

## APPENDIX J

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### PUBLIC SERVICE AND UTILITY CORRESPONDENCE





July 6, 2012

Shawn Fraley  
Senior Fire Prevention Specialist  
**ORANGE COUNTY FIRE AUTHORITY**  
1 Fire Authority Road  
Irvine, California 92602

**RE: REQUEST FOR INFORMATION REGARDING FIRE PROTECTION SERVICES  
FOR THE CIELO VISTA PROJECT**

Dear Mr. Fraley:

PCR Services Corporation (PCR) is preparing an Environmental Impact Report (EIR) for the Cielo Vista Project (the "Project") pursuant to the California Environmental Quality Act (CEQA). The EIR will include an assessment of the project's potential impacts on fire protection services. In order to adequately identify and assess the full range of the project's potential impacts, early consultation with your agency is being conducted in accordance with Section 15083 of the State CEQA Guidelines.

As the project is located in unincorporated Orange County and within the jurisdiction of the Orange County Fire Authority, we are requesting information from your agency with regard to the project's potential impacts on fire protection facilities and services. In order for the project team to maintain our projected schedule, we would appreciate your written response by **Friday, July 20, 2012**.

The following is a brief description of the proposed project and a list of requested information. The location of the project site and a conceptual site plans are attached to this letter.

**PROJECT DESCRIPTION**

**Project Location and Surrounding Area.** 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. 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.

**SHAWN FRALEY**  
**SENIOR FIRE PREVENTION SPECIALIST**  
**ORANGE COUNTY**

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**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.

**Proposed Project.** The project proposes to develop a maximum of 112 single-family dwellings and associated infrastructure. 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 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.

Access to the project site would be provided at two points. First, an access point would be provided from Via Del Agua near the southern boundary of the site. Another access way would be provided via Aspen Way. Aspen Way 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 the site. The project proposes a network of local residential streets to provide access to and vehicular circulation throughout the site.

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.

The project would implement a fire protection plan that would comply with or exceed the 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. Several areas of the project site would require fuel modification. Fuel modification would occur within four zones. Each zone would be designed specifically to help suppress a fire in different ways. The fuel modification zones are illustrated in attached Fuel Modification Zones figure. The treatment within each fuel modification zone is illustrated in the attached Fuel Modification Cross Section Details figure. Below is a summary of the fuel modification zones.

- Fuel modification Zone A would be characterized by a 20-foot wide minimum setback zone from combustible development. This zone can be located either inside or outside of the protected development area, but it would be kept clear of any combustible construction to provide a defensible space for fire suppression. A permanent irrigation system would be implemented to maintain healthy vegetation with a high moisture content. Plants in this zone would be highly fire resistant and selected from an approved plant list by the County.

**SHAWN FRALEY**  
**SENIOR FIRE PREVENTION SPECIALIST**  
**ORANGE COUNTY**

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- Fuel modification Zone B would be characterized by a 50-foot wide area consisting of irrigated landscaping. All requirements of Zone A apply to Zone B with the additional requirement that surface fuels cannot exceed a maximum height of 18 inches and removal of dead and excessively “leggy” growth would be required at all times. Plants in this zone would be selected from an approved plant list by the County.
- Fuel modification zone C would be characterized by a 50-foot wide area to be kept thinned and clear of shrubs.
- Fuel modification zone D would be characterized by a 50-foot wide area with a minimum of 30 percent required to be maintained in a manner similar to Zone C.

**REQUESTED INFORMATION**

Please provide the following information regarding the Orange County Fire Authority and issues relating to the provision of fire protection services for the Project and surrounding area, as appropriate:

1. Fire station(s) and/or other facilities providing fire services to the project site;

Orange County Fire Stations 32 and 10

2. Information for each serving Fire station including the following):

- a. fire station service boundaries and service area population

A research request form and fee is needed to obtain this information

- b. first in, and backup responder(s)

ORC32 is first in, ORC10 is 2<sup>nd</sup> due.

- c. Equipment and staffing (e.g., engines, trucks, squads, total full-time and part-time staff, number of firefighters on 24-hour duty, paramedic staff and services, etc.);

FS32	1 Engine 1 Medic Van 1 Water Tender 1 Patrol	3 Personnel 2 Personnel-paramedics Varies-reserves Varies-reserves
FS10	1 Engine	3 Personnel-1 paramedic

**SHAWN FRALEY  
SENIOR FIRE PREVENTION SPECIALIST  
ORANGE COUNTY**

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3. Most recent data on yearly emergency incidents for each station serving the project area (broken up by type) and associated average response times; What is the Department's goal for response time to the project site? Are current response times at or under the response time goals for the Department? Please provide anticipated response time to the project site.;

The goal for response is to have the 1<sup>st</sup> engine on scene within 7 minutes 20 seconds from receipt of call to on scene of incident. In 2011, E32 responded to 1161 incidents, M32 to 1486 incidents, E10 to 1478 incidents. The response time (travel time) to the site is estimated at 3 minutes which is within the response time goals of OCFA.

4. Service boundaries and population served by the fire station(s) serving the site;

A research request form and fee is needed to obtain this information

5. Main access routes from the fire station(s) to the project site;

Yorba Linda, up San Antonio Rd to Aspen.

6. First in, and back-up responders;

You already asked this question

7. Describe any mutual aid-agreements, particularly relevant to the project's service area;

All fire agencies in the state have master mutual aid. The project area also has an automatic aid with the City of Anaheim to provide the 3<sup>rd</sup> engine.

8. Planned improvements to the fire protection facilities in the service area of the Project site (i.e., expansion, new facilities, additional staffing, etc.), if applicable;

Fire station 10 is planned on being re-built to meet the capacity needs of the service area. The original station was not built for full time firefighters and the staff currently uses a modular temporary living facilities. OCFA and the City are looking at relocation sites and developer funds are being collected to assist with the funding of the station. In addition, a Crews and Equipment station project is being designed to provide housing for the regional handcrews and dozers needed to fight wildland vegetation fires.

**MITIGATION: Prior to issuance of any building permits for the project, the designated site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.** Note: This may take up to 2 months to process so timely action is recommended.

**SHAWN FRALEY**  
**SENIOR FIRE PREVENTION SPECIALIST**  
**ORANGE COUNTY**

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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.

This agreement is typically entered into with developers on a project specific basis to contribute a pro rata share towards funding capital improvements necessary to establish adequate fire protection facilities and equipment. The Secured Fire Protection Agreement 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.

9. Please note any relevant OCFA development requirements relevant to the proposed project including, but not limited to:
  - a. Fire flow; Approximately 2500GPM
  - b. Fire protection devices (e.g., sprinklers, alarms); Sprinklers 13D residential system
  - c. Fire access (including ingress/egress, turning radii, driveway width, grading, etc.); 28 foot minimum road width, 17 foot inside and 38 foot outside turning radius's.
  - d. Fire hydrants and spacing; 600 foot minimum in residential sprinkler projects.
  - e. Fuel Modification- YES, follow guidelines available for review on the web site [www.ocfa.org](http://www.ocfa.org) . Fuel modification shall be contained entirely within the project site.
  - f. Oil wells- 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.
10. Any special fire protection requirements, concerns, or necessary mitigation measures due to the location or other attributes of the proposed project.

**SHAWN FRALEY  
SENIOR FIRE PREVENTION SPECIALIST  
ORANGE COUNTY**

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**MITIGATION: Prior to approval of any subdivision or comprehensive plan approval for the project, the designated site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.**

**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.**

**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 user. These easements are recorded as part of the mapping process.**

**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.**

Michele Hernandez  
Management Analyst  
Orange County Fire Authority  
714-573-6199

We would greatly appreciate your assistance and cooperation in providing the requested information. It is preferable to e-mail your response to [m.harden@pcrnet.com](mailto:m.harden@pcrnet.com). For your convenience, you may also FAX your response to 949.753.7002. Once again, we would appreciate your written response by **Friday, July 20, 2012**. Please note that this questionnaire is not a request

**SHAWN FRALEY**  
**SENIOR FIRE PREVENTION SPECIALIST**  
**ORANGE COUNTY**

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for service but an inquiry of current operations and conditions to evaluate impacts on fire protection services.

If you have any questions or require additional information, please do not hesitate to contact me at 949.753.7001. Thank you again for your cooperation.

Sincerely,  
**PCR SERVICES CORPORATION**

A handwritten signature in black ink, reading 'Mike Harden'.

