas for the enjoyment of current and succeeding generations, and is closely following the County's processing of the proposed Cielo Vista Project.

The recently released NOP is required to provide adequate and reliable information regarding the nature of the proposed Project and its probable environmental impacts, in order to "solicit guidance from public agencies as to the scope and content of the environmental information to be included in the EIR." California Environmental Quality Act (CEQA) Guidelines § 15375; *see also* CEQA Guidelines § 15082(a)(1).

Unfortunately, the NOP provides little information about some critical aspects of the proposed Project, including Project objectives, alternatives, and cumulative impacts. This makes it difficult to provide a comprehensive response to the NOP or the scope of the EIR. Set forth below are our initial comments relating to the information

that has been provided. The County must ensure that the EIR for the Project provides extensive, thorough analysis of the topics described below.

I. Probable Environmental Impacts

In a number of substantive areas, the NOP fails to provide anything more than the most basic information describing the probable environmental effects of the proposed Project. The NOP also gives little indication of what the County believes to be the probability that the proposed Project will result in various environmental impacts. In the absence of more information, we can only assume that the EIR will provide an exhaustive and detailed analysis of the Project's impacts in all of the listed environmental issue areas.

The County should pay particular attention to its evaluation of impacts related to fire hazards. The fire hazards to development in the Puente-Chino Hills area cannot be overstated, a fact made abundantly clear by the devastation of the 2008 Freeway Complex. The Project site is located in a Very High Fire Hazard Severity Zone and has burned regularly: in addition to the Freeway Complex, it was subject to fires in 1943 and 1980. The Project will undoubtedly increase the size of the area's wildland-urban interface, and the EIR must evaluate the impacts of increased risk of fire to the surrounding environment, to local and state fire and emergency service providers, and to the current and future residents of the region.

II. The Murdock Property Project

Significant development activity is currently planned for the area known as the Murdock Property, located directly east of the proposed Project site. The Conceptual Site Plan and Grading Study for the Murdock Property indicates that the developers of the Murdock Property are planning to construct 373 homes and to undertake major grading activities on that site. *See* Yorba Linda Estates Study #18A – YLE, Nicholas/Long, Simmons, Friend, Conceptual Site Plan / Grading Study, March 2012. Under the plans for both properties, access to the Murdock Property would be provided by access corridors to be constructed as part of the Cielo Vista Project. *Id.*; NOP at 9. The Yorba Linda Water District has also advised representatives of both development projects that water and sewer services and facilities must be planned and designed together. *See* Yorba Linda Water District, Comments Regarding the Notice of Preparation (NOP) of EIR for Proposed Cielo Vista Project (Project No. PA100004), August 2, 2012.

In light of these common access corridors and utility connections, development of the Murdock Property constitutes a reasonably foreseeable consequence

of the Cielo Vista Project, and therefore must be considered part of the Cielo Vista Project. *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal. 3d 376, 394–96. The environmental effects of the two developments should be collectively evaluated in a single EIR. CEQA prohibits piecemealed review of two developments that are truly a single project.

CEQA defines a “project” as “the whole of an action, which has a potential for resulting in either a direct physical change” or “a reasonably foreseeable indirect change in the environment.” CEQA Guidelines § 15378(a); *see also* CEQA Guidelines § 15378(c) (term “project” means the whole of the “activity which is being approved”). Thus, an agency must take an expansive view of any particular project as it conducts the environmental review for that project. *See McQueen v. Bd. of Directors* (1988) 202 Cal.App.3d 1136, 1143 (term “project” is interpreted so as to “maximize protection of the environment”).

An “EIR must include an analysis of the environmental effects of future expansion or other action if: (1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effect.” *Laurel Heights*, 47 Cal.3d at 394–96. *Laurel Heights* requires a project proponent to analyze future expansion and other such action in an EIR if there is “telling evidence” that the agency has either made decisions or formulated reasonably definite proposals as to expand a project in the future. *Id.* at 396–97.

Here, there is ample evidence that the Murdock Property development is a foreseeable consequence of Cielo Vista, and that the two are, in fact, the same project. Most obviously, the Murdock Property development depends on the Cielo Vista Project for the construction of access corridors and water and sewer connections.

Even if Cielo Vista and the Murdock Property development were separate projects, CEQA would still require the County to consider their environmental impacts together. Construction of the Cielo Vista access corridors and utility connections are the first steps toward development of the Murdock Property. Established CEQA case law holds that the analysis of environmental effects must occur at the earliest discretionary approval, even if later approvals will take place. *See, e.g., Bozung v. Local Agency Formation Comm.*, (1975) 13 Cal.3d 263, 282 (expressing the importance of environmental review “at the earliest possible stage”). The environmental impacts associated with this additional development must be analyzed now with those of the Cielo Vista Project.

In any event, because the two developments are so closely related, a single EIR would provide the most efficient and effective environmental review. A single EIR will provide a more comprehensive evaluation of environmental impacts and will also assist the County in crystallizing its analysis of alternatives to the development of widely dispersed, single-family homes in the Puente-Chino Hills area.

At the very least, the County's environmental review for each of the two developments must thoroughly analyze the cumulative impacts of the other. CEQA requires that the EIR must assess the cumulative impacts of the Project when viewed in connection with the effects of past projects, other current projects, and probable future projects. Pub. Res. Code § 21083(b)(2). The development of the Murdock Property will significantly magnify the Cielo Vista Project's impacts related to biological resources, fire hazards, circulation, and virtually every other issue area mentioned in the Cielo Vista NOP. A complete cumulative impacts analysis is essential for understanding the full environmental impacts of the Project.

III. Project Alternatives

The County's evaluation of alternatives to the Project will be a critically important exercise. An EIR must describe a range of alternatives to the proposed project, and to its location, that would feasibly attain the project's basic objectives while avoiding or substantially lessening the project's significant impacts. Pub. Res. Code § 21100(b)(4); CEQA Guidelines § 15126.6(a). A proper analysis of alternatives is essential for the County to comply with CEQA's mandate that significant environmental damage be avoided or substantially lessened where feasible. Pub. Res. Code § 21002; CEQA Guidelines §§ 15002(a)(3), 15021(a)(2), 15126.6(a); *Citizens for Quality Growth v. City of Mount Shasta*, 198 Cal. App. 3d 433, 443–45 (1988). As the California Supreme Court explained in *Laurel Heights*, “[w]ithout meaningful analysis of alternatives in the EIR, neither the courts nor the public can fulfill their proper roles in the CEQA process. . . . [Courts will not] countenance a result that would require blind trust by the public, especially in light of CEQA's fundamental goal that the public be fully informed as to the consequences of action by their public officials.” 47 Cal. 3d at 404.

Unfortunately, the NOP fails to define the specific objectives for the proposed Project. Without a thorough understanding of the proposed Project's purpose, it is all but impossible for the County to identify and evaluate reasonable and feasible Project alternatives. Nor is it possible, in the absence of clearly defined Project objectives, for members of the public or public agencies to identify or provide meaningful input on alternatives or the scope of the EIR. The County must clearly articulate the Project objectives, in order to systematically identify and analyze the

Ms. Channary Lang
August 6, 2012
Page 5

significant effects of the proposed Project and the feasible mitigation measures or alternatives that will avoid or substantially lessen such significant effects.

The County's NOP explicitly identifies only two alternatives to the proposed Project: a "No Project Alternative" and an "Alternative Location." NOP at 13. The County must ensure that the EIR includes a robust discussion of additional alternatives that would lessen the significant impacts of the Project. In developing Project alternatives, the County should not restrict its identification and evaluation of alternative sites to Orange County itself; it must assess alternative locations across the state. This alternatives analysis must also evaluate various other options for meeting housing demands, looking beyond the large-lot subdivision model presented by the proposal. Infill sites and other non-sprawling solutions must be considered as alternatives.

IV. Conclusion

The NOP provides little information about some critical aspects of the proposed Project, making it difficult to provide a comprehensive response to the NOP or the scope of the EIR. We respectfully request that the County thoroughly consider all of the information in these initial comments in the EIR for the Cielo Vista Project. This information is required to provide the basis for a comprehensive analysis of environmental impacts and the identification of feasible mitigation measures and Project alternatives.

We appreciate the opportunity to provide these comments. Please keep me informed of all notices, hearings, staff reports, briefings, meetings, and other events related to the proposed Project. Please also notify me of the release of the draft EIR for the proposed Project.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP

A handwritten signature in black ink, appearing to read 'G.M.B. Ross', with a stylized flourish at the end.

Gabriel M.B. Ross

cc: Claire Schlotterbeck, Hills For Everyone
422324.4

SHUTE, MIHALY
& WEINBERGER LLP

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name: Frank + Elaine Sanchez
Address: 21220 Twin Oaks
Yorba Linda, CA 92386

We are original owners of our property in
Country Hills. We purchased this land because of
the beautiful and natural surroundings. With
this new development possibly going in we have the
following concerns: Density, noise, erosion, threatened
wildlife (owls, snakes, coyotes, zebras); cultural resources,
TRAFFIC, Utilities, service systems..... the
list goes on.

Please help us protect this land from this project
and future projects.

Thank you!

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

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Name: Cheryl Sanders
Address: 48415 Green Crest Dr.
YR

I don't see the overall benefit of creating such a housing density in this area of the city. YL Blvd is already jammed at the worst traffic times of the day. Why add more? We survived the Triangle fire. Where will the water come from for this area in the case of another fire? Not from our new reservoir in Hidden Hills. I hope as we lost 31 homes on the hill from a lack of water. Getting anywhere on YL Blvd to evacuate during the Triangle fire was already next to impossible. I can't imagine any kind of evacuation with all of the additional traffic that this project would create. I am also concerned environmentally. The city has re-ligated the development around most of our geographical topography. How much of that particular hilly area will they be removing? YL is such a lovely city with its hills and valleys. I would hate to see its balance ruined.

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by over building for more tax revenue.

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

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Name: JAMES SCHERLER
Address: SUSAN SCHERLER
5360 BRENTWOOD PL
YORBA LINDA 92887

WE ARE VERY CONCERNED ABOUT DEVELOPMENT
IN THIS AREA. THIS IS AN EARTH QUAKE FAULT, IN
HIGH FIRE ZONE, LIMITED ACCESS AND TRAFFIC
PROBLEMS.

WE WERE IN THE EVACUATION THREE YEARS AGO
WHEN HUNDREDS OF HOMES WERE BURNED, INCLUDING
2 ON OUR STREET AND 5 IN OUR BACK YARD.

PLEASE CONSIDER THE POTENTIAL LIVES AND PROPERTY
THAT COULD BE LOST IN THE NEXT FIRE, EARTH QUAKE
OR ~~HILL~~ SLOPE FAILURE.

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From: Mark Schock [mschock74@earthlink.net]
Sent: Tuesday, July 03, 2012 1:36 PM
To: Leng, Channary
Subject: FW: Cielo Vista Project (Project No. PA100004 Notice of Preparation and Notice of Scoping Meeting)
Attachments: Cielo Vista - Sage- NOP.pdf

Ms. Channary Lang & Mike Balsamo

Sorry, I forgot to attach the Cielo Vista - Sage NOP I am asking you about.