Mike Harden  
Principal Planner

Attachments: Regional Location and Project Vicinity Map  
Aerial Photograph  
Site Plan(s)  
Fuel Modification Plans



**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.**

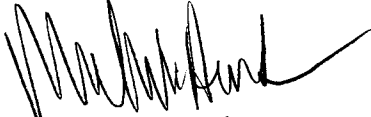
**MITIGATION: A service letter from the water agency serving the project area must be submitted and approved by the OCFA water liaison describing the system, pump system, and fire flow and list the design to ensure fire flow during major wildfire incident.**

**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

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Westminster • Yorba Linda • and Unincorporated Areas of Orange County

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# ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Planning and Development Services • [www.ocfa.org](http://www.ocfa.org) • (714) 573-6100 / Fax (714) 368-8843

Date: April 12, 2010

To: County of Orange OC Public Works  
Attention: Mark Esslinger, Planner

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #167835**  
**Charge No: TT17341/EP80066**  
**CIELO VISTA**  
**Service Code: PR105 Site Development Review/CUP**

The OCFA has reviewed the proposed project and there do not appear to be any significant issues associated with this proposal that would prevent further submittals to the OCFA should the city approve the CUP. Please provide the conditions listed below on the resolution issued to the applicant. If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: [lynnepivaroff@ocfa.org](mailto:lynnepivaroff@ocfa.org).

## CONDITIONS OF APPROVAL

Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

*Prior to approval of a final map or issuance of a grading permit or building permit, whichever comes first:*

- conceptual fuel modification (service code PR120)

*Prior to issuance of a grading permit, or a building permit if a grading permit is not required:*

- fire master plan (service code PR145)
- gates (service code PR180)
- methane investigation/mitigation (service codes PR172-PR176)
- conceptual/precise fuel modification (service codes PR120-PR124). A conceptual fuel modification plan shall be approved prior to submittal of other plan types. A precise fuel modification plan shall be approved prior to issuance of a precise grading permit.

*Prior to issuance of a building permit:*

- fire sprinkler system (service codes PR400-PR465), if required by code or installed voluntarily

Fire Protection Agreement: Prior to issuance of a final map, grading permit, or building permit, whichever comes first, the applicant or responsible party shall enter into a secured fire protection agreement with OCFA Strategic Services (714-573-6199) to mitigate additional fire service impacts resulting from the project.

FHSZ: All maps, fuel modification plans, fire master/site plan, submitted for this project shall include a note stating "Project is located in a Fire Hazard Severity Zone or Wildland-Urban Interface area and is subject to the special construction requirements of CBC Chapter 7A."

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**Lumber-drop Inspection:** After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least two days in advance to schedule the lumber drop inspection.

**Vegetation Clearance Inspection/Release:** The developer/builder shall implement those portions of the approved fuel modification plan determined to be necessary by the OCFA and a confirmation of proper vegetation clearance shall be issued by the OCFA to the local building department prior to issuance of either building permits or bringing lumber or other combustible materials into the area, whichever comes first. Removal of undesirable species may meet this requirement or a separation of combustible vegetation for a minimum distance of 100 feet from the location of the structure and lumber stock-pile may be acceptable. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fuel modification plan at least two days in advance to schedule the vegetation clearance inspection.

**Fuel Modification Inspection for Occupancy:** Prior to issuance of temporary or final certificate of occupancy, the fuel modification zones adjacent to structures must be installed, irrigated, and inspected. This includes physical installation of features identified in the approved precise fuel modification plan (including, but not limited to, plant establishment, thinning, irrigation, zone markers, access easements, etc). A written disclosure may be requested by the OCFA Inspector indicating that the homeowner is aware of the fuel modification zone on their land and that they are aware of the associated restrictions of the zone. Copies of buyer or builder signed emergency and maintenance access easements shall be presented upon occupancy final.

**HOA Turn-over:** Prior to Home Owner Association (HOA) maintenance acceptance from the developer, an HOA turn-over meeting/inspection shall be arranged for the Fire Inspector and the following representatives: landscape design professional, installing landscape contractor, HOA management representative, HOA landscape maintenance contractor. The fuel modification areas shall be maintained as originally installed and approved. A copy of the approved plans must be provided to the HOA representatives at this time. Landscape professionals must convey ongoing maintenance requirements to HOA representatives. The CC&R language for maintenance must also be provided and approved by the OCFA.

**Fuel Modification Maintenance:** The property owner is responsible for all maintenance of the fuel modification indefinitely in accordance with the approved fuel modification plans. The property owner shall retain all approved fuel modification plans. As property is transferred, property owners shall disclose the location and regulations of fuel modification zone to the new property owners.



July 6, 2012

Kris Garcia  
**ORANGE COUNTY SHERIFF'S DEPARTMENT**  
320 N. Flower Street  
Santa Ana, CA 92703

**RE: REQUEST FOR INFORMATION REGARDING POLICE PROTECTION  
SERVICES FOR THE CIELO VISTA PROJECT**

Dear Ms. Garcia:

PCR Services Corporation (PCR) is preparing an Environmental Impact Report (EIR) for the Cielo Vista Project (the "Project") pursuant to the California Environmental Quality Act (CEQA). The EIR will include an assessment of the project's potential impacts on police protection services. In order to adequately identify and assess the full range of the project's potential impacts, early consultation with your agency is being conducted in accordance with Section 15083 of the State CEQA Guidelines.

As the project is located in unincorporated Orange County and within the jurisdiction of the Orange County Sheriff's Department, we are requesting information from your agency with regard to the project's potential impacts on police protection facilities and services. In order for the project team to maintain our projected schedule, we would appreciate your written response by **Friday, July 20, 2012**.

The following is a brief description of the proposed project and a list of requested information. The location of the project site and a conceptual site plans are attached to this letter.

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**Project Location and Surrounding Area.** 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. 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.



**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.

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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.

#### **REQUESTED INFORMATION**

Please provide the following information regarding the Orange County Sheriff's Department and issues relating to the provision of police protection services for the Project and surrounding area, as appropriate:

1. Police station(s) and/or other facilities providing police services to the project site;
2. Staffing and equipment for each police station/facility serving the project site (e.g., patrol cars, total full-time and part-time staff, number of officers on 24-hr duty, etc.);
3. Most recent data on associated response times for emergency, non-emergency, etc. calls (or otherwise named by the Orange County Sheriff's Department) for the station/facility serving the project site. What is the Department's goal for response time to the project site? Are current response times at or under the response time goals for the Department? Please provide anticipated response time to the project site;
4. Service boundaries and population served by the police station(s) serving the site;



5. First in, and back-up responders.
6. Planned improvements to the police protection facilities in the service area of the Project site (i.e., expansion, new facilities, additional staffing, etc.), if applicable;
7. Any special police protection requirements or necessary mitigation measures due to the location or other attributes of the proposed project.

We would greatly appreciate your assistance and cooperation in providing the requested information. It is preferable to e-mail your response to [m.harden@pcrnet.com](mailto:m.harden@pcrnet.com). For your convenience, you may also FAX your response to 949.753.7002. Once again, we would appreciate your written response by **Friday, July 20, 2012**. Please note that this questionnaire is not a request for service but an inquiry of current operations and conditions to evaluate impacts on police protection services.