Mark Schock

From: Mark Schock [mailto:mschock74@earthlink.net]
Sent: Tuesday, July 03, 2012 1:30 PM
To: 'channary.leng@ocpw.ocgov.com'
Subject: Cielo Vista Project (Project No. PA100004 Notice of Preparation and Notice of Scoping Meeting)

Hello Ms. Channary Lang & Mike Balsamo

Can you please advise me of what the actual public distribution of the attached Notice of Preparation and Notice of Scoping Meeting for the Cielo Vista Project (Project No. PA100004) was, as well as the date of that distribution? Also, can you please advise why there seems to be a discrepancy in the dates listed on this NOP? For example, today is **July 3, 2012**, yet the NOP is dated **July 5, 2012**. Also, the copy provided to me by the City of Yorba Linda is timestamped as having been received on **June 20, 2012**. Thank you very much for your assistance.

Mark Schock

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: ROBERT + CATHY SEDITA
Address: 5020 VIA DEL CERRO
YORBA LINDA, CA. 92787

Catharina Sedita
Robert N Sedita
8-4-12

BASED UPON THE INFORMATION CONTAINED IN THE EIR, WE FEEL
THAT THE EIR WILL ILLUSTRATE THAT THIS
DEVELOPMENT SHOULD NOT PROCEED.

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County of Orange

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Name: Tom & Tish Simmons
Address: 3790 San Antonio Rd.
YL 92887

See Attached

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August 6, 2012

Dear Ms. Leng:

We are writing regarding the Notice of Preparation regarding the Cielo Vista Project. We have lived in Yorba Linda for over 21 years and are strongly opposed to this project for several reasons.

1. **Safety:** No one who lived in Yorba Linda during the Freeway Complex fire will ever forget it. It was as if Armageddon had descended upon our city. The streets were completely congested by residents evacuating as well as the emergency vehicles coming to fight the fire. We simply can't imagine the impact the additional homes would have if the Cielo Vista project is completed. Obviously the area is a high fire risk area, and essentially the proposed homes would be built right in epicenter of the Freeway Complex fire's path. To us, this just doesn't make sense: first of all, even building there, and second of all, the amount of proposed homes. Additionally, after the fire scorched the hills, the ensuing rain brought more havoc to our area. As we look at the proposed map, these homes are right in harm's way. We return to our previous point: it simply doesn't make sense. Not only do we have significant concerns about residents' safety during a wildfire, and our ability to evacuate, but we are equally concerned about the first responders ability to access our neighborhood during an emergency.
2. **Traffic:** The amount of proposed homes would have a dramatic impact on the traffic patterns in our neighborhoods. The amount of trips generated by these homes would result in a significant increase in traffic on our streets. This proposed project would impact the ability for residents to commute around our city and bordering areas.
3. **City Services:** The proposed homes, although under county jurisdiction, would eventually become dependent upon our city services. Our infrastructure is not equipped to support these additional homes. A project of this scale is not part of our city's proposed development plans, and consequently should not be approved as it is presented.

I know that there are many additional concerns, such as seismic activity and air quality, and we're sure that many experts will weigh in on these issues. As residents of a neighborhood which would be directly impacted by this proposed development, we are strongly opposed to this project. We respectfully request that you take into account our opposition to this project.

Sincerely,

Tom and Tish Simmons

3790 San Antonio Rd., Yorba Linda

County of Orange

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Cielo Vista Project

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Name: Barbara Sinner
Address: 4520 San Antonio Rd.
Yorba Linda, CA 92886

I LOST MY HOME IN THE FREEWAY COMPLEX FIRE 6/66
3 1/2 yrs ago there were not enough firemen to save my home. It
never saw a single drop of water & there were not enough
police to keep the rioters off of my lot & there was not enough
traffic control to prevent the accident that occurred on Yorba
Linda Blvd when I was trying to flee my neighborhood. Our
streets are already overburdened and the addition of 485
homes will severely impact traffic flow, especially with only 2
access streets that both dump into Yorba Linda Blvd. With a
track record of one fire per year for the past 100 yrs another disaster
of the magnitude of the Freeway Complex fire or worse yet a
major earthquake on the Whittier Fault that runs right through
the proposed developments is inevitable. If these homes are allowed
to be built, next disaster someone will die for sure.
Barbara Sinner

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From: Vaughan Smith [vaughansmith@att.net]
Sent: Thursday, August 02, 2012 10:20 AM
To: Leng, Channary
Subject: Prposed houseing in East side of Yorba Linda

I want to express my concern about the large development on the east side of Yorba Linda this will ruin our beautiful city. I enjoy seeing the sun come up over these beautiful hills every morning and the peace it gives one in this hectic world we live in.

The trails along San Antonio St. are a wonderful place to walk our dogs and ride horses as well as run and walk in the quiet mornings. San Antonio and Stonehaven Sts. are filled with homes and this proposed development will bring several thousand cars going down these Sts. every day bringing noise and pollution and danger to the children who play on these Sts. We have so little open space left so let's preserve this area for future generations.

Sincerely
Vaughan+ Delores Smith

From: Elysia [ejs060@roadrunner.com]
Sent: Monday, August 06, 2012 9:33 PM
To: Leng, Channary
Subject: NOP

Ms. Channary,

Please consider my concerns as to the developments being proposed in the Yorba Linda/Orange County hills. The traffic impact, increased fire/safety risk and the loss of our hills would be devastating. Specifically, these are the last remaining hills in our community and I believe it's critical to preserve the hills/wildlife.