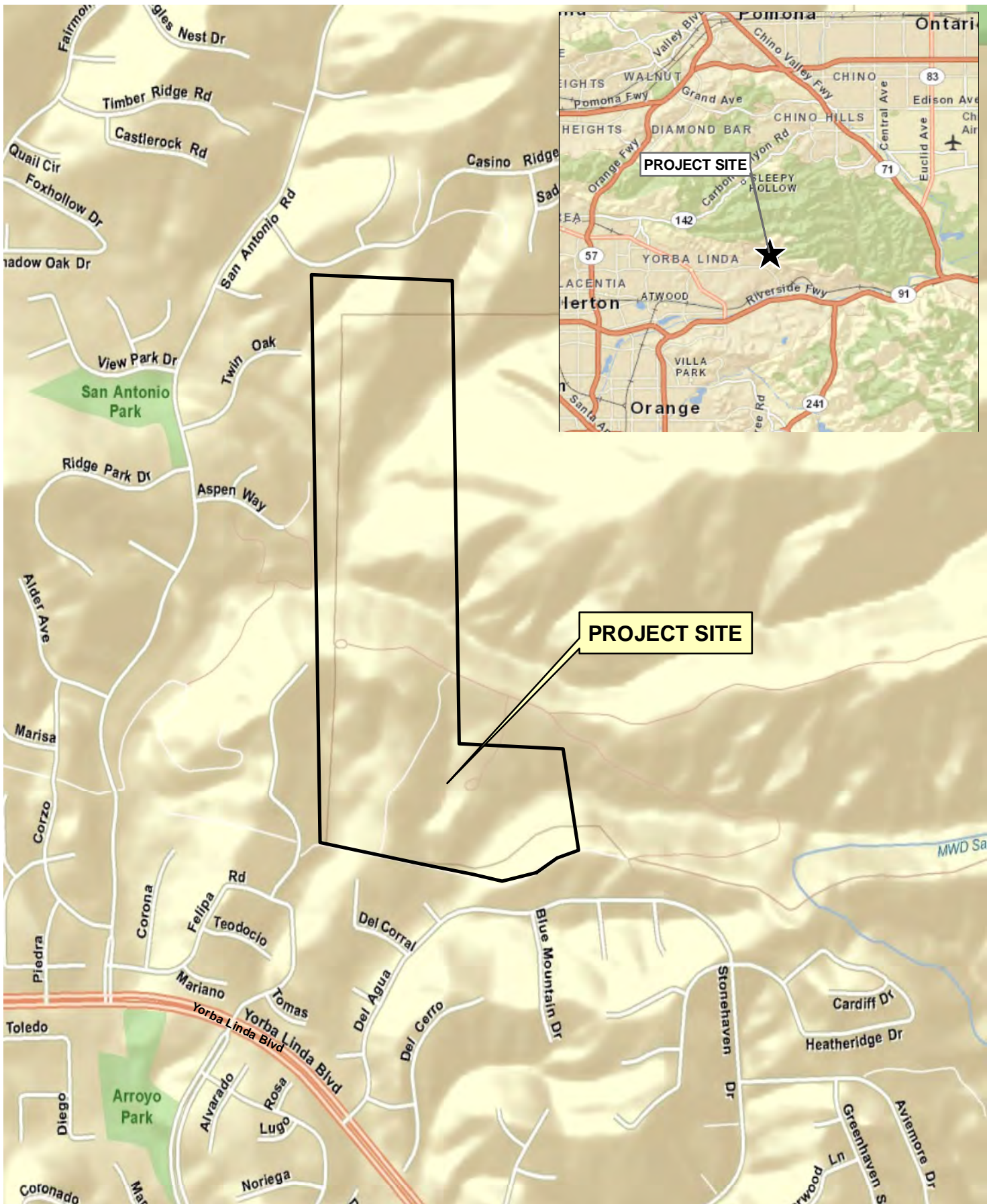
If you have any questions or require additional information, please do not hesitate to contact me at 949.753.7001. Thank you again for your cooperation.

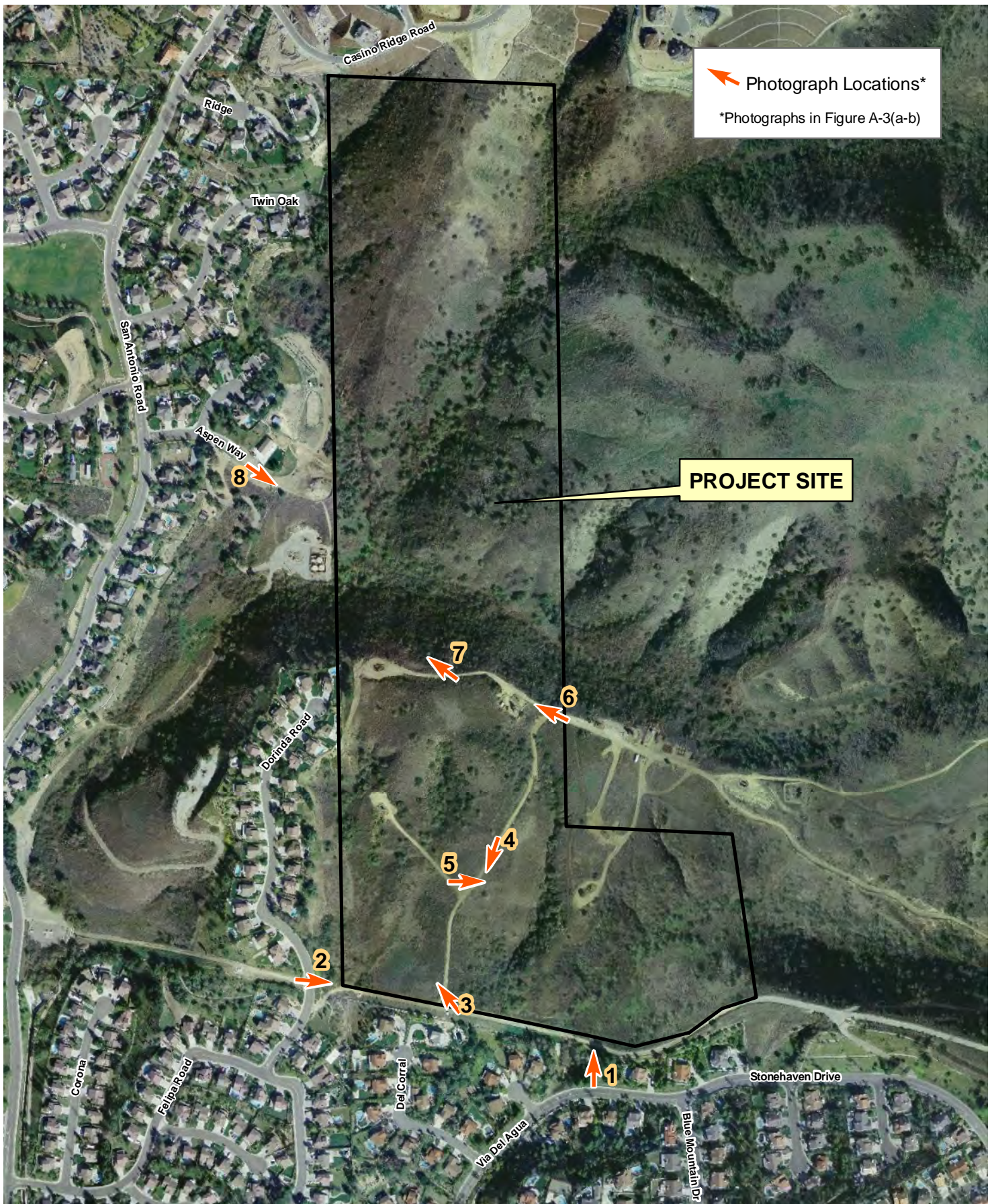
Sincerely,  
**PCR SERVICES CORPORATION**

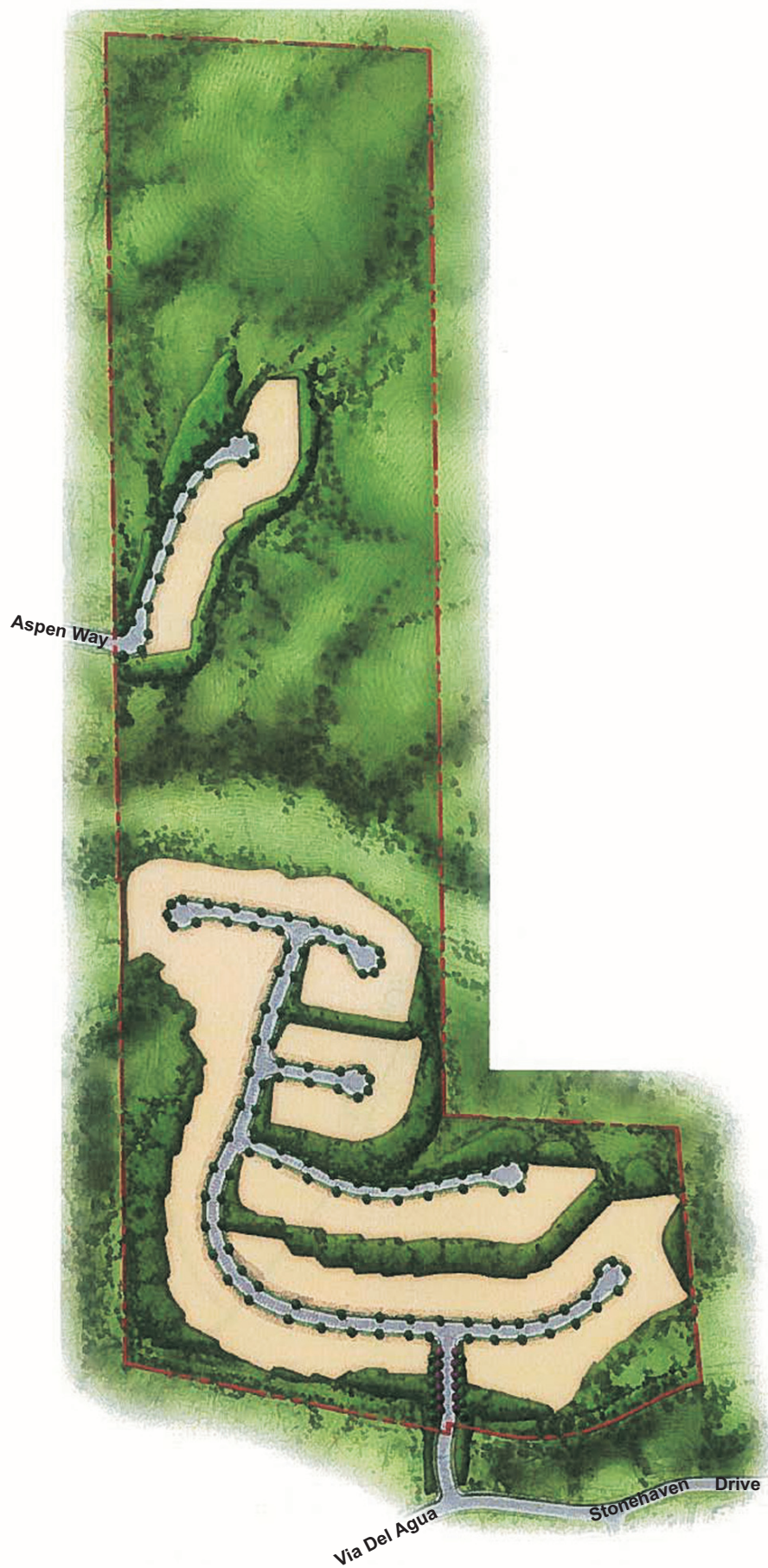
A handwritten signature in black ink, appearing to read "Mike Harden", is written over a light blue horizontal line.

Mike Harden  
Principal Planner

Attachments: Regional Location and Project Vicinity Map  
Aerial Photograph  
Site Plan(s)







No scale

## Illustrative Land Use Plan

Cielo Vista Project

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

FIGURE

5



**SHERIFF-CORONER DEPARTMENT  
COUNTY OF ORANGE  
CALIFORNIA**

**SANDRA HUTCHENS  
SHERIFF-CORONER**

July 25, 2012

Mike Harden, Principle Planner  
PCR Services Corporation  
One Venture, Suite 150  
Irvine, CA 92618

Dear Mr. Harden,

Included below are the responses you requested with regard to the police protection services for the Cielo Vista Project:

- ***Police station(s) and/or other facilities providing police services to the project site:***
  - The North Operations Division, deployed from Orange County Sheriff's Department headquarters at 550 North Flower Street, Santa Ana, California is responsible for providing police services to the project site.
- ***Staffing and equipment for each police station/facility serving the project site:***
  - A total of 74 staff members are assigned to North Patrol, with 59 of those positions being sworn deputy sheriffs. All positions are full-time. The number of deputies on duty during any 24 hour period averages 35 positions.
- ***What is the Department's goal for response time to the project site?***
  - The Orange County Sheriff's Department prioritizes calls for service into four distinct categories, with Priority 1 being the highest (life threatening emergency), and Priority 4 being the lowest. The response time goals for each category are as follows: Priority 1- 5 minutes, Priority 2- 12 minutes, Priority 3- 20 minutes. Response time starts when a call is received in dispatch, and stops when a deputy arrives at the scene.
- ***Are the current response times at or under the response time goals for the Department?***
  - Response times for the first quarter of 2012 are running slightly above our stated goals for Priority 1 calls throughout the unincorporated patrol areas. The other Priority calls are at or below our goal.

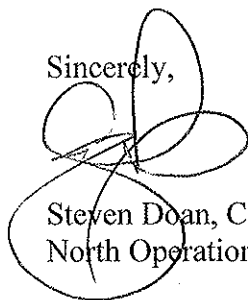
550 N. FLOWER STREET, P.O. BOX 449, SANTA ANA, CA 92702-0499 (714) 647-1800

*Integrity without compromise, Service above self, Professionalism in the performance of duty,  
Vigilance in safeguarding our community*

- ***Please anticipate the response time to the project site.***
  - Our response goals for the project will be similar to other jurisdictions within the Sheriff's North Patrol area.
- ***Service boundaries and population served by the police station serving the site:***
  - North Patrol provides police services for the 75,381 residents of unincorporated Orange County. These 71 County Islands are located adjacent to the cities of Anaheim, Buena Park, Brea, Garden Grove, Newport Beach, Orange, Santa Ana, Tustin and Yorba Linda. Also included are the communities of Midway City, Rossmoor, Sunset Beach, Silverado Canyon, Modjeska Canyon and Newport Coast, as well as the contract City of Villa Park. North Patrol deputies respond to approximately 42,000 calls for service each year.
- ***First in, and back-up responders:***
  - Primary response units will come from the unincorporated areas of Yorba Linda. Secondary, or back up deputies will be dispatched from the Placentia area.
- ***Planned improvement to the police protection facilities in the service area of the project site:***
  - The City of Yorba Linda recently signed a five-year agreement with the Sheriff for police services. Once police coverage begins, our intention is to deploy the unincorporated patrol units that service the project site from a police station within the City boundaries. We anticipate this change providing an improvement in response times. Additionally, it will increase the number of units available to respond to calls for service.
- ***Any special police protection requirement or necessary mitigation measures due to the location or other attributes of the proposed project:***
  - None identified at this time.

I hope this information proves useful to you. If you need any additional information please don't hesitate to contact me or a member of my staff.

Sincerely,



Steven Doan, Captain  
North Operations Division

SD:sd



July 11, 2012

Candy Plahy  
**PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT**  
1301 E. Orangethorpe Avenue  
Placentia, CA 92870

**RE: REQUEST FOR INFORMATION REGARDING SCHOOL SERVICES FOR THE  
CIELO VISTA PROJECT**

Dear Ms. Plahy:

PCR Services Corporation (PCR) is preparing an Environmental Impact Report (EIR) for the Cielo Vista Project (the "Project") pursuant to the California Environmental Quality Act (CEQA). The EIR will include an assessment of the project's potential impacts on school services and facilities. In order to adequately identify and assess the full range of the project's potential impacts, early consultation with your agency is being conducted in accordance with Section 15083 of the State CEQA Guidelines.

As the project is located in unincorporated Orange County and would be served by the Placentia-Yorba Linda Unified School District, we are requesting information from the District with regard to the project's potential impacts on school facilities and services. In order for the project team to maintain our projected schedule, we would appreciate your written response by **Friday, July 20, 2012**.

The following is a brief description of the proposed project and a list of requested information. The location of the project site and a conceptual site plans are attached to this letter.

**PROJECT DESCRIPTION**

**Project Location and Surrounding Area.** 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. 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.



**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.

**Proposed Project.** The project proposes to develop a maximum of 112 single-family dwellings and associated infrastructure. 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 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.

Access to the project site would be provided at two points. First, an access point would be provided from Via Del Agua near the southern boundary of the site. Another access way would be provided via Aspen Way. Aspen Way 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 the site. The project proposes a network of local residential streets to provide access to and vehicular circulation throughout the site.

#### **REQUESTED INFORMATION**

Please provide the following information regarding the District and issues relating to the provision of school services for the Project and surrounding area, as appropriate:

1. Based on recently viewed school boundaries, we anticipate that students generated by the project would attend Travis Ranch School (K-8) and Yorba Linda High School for graded (9-12). Please confirm;
2. Student generation rates for elementary school, middle school, and high school the District utilizes for single-family residences.
3. Existing enrollments for the current year (2011–2012 school year) and projected enrollments for the year of project completion (2015 school year, or nearest year available), and design capacities for these schools during the year of project completion (2015 school year);
4. Number of existing portable classrooms at the identified schools, if any, and the potential to add portable classrooms in the future; and
5. Any plans for new facilities or expansion of existing facilities in the near future.

We would greatly appreciate your assistance and cooperation in providing the requested information. It is preferable to e-mail your response to [m.harden@pcrnet.com](mailto:m.harden@pcrnet.com). For your

**CANDY PLAHY**  
**JULY 11, 2012 - PAGE 3**



convenience, you may also FAX your response to 949.753.7002. Once again, we would appreciate your written response by **Friday, July 20, 2012**. Please note that this questionnaire is not a request for service but an inquiry of current operations and conditions to evaluate impacts on school services and facilities.