Thank you,
Elysia Sorley

From: Spellman, David [dspellman@hireright.com]
Sent: Monday, August 06, 2012 9:27 AM
To: Leng, Channary
Subject: Cielo Vista NOP Comments

Dear Ms Leng,

I am writing to you as a Yorba Linda resident concerned about the proposed Cielo Vista development in County land just to the east of Yorba Linda. As currently proposed, this development, along with the soon to follow Yorba Linda Estates project, will utilize residential streets for access. These streets (San Antonio Road and Via Del Agua) simply cannot absorb any additional traffic without posing significant concerns to our community. **We have lived on San Antonio Road** and have worked for the past 5+ years with the Yorba Linda Traffic Commission and City Council on traffic mitigation efforts due to the already overcrowded San Antonio Road. **This street (as well as Via Del Agua) was not designed for the** additional traffic that will result from this development. Safety concerns are a natural extension of this. The Freeway Complex Fire in 2008 created a very dangerous situation for those live in the San Antonio Road area. Because Yorba Linda Blvd was so congested, those of us living on San Antonio Road couldn't not evacuate our area. As it back up cars got dangerously close to the flames. Adding addition cars as a result of this development could be catastrophic.

I am also concerned about the impact this development will have on our local schools and other public services. Yorba Linda is simply not built out in a way that it can support this size of a project, especially when Yorba Linda Estates is added to it. And I feel strongly that these two projects need to be treated as one.

I urge you to recommend that this development not be allows to proceed.

Regards,

Dave Spellman
4460 San Antonio Road
Yorba Linda, CA 92886

County of Orange

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Cielo Vista Project

July 19, 2012

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Name: Thomas G. and Elizabeth R. St. Clair

Address: 3795 San Antonio Rd.
Yorba Linda, CA 92686
Robert L. St. Clair
3795 San Antonio Rd.
Yorba Linda, CA 92686

Thomas G. St. Clair
Elizabeth R. St. Clair
Robert L. St. Clair

- 1. The type of development proposed for this area is
completely out of character with that of the rest of
East Yorba Linda.
- 2. Vehicular access for this project is not adequate.
For example San Antonio Road is a residential street
with approx. 70 private driveways between
Fairmont and Yorba Linda boulevards and would
be overwhelmed in an emergency evacuation due
to a wildfire. Oftentimes one has to wait
for 2 or 3 cars to pass by before backing out even
at normal daytime traffic hours.
- 3. The use of fire resistant methods and materials
should be required in all construction.
- 4. We are concerned that air quality for homes on San An-
tonio Rd. will be impacted by increased amounts of
particulates generated by more traffic.

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Name:

Address:

Mike & Christine Stefani
3825 San Antonio Rd.
Van Nuys, CA 91411

Our concerns have to do with the traffic impact on San Antonio Rd. Since the build out of Mt. San Antonio traffic, noise and congestion will be increased.

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From: Jill Stewart [jill-stewart@sbcglobal.net]
Sent: Sunday, August 05, 2012 11:02 PM
To: Leng, Channary
Subject: Cielo Vista Project

Ms. Leng --

I am writing this letter to voice my opposition to the Cielo Vista project in Yorba Linda and urge the county to deny the proposal. I am a Yorba Linda resident and am just one of many whose quality of life, safety, security, and property value will be irretrievably damaged by this development. Our home is situated on lower San Antonio Road, adjacent to the canyon, with views east to the proposed site. We would be among those most severely affected.

New developments are not unknown to our community nor are the issues they present. In 2004, when the Mt. San Antonio development was built, the developers and the planners failed to address the impact of increased traffic volume on this neighborhood. Our once relatively quiet street saw large increases to the number of vehicles as well as increases in vehicle speed, raising both health and safety concerns. To mitigate the issue of speed, in 2006 the city of Yorba Linda installed traffic medians. Unfortunately, there are no solutions for the issues of noise and vehicle emissions. Now, here we are, responding to a proposal that will worsen the situation. Under the Cielo Vista proposal for 500 (+/-) new homes, there will be well over 1,000 additional vehicle trips up and down San Antonio Road every day. Add to that number the trips for services vehicles, and we've turned San Antonio Road into a thoroughfare except, of course, in the case of a wildfire. We had one of those not long ago.

Residents of this community survived the 2008 Freeway Complex fire by the grace of God. Many homes did not. Fire support was nil; evacuation routes were jammed; Yorba Linda Boulevard was gridlocked. We are all very lucky that the fire did not overtake our vehicles – even though it jumped them while we sat inside. Having the benefit of that recent real-life experience, a choice by our governing bodies to add substantially more vehicles to those same evacuation routes seems irresponsible.

There was a suggestion for an alternate route that came from a previous Cielo developer during a past community meeting. He proposed that the access road be built on the canyon floor to avoid routing the additional vehicles to the street in front of our homes. He somehow thought that building a highway behind our homes, in addition to the street in front of our homes, would be a workable solution. We disagreed. Noise, vehicle emissions, and the added prospect of opening the access to our backyards to anyone who ventured in by car, foot, or otherwise – all would result in severe degradation to our quality of life, safety and security, and property values.

We, as a community, are joining together in opposition to this proposal. We appeal to you (the county) to protect our interests. San Antonio Road was not designed as a thoroughfare and is not suitable to serve as one.

It is not built with multiple, wide traffic lanes with limited access and egress. It is a neighborhood street lined with homes that people live in.