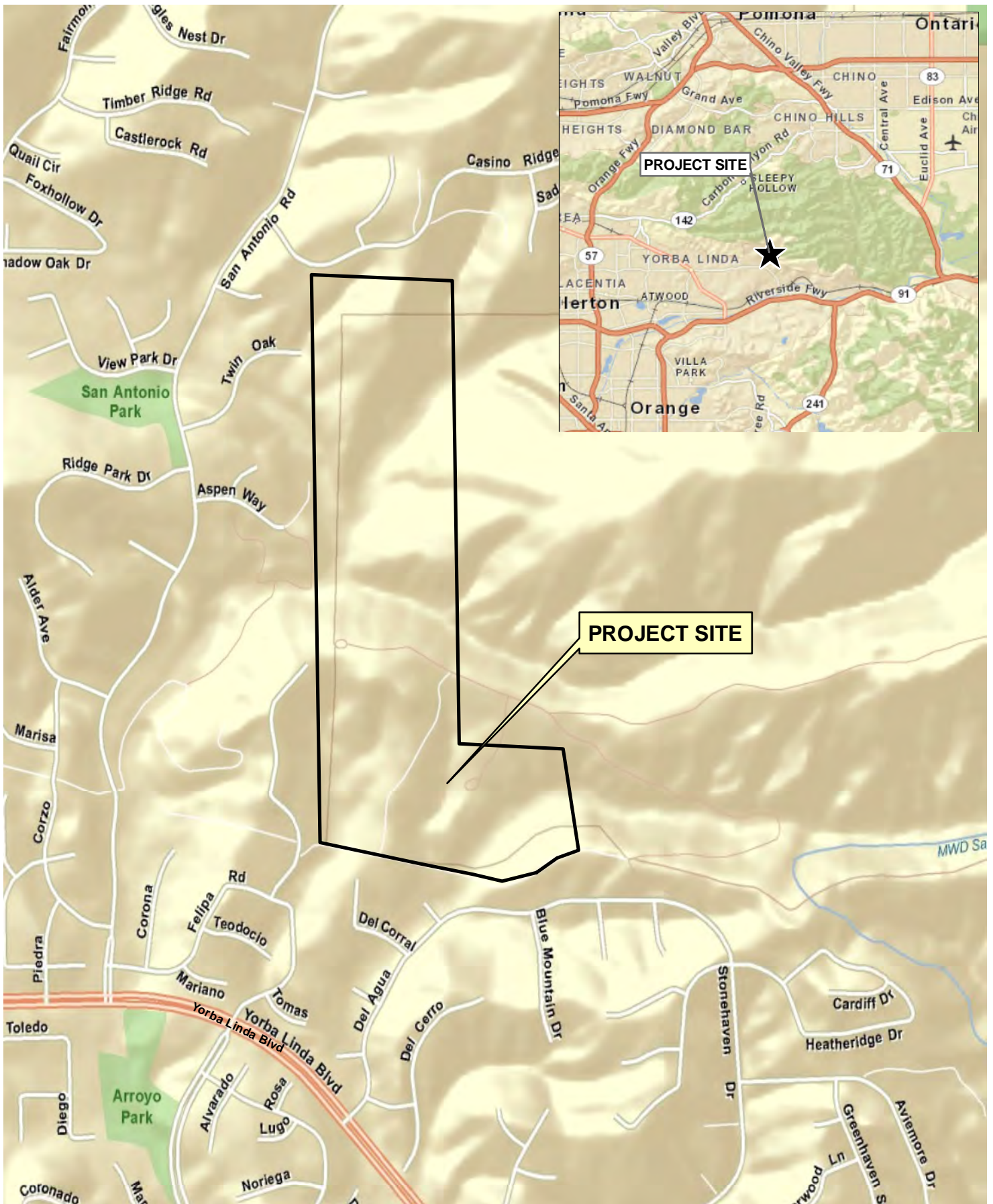
If you have any questions or require additional information, please do not hesitate to contact me at 949.753.7001. Thank you again for your cooperation.

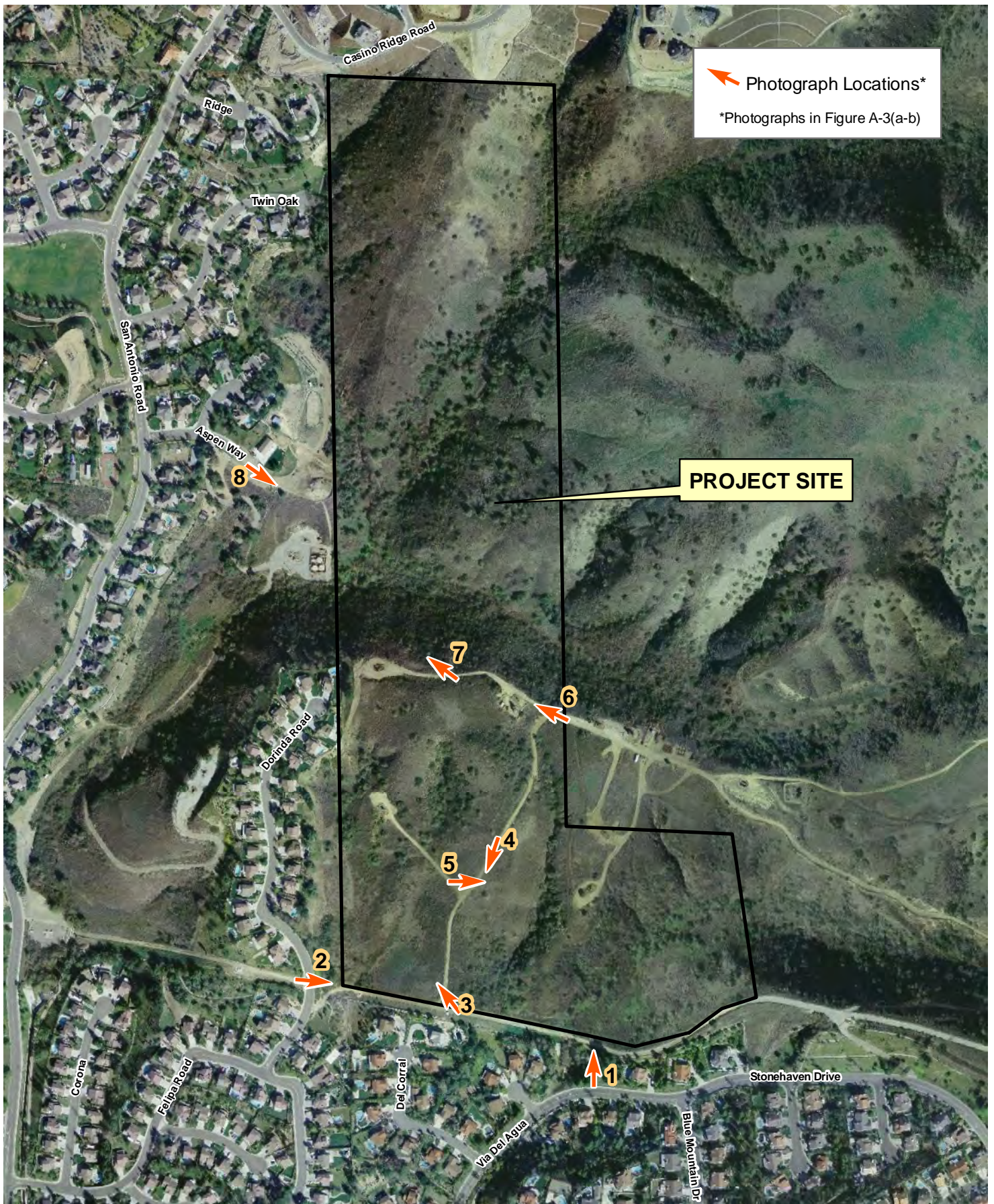
Sincerely,  
**PCR SERVICES CORPORATION**