We, the people impacted by this proposal, bought our homes because of the views and the natural setting. There are few green spaces remaining in and around Yorba Linda. Is it really our destiny to develop every square inch of buildable land into revenue-generating developments? I don't think so. We all have a responsibility to the future, to preserve what little green space remains in our communities. And, we have the means to do so by just saying, "No." I urge you to do so.

Sincerely,

Jill Stewart

4500 San Antonio Road

Yorba Linda CA 92886

(714) 305-6977

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

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Name: JOHN & OLIVIA STEVERDING
Address: 4760 STIRLINGBRIDGE CIR
YORBA LINDA, CA 92387

Concerns:

We All remember the fire that devastated our Community in November of 2008. Traffic was unbearable and lives could have been lost, it was that bad. Additional homes will only add to the problem if another fire broke out. Leaving our tract now on a huge lot in Yorba Linda Blvd is difficult at best.

The hills of Yorba Linda is one reason that attracts so many people. The new tracts will ruin the aesthetics of our beautiful community, not to mention the drain on community services and lack of Parks and open space of this new development (lot sizes are very small compared to the present lot sizes).

[Signature]

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Name: GERALD STRALKA
Address: 4760 DUVOIN POINT CIR.
YORBA LINDA CA 92687
714 977 6448

I AM AGAINST BUILDING
THE YORBA LINDA HILLS.

PROBLEMS WITH SCHOOLS WATER
DENSITY.

NO BUILDING PLEASE

X Gerald Stralka
8-5-12

Please leave this form in the box provided at the Scoping Meeting or deliver or mail it to: Ms. Channry Lang, OC Public Works/OC Planning, 300 N. Flower Street, Santa Ana, California 92702-4048. This form can simply be folded and placed in a mailbox. Please remember to add postage. Alternatively, you may e-mail your comments to Channary Lang at: Channary.Lang@ocpw.ocgov.com

From: Daniel Sullivan [danjher@gmail.com]
Sent: Friday, August 03, 2012 12:07 PM
To: Leng, Channary
Subject: Housing Development Yorba Linda Hills/OC

Dear Ms. Leng,

This letter is in response to the information we received regarding the planned development in the Yorba :Linda Hills and Orange County area. My husband and I are very much opposed to this project as it does not fit in with this community at all. The impact on the traffic alone will make this area worse than it already has become.

Yorba Linda Boulevard has already become a major highway and Yorba Linda has already become very noisy because of this. We live in the neighborhood above Stonehaven and Agua and cannot imagine 1,000 more cars exiting from these streets!

Please DO NOT allow this plan to go forward. We are starting to look like overbuilt Irvine.

Sincerely,

Jheri & Dan Sullivan

From: Mary Tewksbury [mltewks@sbcglobal.net]
Sent: Monday, August 06, 2012 3:11 PM
To: Leng, Channary
Cc: rebelwoof@att.net
Subject: Cielo Visat Project

To Whom it may concern,

I am writing in concern to the proposed housing projects in Yorba Linda. As a long time resident of Yorba Linda, my family and I have many concerns.

We are opposed to building new homes in our Yorba Linda neighborhood. We believe many citizens in our neighborhood will be negatively affected by the proposed building plans. We believe the safety of many residents will be compromised. Traffic during the 2008 fires was gridlock! Once getting down the Via Del Agua Hill to Yorba Linda Blvd., there was nowhere to go. Traffic was jammed! Adding additional residents will only further compromise the safety of existing residents, not only in a fire, but other emergency situations. Please don't underestimate the danger and please give great consideration to the safety of our neighborhood residents. As you are probably aware of, the lack of water pressure we had in Yorba Linda during the fires was critical. Adding houses compromises every one's safety. Also, Yorba Linda sometimes has a difficult time providing power to its existing residents. We have had far too many black outs. Adding more residents will further drain our resources.

We are also concerned with adding more students to the already over crowded Travis Ranch School. There were 37 students in my daughter's 4th grade class last year. The number of children in a classroom does affect the quality of the school. A vast majority of the students drive to Travis Ranch. Few from this neighborhood walk. Although it is a short distance the traffic is horrific. Many times traffic gets backed up on Via Del Agua because of drivers trying to turn left on Yorba Linda Blvd. to get to school. Many times when it clears to the left, it is impossible to pull out because traffic on the opposite side of Yorba Linda Blvd. is bumper to bumper to Yorba Ranch Road. Drop off and pick up lines at the school are extremely long. The back up well onto Yorba Linda Blvd.

We believe building a new housing development in our neighborhood will affect the value of existing homes in the neighborhood. Many of us bought our homes in this neighborhood because of the beauty of the existing mountains, large lots and the undeveloped land. That is the case with my husband and I. One of the main reasons we bought our home was because of the open land across from our home. It is very aesthetically pleasing. We feel connected with that open area. It adds value and meaning to the us and I am sure many in the neighborhood. Building high density housing, or any housing in that area will affect the house values in our neighborhood. That nice open, uncrowded feeling when driving up Via Del Agua/Stonehaven will be gone if houses are added. Yorba Linda prides itself on being a less crowded, more open area. I fear part of what Yorba Linda stand for will be compromised by adding houses.

The wildlife cannot speak for themselves, so I will try to do it for them. The undeveloped land you are proposing to build houses on is home to many critters and wildlife. We cannot keep pushing them out of their natural habitat. We have seen deer and many other animals on that land. We sometimes hear coyotes howl at night. To me that is a welcome sound. They have not come on our property, but fear they will if they are pushed out of their home.