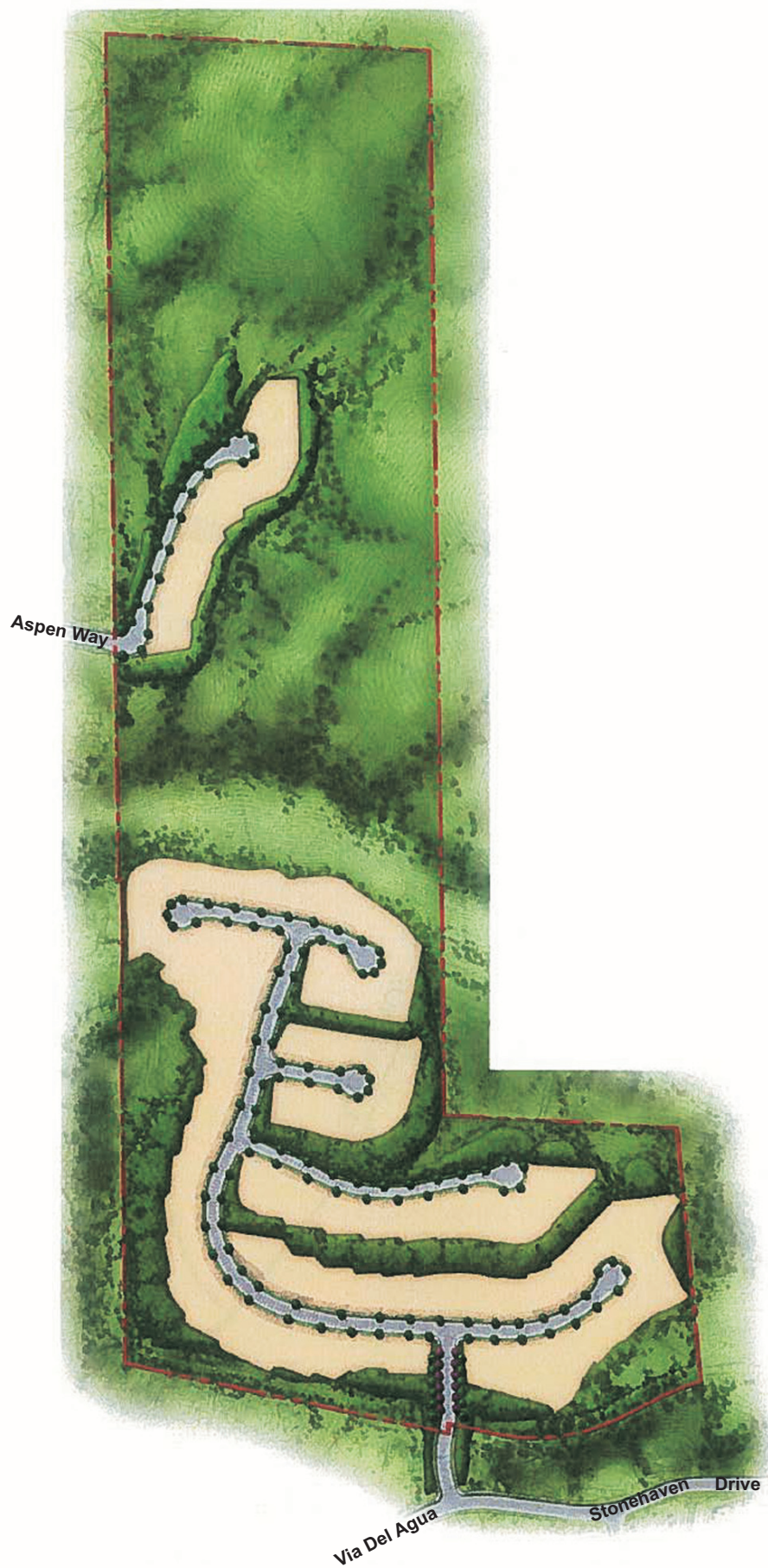
A handwritten signature in black ink, appearing to read "Mike Harden", written in a cursive, flowing style.

Mike Harden  
Principal Planner

Attachments: Regional Location and Project Vicinity Map  
Aerial Photograph  
Site Plan(s)







No scale

## Illustrative Land Use Plan

Cielo Vista Project

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

FIGURE

5

# Placentia-Yorba Linda Unified School District

1301 E. Orangethorpe Avenue, Placentia, California 92870  
Telephone (714) 986-7000 Fax (714) 524-3034

Doug Domene  
Superintendent

Board of Education  
Carrie Buck  
Judi Carmona  
Carol Downey  
Karin Freeman  
Eric Padgett

July 17, 2012

Mr. Mike Harden  
PCR Services Corporation  
One Venture, Suite 150  
Irvine, CA 92618-3328

Dear Mr. Harden,

This letter is to acknowledge receipt of your public records request regarding district issues relating to the provision of school services for your planned Cielo Vista Project located within the Placentia-Yorba Linda Unified School District. We are processing your request and need a 14-day extension in order to provide the documentation. We anticipate that records will be ready by August 15, 2012.

We will also notify you of any costs. Our district policy is to charge ten cents per page for documents that are more than five pages. Government Code sections 6257 and 6253.9 authorizes public agencies to recoup the cost of data compilation, extraction or programming to produce records and make the records available upon the payment of fees.

Sincerely,



Richard McAlindin  
Director, Executive Services



1. Based on recently viewed school boundaries, we anticipate that students generated by the project would attend Travis Ranch School (K-8) and Yorba Linda High School for graded (9-12).

Yes, Travis Ranch School and Yorba Linda High School are the current approved attendance boundaries for the Cielo Vista development.

2. Student generation rates for elementary school, middle school, and high school the District utilizes for single-family residences.

The student generation rates are as follows:

Elementary School: 0.2314

Middle School: 0.1236

High School: 0.1826

3. Existing enrollments for the current year (2011–2012 school year) and projected enrollments for the year of project completion (2015 school year, or nearest year available), and design capacities for these schools during the year of project completion (2015 school year);

See Attached

4. Number of existing portable classrooms at the identified schools, if any, and the potential to add portable classrooms in the future; and

Yorba Linda High School currently does not have portables on the campus. Travis Ranch School has a total of 28 portable classrooms. This development has the potential to add permanent classrooms to each of these school sites.

5. Any plans for new facilities or expansion of existing facilities in the near future.

There are no plans for new facilities or expansion of existing facilities. Yorba Linda High School and Travis Ranch are both slated for modernizing of existing facilities. YLHS will modernize one existing campus building in 2013 and Travis Ranch School will be modernizing facilities sometime in the future, dependent on State Funding availability. The modernization at Travis Ranch School may have an impact on capacity.

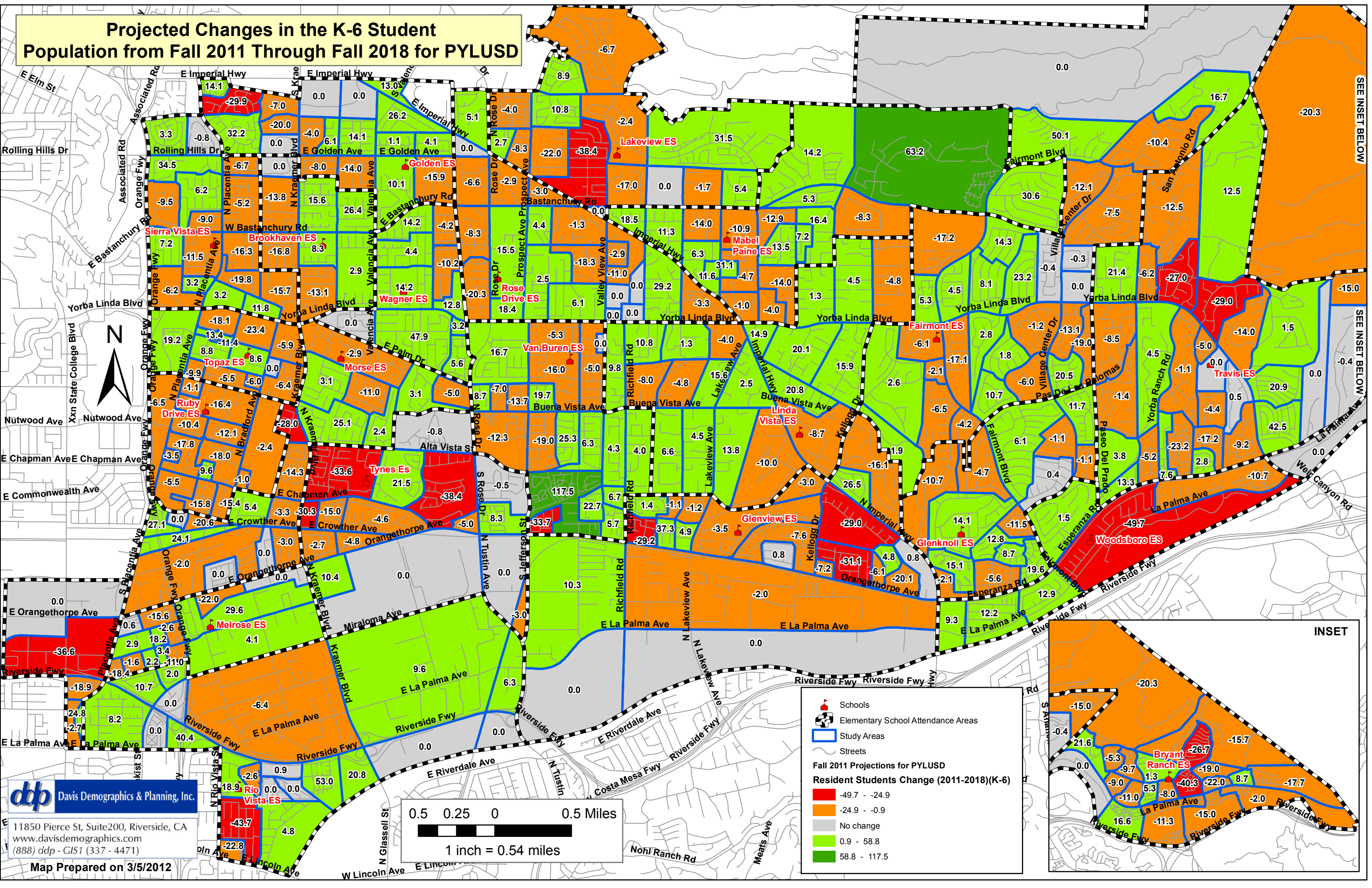
June 15, 2012  
MONTH 10

PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT  
2011 - 2012 ENROLLMENT REPORT

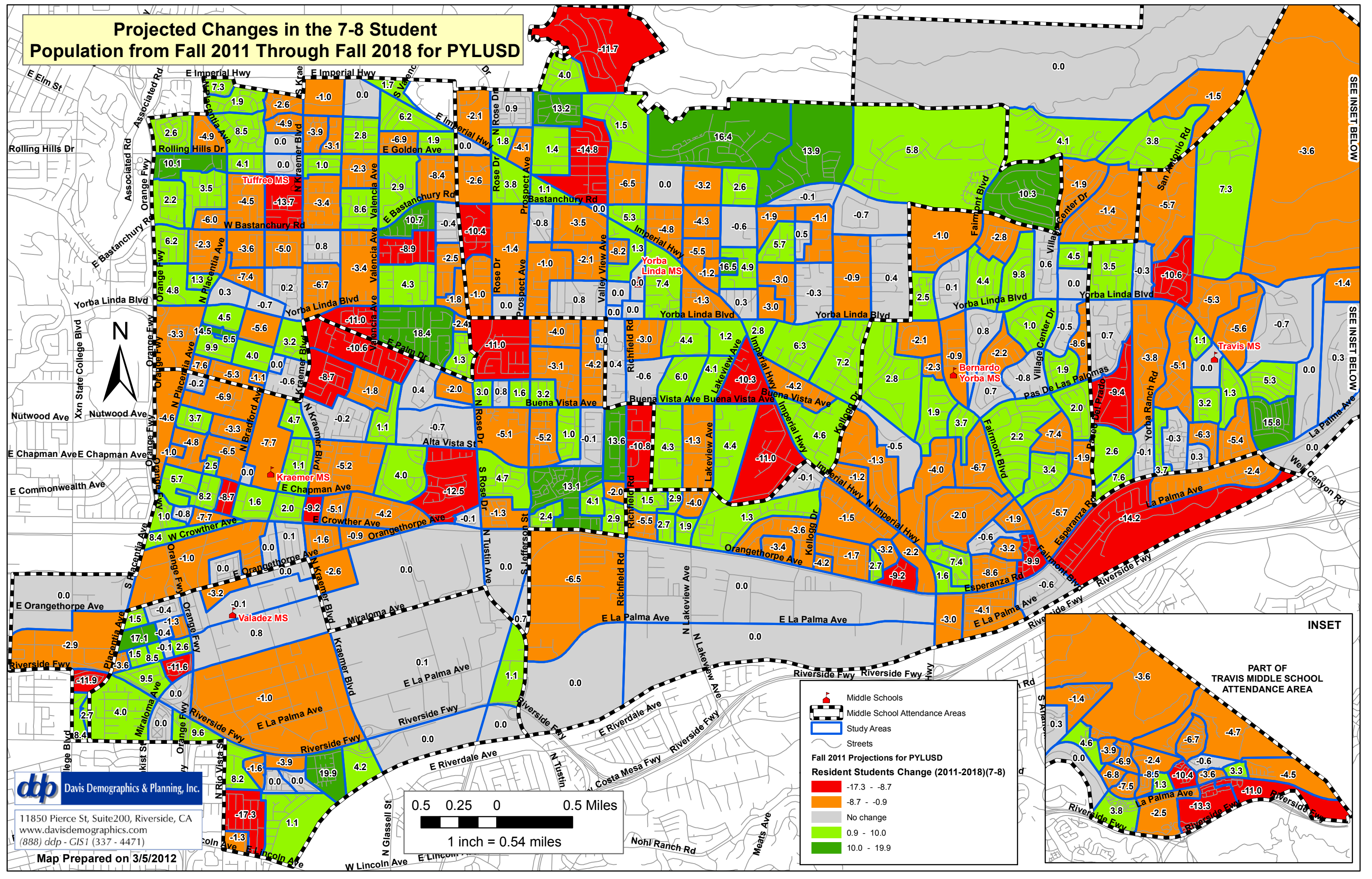
SCHOOL	PREPPY-K	KDG	1	2	3	4	5	6	7	8	9	10	11	12	REG TOTAL	SPEC EDUC	GRAND TOTAL
Brookhaven	28	56	61	73	67	57	85	53							480	32	512
Bryant Ranch		78	88	98	93	114	112								583		583
Fairmont	56	105	114	143	122	142	125	154							961	24	985
Glenknoll		61	74	78	76	53	51	72							465		465
Glenview		58	55	75	63	82	65	87							485		485
Golden		61	81	95	115	136	126	148							762	24	786
Lakeview		74	83	92	101	80	95								525	25	550
Linda Vista		81	80	96	82	62	74								475		475
Mabel Paine		63	62	73	69	80	64								411	33	444
Melrose	28	88	120	91	94	88	101								610		610
Morse		71	64	64	76	71	89	82							517		517
Rio Vista	27	130	143	148	160	149	150								907	30	937
Rose Drive		82	72	63	77	57	60								411	22	433
Ruby Drive		48	61	57	57	59	81	58							421	31	452
Sierra Vista		61	68	70	86	63	68	77							493		493
Topaz	28	61	90	78	85	72	68	70							552	15	567
Travis K-5	28	81	109	94	89	111	108								620	13	633
Tynes		93	95	97	74	110	127	102							698	26	724
Van Buren	55	74	79	73	90	86	65	79							601	32	633
Wagner		73	65	60	57	52	49	64							420	36	456
Woodsboro		57	64	65	55	72	79	104							496	25	521
Total K-6	250	1556	1728	1783	1788	1796	1842	1150	0	0	0	0	0	0	11893	368	12261
Bernardo Yorba									370	378					748	11	759
Kraemer									465	414					879	33	912
Travis 6-8								249	253	261					763	27	790
Tuffree									350	358					708	20	728
Valadez								208	218	214					640	20	660
Yorba Linda MS								276	298	313					887	36	923
Total 7-8	0	0	0	0	0	0	0	733	1954	1938	0	0	0	0	4625	147	4772
El Dorado											471	477	429	493	1870	88	1958
Esperanza											487	436	389	447	1759	89	1848
Valencia											642	606	540	577	2365	69	2434
Yorba Linda HS											391	455	469	395	1710	23	1733
El Camino											3	25	107	40	175		175
Indep. Study (La Ent)											15	28	40	6	89		89
Total 9 - 12	0	0	0	0	0	0	0	0	0	0	2009	2027	1974	1958	7968	269	8237

George Key																0	54	54
Parkview		15	11	20	7	19	15	17	20	22	19	22	13	9		209		209
Total District	250	1571	1739	1803	1795	1815	1857	1900	1974	1960	2028	2049	1987	1967		24695	838	25533