I have written to you expressing how adding a housing development would negatively affect family. Our girls (16&10) are very disturbed by the thought, "Their Hills" might be leveled. They have written a letter in their

own words and submitted it. Please consider the feelings of these young people. Even at a young age, they recognize the beauty and value of natural hills, mountains, and open land.

Thank you for your consideration,
Mary and Michael Tewksbury
4750 Stirlingbridge Circle
Yorba Linda, CA 92887

From: Olivia Tewksbury [livi514@sbcglobal.net]
Sent: Monday, August 06, 2012 4:11 PM
To: Leng, Channary
Cc: rebelwoof@att.net
Subject: proposed development Y.L.

Dear people who want to build in Yorba Linda, From a teen's perspective:

My name is Olivia Tewksbury, I'm 16 years old and I've lived up in this beautiful area of Yorba Linda with my family for over 10 years now. I remember when we moved here from our first house. I didn't want to move because I liked our old house, but once I started living up here, that completely changed. I loved that fact that I could just look outside and see a huge hillside full of wildlife. Before the fire in 2008, there were a lot of animals that would come right alongside the hill. One time, there was a family of deer nesting in an area in the hills and my family and I got to watch them for a couple days. It was so cool being up close and personal with wildlife like that. I am happy the hillside has regrown and the animals still have a place to live. Often times my dad, my younger sister, and I will walk up hill and just look at the beautiful open view. My dad taught me the beauty of nature. He grew up on a farm in Pennsylvania where there is a lot of open land. Although there is not an abundance of open land in Southern California, we both love the open land that is around us, especially the little gem that is across from our house. I can't imagine that unique piece of land being destroyed to put in houses. Nothing has to be done to that piece of land because it is as it is meant to be, If anything it should be recognized as a hiking trail. I know I am just a kid, but I feel many young people in my neighborhood feel as I do. Because I am a little older, I understand it would be profitable for a developer to put in houses, but as a member of the future generation, I feel some things are priceless and worth fighting for.

My younger sister who is 10 years old ask if I would "write some things" for her. She has expressed concern over being able to get out of our road if there is a fire. She was VERY frightened when the fire came in 2008. The day of the fire we drove down our hill to hit a traffic jam at Yorba Linda Blvd. She was really afraid we would not be able to get to safety. That is one of her concerns, she said, "if they build more houses by our road, there will be more people trying to get to safety and we will never get out". She also loves the undeveloped area. She is young, but understands the impact. She knows the land will never be the same again if houses are built on it.

I am very upset at the thought of that piece of undeveloped land being destroyed. I am asking you to please reconsider building of this land. I don't believe it will be good for my family, my neighbors, or the wildlife.

Thank you,
Olivia and Elise Tewksbury
4750 Stirlingbridge Circle
Yorba Linda, CA 92887

From: Dale Thayer [dalethayer@me.com]
Sent: Tuesday, July 03, 2012 11:48 AM
To: Leng, Channary
Subject: Cielo Vista Project

Dear Ms. Lang

I am a resident nearby the proposed project and of course I am concerned about the impact this project will have on my property values as well as increased traffic, noise, crime and many other potential negatives when a project of this nature is forced upon an existing community and into a wild natural forest area.

I live at 4660 San Antonio and am quite concerned about the "Potential Access" route that is shown on the map you attached. Please advise what would trigger the "Potential Access" into becoming a reality and if so please provide more detail showing just where it would run and where it would connect to San Antonio.

Also please include me on all future correspondence regarding this project. I plan on attending the meeting on July 19, please advise of any changes.

Thank you

and

Sincerely

Dale Thayer
4660 San Antonio Rd
Yorba Linda

County of Orange

Scoping Meeting for the Draft Environmental Impact Report Cielo Vista Project July 19, 2012

Written Comment Form

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Name: Gail Thomas
Address: 4855 Via Del Corral,
Yorba Linda, CA 92887

There are many flaws with the proposed Cielo Vista Project EIR, including its impact on existing Yorba Linda residence, wildlife and public safety, both in the final development and within the Sphere of Influence (SOI).

- **Sphere of influence Policy Guidelines:**

It is clear the project falls within the City of Yorba Linda's SOI and the EIR does not adequately discuss the County's adopted Sphere of influence Policy Guidelines and the timing of the Cielo Vista project relative to the future or concurrent annexation of the project site to the City of Yorba Linda.

Under adopted County of Orange Sphere of Influence Policy Guidelines development within spheres of influence: "Urban development should occur within existing cities, Spheres of Influence, or planned cities. Initiation of annexation to the city should occur at the earliest time in the planning process consistent with these Policies. Initiation of annexation to a city should occur prior to the issuance of building permits."

- **Negative Impact to Public Safety**

The proposed project is intended to be annexed into the City of Yorba Linda, therefore the project must follow the general plan of our City. Not doing so would have significant impact on public safety – known fire hazards, and the increase of demand on existing fire personnel, reducing response time and coverage. The addition of 500 homes (2 -6 per home) will result in a significant increase in 911 calls, and the reduction of response time to the new development with current OCFA staffing. The EIR should require additional station location, with fully staffed - fire and paramedics. During the fire storm of 2008, the streets identified as exit routes to this development were overloaded with the existing residents under evacuation.

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County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

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- **Adverse impact to existing City infrastructure:**

There will be impacts to the residents of Yorba Linda resulting from County service providers travelling through the City and adjacent residential neighborhoods to serve the Cielo Vista project.

Other impacts will include water, sewer and pavements. The EIR should include a discussion of water supplies as required under Subsection 56668(k) of the CEQA Act, including a discussion of the Project's consistency with relevant Urban Water Management Plans. The Cielo Vista project is within the boundary of the Yorba Linda Water District (YLWD) which is identified as the retail water service provider to the proposed Project territory, but the NOP omits discussion of the Orange County Water District (OCWD). OCWD is responsible for maintaining the quality and availability of the groundwater for groundwater producers such as the YLWD.

- **Significant and Existing Geologic Danger**

The site is located in a State of California designated Earthquake Fault Study Zone. The area is known to have significant geologic issues. Please be sure these are fully addressed and reviewed by consultants with extensive and appropriate experience in hillside residential projects. The tall, steep natural slopes present significant stability concerns for building areas located along the ridgelines above. Does the EIR fully address the mitigation and does the developer have the financial resources to continue the project upon discovery of and possible failure of requiring mitigation of the numerous existing landslides that have been mapped on these natural slopes.

Also, the State of California Seismic Hazards Map for the Yorba Linda Quadrangle indicates the area is susceptible to Earthquake induced landslides. Detailed evaluation of these suspected landslides will be necessary as the project proceeds to evaluate the conditions and stability of these landslides.

Other significant geotechnical issues that should be considered at the site include the stability of design cut and tall fill slopes, the presence of potentially compressible surficial soil deposits, settlement of deep fills, and temporary slope stability during construction.

August 6, 2012

Sent by email this date to: Channary.leng@ocpw.ocgov.com

Ms. Channary Leng

OC Public Works/OC Planning

300 N. Flower Street

Santa Ana, CA 92702-4048

Dear Ms. Leng,

RE: CIELO VISTA

I wish to offer the following written comments related to the DEIR for the Cielo Vista Project in Yorba Linda.

The Cielo Vista project is but one of two significant housing developments proposed in the hills above the Travis Ranch area of Yorba Linda. It would be irresponsible to consider the impacts of the Cielo Vista development by itself without considering the cumulative impacts of both developments as a whole. "Piece-mealing" is not allowed by State and Federal regulatory Agencies. It should not be allowed here.

Yorba Linda is not Irvine. Back in the mid 1980's our City planners failed to properly recognize the potential for development in the hills above Travis Ranch. Local streets such as Via Del Agua and Dorinda Avenue were designed to accommodate only minor local traffic. Adding the estimated 800-1,000 vehicle trips expected to be generated from the Cielo Vista project alone will completely overwhelm the two-lane, very quiet Via Del Agua. The addition of similar volumes of traffic onto Dorinda will destroy that also exists today as a quiet neighborhood street. As a licensed Civil Engineer I find it unconscionable to dump that volume of traffic into a quiet neighborhood. Had our streets been designed as most are in Irvine, I'd understand. To do so in our neighborhood is wrong.

I understand that LAFCO strides to ensure that County Islands are developed according to City development standards. This is done with the intent that the City will ultimately annex the island into the City, thereby eliminating the need for County services. To that end, I would appreciate your help understanding why the County should not simply defer jurisdiction over this development to the City of Yorba Linda.

I have spent 15 years as a Reserve/Volunteer Firefighter in Yorba Linda with the Orange County Fire Authority. My unit was on the initial dispatch for the Freeway Complex Fire in 2008. That fire can and will happen again. It is in my personal opinion a miracle that more homes in my neighborhood did not burn. Many were saved by not by firefighters but by homeowners that stayed behind to protect the homes of their neighbors. Fire suppression resources were overwhelmed. Neighbors had to help themselves. Since 2008, the Orange

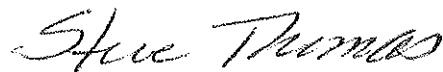
County Fire Authority has closed one Reserve unit (at Station 10) in Yorba Linda, and reduced the number of off-road brush engines in the overall area (Yorba Linda and Placentia) to one single unit. No brush units are operated in neighboring Anaheim Hills.

Again, in my personal opinion I feel that another fire of that magnitude would devastate the Cielo Vista and Murdock developments, and likely contribute to what might amount to the conflagration of the entire neighborhood. Not only do I believe the developments could adequately protect themselves, I believe their demise will contribute to the destruction of our homes as well.

From a wildlife standpoint, we have had a mother bobcat and her cubs living in the backyard of a home on Via del Agua. The hills are utilized by these animals and others as a corridor to Chino Hills State Park. The Cielo Vista and Murdock projects will sever that connectivity and destroy a significant amount of acreage necessary to support our local wildlife. The impacts are significant, and not able to be mitigated.

Thank you for the opportunity to provide comment.

Very truly yours,

A handwritten signature in cursive script that reads "Steve Thomas". The ink is dark and the signature is fluid, with a large, stylized 'S' and 'T'.

Steve Thomas

4855 Via Del Corral

Yorba Linda, CA 92887

909.223.2127 cell

County of Orange

Scoping Meeting for the Draft Environmental Impact Report

Cielo Vista Project

July 19, 2012

Written Comment Form

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Name: M/M John L. Thompson
Address: 42714 Via del Corral
YORBA LINDA, CA 91067

- ① We have never been legally noticed (~500' from der.) Our rights have been voided
 - ② This entire development does not conform to Y.L. standards
A. Size of lots (density) (orig prop to Y.L. 19,000' vs 9,000' lots)
B. No provision for schools/parks Y.L. schools already full! City parks are at capacity.
 - ③ Property contains undiscovered fault. Significant landslides have already taken place on Y.L. props due seismic slippage.
 - ④ Completely inadequate ingress/egress onto Via del Arroyo. It opens onto Y.L. Blvd - no lights there. 375 hours with town traffic conditions.
 - ⑤ Streets only plotted. Y.L. has long history of sidewalks, horse trails, walking, cycling trails.
 - ⑥ Completely inadequate plans to handle runoff of water into an existing creek, at capacity - flow de not address either amt or speed of water coming off a steep and developed lot.
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8/5/12 John L. Thompson Betty J. Thompson

From: Tom Trenkmann [trenkmann@gmail.com]
Sent: Wednesday, August 01, 2012 12:35 PM
To: Leng, Channary
Subject: Cielo Vista Project

Dear Ms. Leng,

I am writing to vigorously object to the planned new housing development in the hills of Yorba Linda immediately east of San Antonio Road. I have been a resident on View Park Drive, just off of San Antonio, for 25 years. I am one of the original owners in my tract. When I moved here in 1988, I was told that no residential building could take place in the subject location at anytime in the future. I was shocked to learn of this new planned development called Cielo Vista. This project will be totally detrimental to the immediate and surrounding areas due mainly to tremendously increased traffic on San Antonio and Yorba Linda Blvd., not to mention the increased population, number of cars and all of the noise and general over crowding that goes with this project. Also, cutting into, or leveling any of the surrounding hills is completely unacceptable.

It is my understanding that this new development is not subject to Yorba Linda's zoning regulations, and therefore the density can be extremely high. This will not even fit in with the surrounding areas.

Currently our neighborhood is quiet and very aesthetically pleasing. This development will negatively affect our entire area. I am writing to urge you and all who are involved with the decision making process, to cancel this project, or, at the very least, make a huge scale back on the number of homes and the density requirements.

Thanks for your time.

Sincerely yours,

Tom Trenkmann
4060 View Park Drive
Yorba Linda, CA 92886

County of Orange

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Name:

Address:

Conrad Vira
4735 Blue Mountain Dr
46 CA 92887
cdvira@aol.com

Population

Noise

Traffic Impact

High Fire Risk

Overcrowded schools

Depreciation of my existing home

x Conrad Vira 8/6/2012

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Name: Scott Wallace
Address: 21700 Alloya Circle
Yorba Linda, CA 92887

I am very against this project because of the added density and limited exits they will have. We live off of Stanchaven and it is already very noisy and traffic challenged.

The 2008 fire proved that exiting this area was very difficult and current housing levels - Adding this many homes would result in a danger to the new homes and existing homes.

Yorba Linda Blvd is far too busy now - Please stop this project.

I pay a lot of property tax now and expect to live in a place that is not overcrowded.

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From: Patrice Werschmidt [pwerschmidt1@att.net]
Sent: Wednesday, August 01, 2012 4:45 PM
To: Leng, Channary
Subject: Cielo Vista Project

To whom it may concern:

I have just today become aware of a project referred to as the "Cielo Vista Project" and am dismayed that such a project is even being considered. I live on Heatheridge Drive which is at the top of Stonehaven and was a victim of the Freeway Complex fires. We, and many of our neighbors, completely lost our homes and all of our belongings in that devastating fire. All of us, except for two lots, have been completely rebuilt. However, none of us have forgotten the chaos and tragedy incurred that day. For those who do not live here, they may not know that there were no firefighters on our street when our homes were up in flames. The firefighters were told not to go to the top of the hill for fear of being trapped on the hill as the wildfires rushed through. Moreover, for those of us told to evacuate, we were stuck going down Stonehaven until my husband jumped out of the car, ran down to Yorba Linda Blvd., and personally stopped traffic on Yorba Linda Blvd so that our families could evacuate. I know the situation was similar on San Antonio. I cannot possible imagine how these two narrow access streets could possible accommodate ~500 new homes even during normal circumstances, but absolutely not during an emergency.

In addition to my concern for my family and my neighbors safety, is my concern for Yorba Linda as a resident. While it is my understanding that this tract of land are in Orange County, they lie right in the middle of the Yorba Linda community. **If you look at the statistics for our town, our school systems is already over crowded and our parks are used to capacity and beyond with our current sports teams.** I do not see anything on these plans for a new school to be built or a new park planned within these developments. Moreover, I can't even begin to image the environmental impact of such a project on our community.

I ask you as a resident of Yorba Linda, a taxpayer of Orange County, to please deny this project from moving forward in any way. I would also ask that information be sent to all Yorba Linda residents regarding this project so that the citizens can have their input. I just became aware of this project from a neighbor down the block while walking my dog. I know my neighbors, especially those who lost their home in the Freeway Complex fires are not aware of any such project – and we are the citizens that would be most affected.

Thank you for your consideration of my comments.

Patrice Werschmidt
21905 Heatheridge Drive
Yorba Linda, CA 92887
714-777-4135

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Name: _____ Alan and Susan Zack _____
Address: _____ 4075 Hickory Tree Lane _____
_____ Yorba Linda, CA 92886 _____

We are not opposed to development of our local hills. We understand the rights of private owners to develop their property and the need for new tax revenue. However, any approval of development must consider safety and the impact on the community first.

After the horrific experience of the Yorba Linda fires in November 2008, we are extremely concerned about the safety impact of the proposed developments. Specifically, the EIR must address the following:

- Water availability to fight the fire
- Emergency ingress and egress for homeowners and fire fighters
- Impact of mass grading on the surrounding houses
- Earthquake activity from local faults

Also, the EIR must address the inordinate increased pressure and demand for services on the existing infrastructure that did not contemplate another 500 households. These items include:

- Water flow for normal use
- Sewer and drainage capacity
- Impact of significant increase in traffic on local streets
- San Antonio Park and Arroyo Park usage
- Demand for police and fire services
- Capacity of local business to handle increased demand

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