Projected Changes in the K-6 Student  
Population from Fall 2011 Through Fall 2018 for PYLUSD

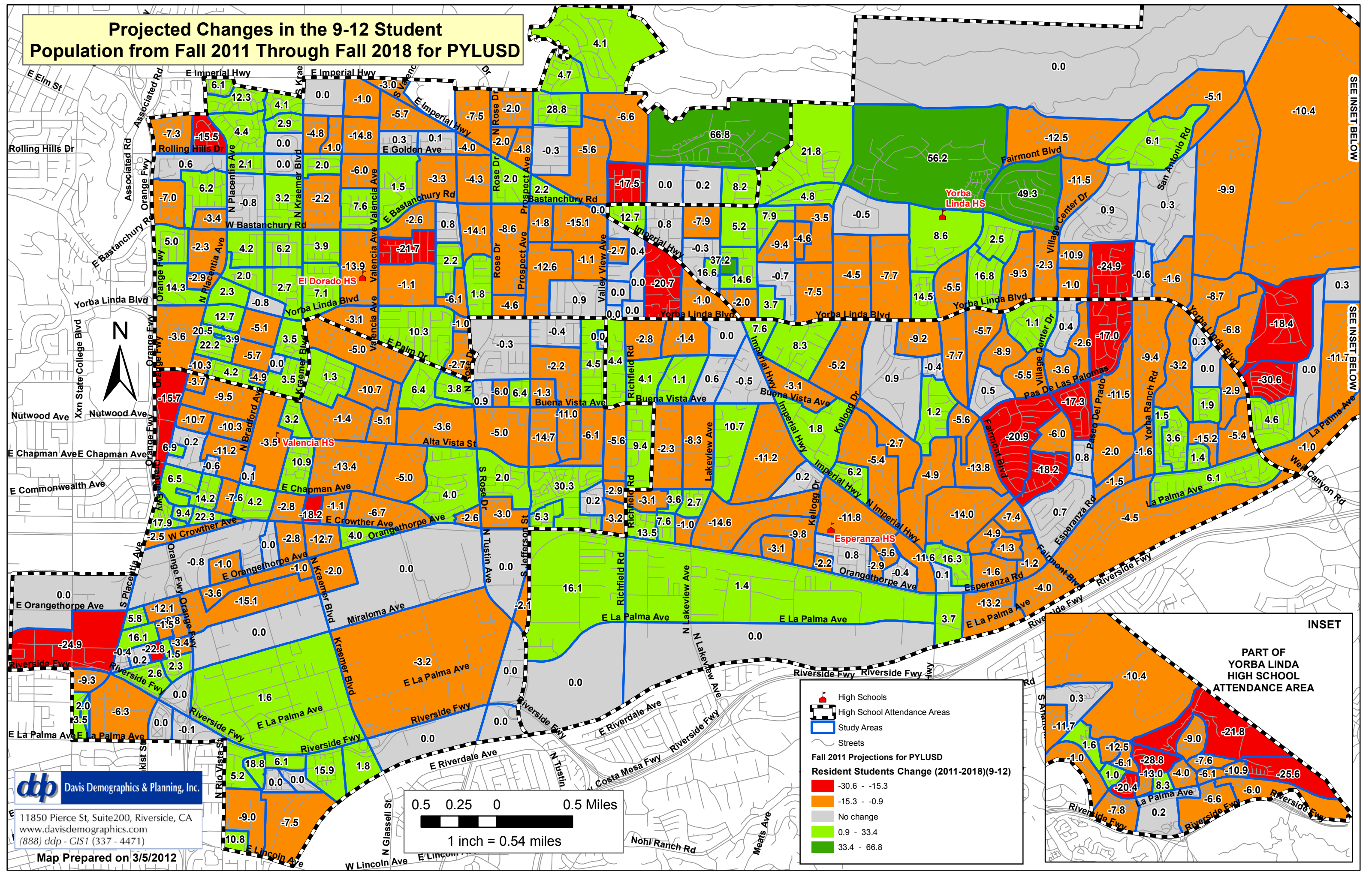


# Projected Changes in the 7-8 Student Population from Fall 2011 Through Fall 2018 for PYLUSD



**ddp** Davis Demographics & Planning, Inc.  
11850 Pierce St, Suite 200, Riverside, CA  
www.davisdemographics.com  
(888) ddp - GIS1 (337 - 4471)  
Map Prepared on 3/5/2012

# Projected Changes in the 9-12 Student Population from Fall 2011 Through Fall 2018 for PYLUSD



**ddp** Davis Demographics & Planning, Inc.  
11850 Pierce St, Suite 200, Riverside, CA  
www.davisdemographics.com  
(888) ddp - GIS1 (337 - 4471)  
Map Prepared on 3/5/2012

0.5 0.25 0 0.5 Miles  
1 inch = 0.54 miles



July 11, 2012

Steve Conklin, P.E.  
Engineering Manager  
**YORBA LINDA WATER DISTRICT**  
1717 E. Miraloma Avenue  
Placentia, CA 92870

**RE: REQUEST FOR INFORMATION REGARDING WATER AND WASTEWATER SERVICES FOR THE CIELO VISTA PROJECT**

Dear Mr. Conklin:

PCR Services Corporation (PCR) is preparing an Environmental Impact Report (EIR) for the Cielo Vista Project (the "Project") pursuant to the California Environmental Quality Act (CEQA). The EIR will include an assessment of the project's potential impacts on water and wastewater services and facilities. In order to adequately identify and assess the full range of the project's potential impacts, early consultation with your agency is being conducted in accordance with Section 15083 of the State CEQA Guidelines.

As the project is located in unincorporated Orange County and would be served by the Yorba Linda Water District, we are requesting information from the District with regard to the project's potential impacts on water and wastewater services and facilities. In order for the project team to maintain our projected schedule, we would appreciate your written response by **Friday, July 20, 2012**.

The following is a brief description of the proposed project and a list of requested information. The location of the project site and a conceptual site plans are attached to this letter.

**PROJECT DESCRIPTION**

**Project Location and Surrounding Area.** 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. 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.



**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.

**Proposed Project.** The project proposes to develop a maximum of 112 single-family dwellings and associated infrastructure (see attached site plan). 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 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.

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 landscape concept for project is provided as an attachment.

The project would implement the following water conservation measures:

- Builder-installed indoor appliances, including dishwashers, showers and toilets, would be low-water use.
- Drought-tolerant, native landscaping would be used in public common areas to reduce water consumption.
- Smart controller irrigation systems would be installed in all public and common area landscaping.
- Community landscape areas would be designed on a “hydrozone” basis to group plants according to their water and sun requirements.

## **REQUESTED INFORMATION**

Please provide the following information regarding the Yorba Linda Water District and issues relating to water and wastewater services for the proposed project, as appropriate:

### **WATER**

1. What is the projected water demand for the project based on the information provided?  
Please include generation factors.



2. Please indicate any existing facilities on/near the project area. Also, indicate capacity of existing facilities.
3. Planned improvements to the water facilities in the service area of the Project site (i.e., expansion, new facilities, etc.), if applicable;
4. Would implementation of the project present a significant increase in service demand based upon project development?
5. Will the proposed project require new facilities/infrastructure or additions to existing facilities? If so, please describe.
6. Please identify whether the demand created by the proposed project has been considered in your agency's most recently adopted water management plan. Also, indicate whether the water demand associated with the proposed project can be served by your agency's supplies available during "normal, single-dry, and multiple-dry waters years", in addition to the demand for water from existing and other planned uses.
7. Any special requirements, assessment fees or necessary mitigation measures due to the location or other attributes of the proposed project.
8. Is there any other relevant information regarding potential project impacts?

### **WASTEWATER**

1. What is the estimated wastewater flow for the project based upon information provided? Please include generation factors.
2. Please indicate the location of facilities that serve the project area vicinity and present available capacity for the affected trunk line and treatment plant.
3. Planned improvements to the wastewater facilities in the service area of the project site (i.e., expansion, new facilities, etc.), if applicable;
4. Does the wastewater treatment provider have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
5. Would implementation of the project present a significant increase in service demand based upon project development?
6. Will the proposed project require new facilities/infrastructure or additions to existing facilities? If so, please describe.

STEVE CONKLIN, P.E.  
JULY 11, 2012 - PAGE 4



7. Any special requirements, assessment fees or necessary mitigation measures due to the location or other attributes of the proposed project.
8. Is there any other relevant information regarding potential project impacts?

We would greatly appreciate your assistance and cooperation in providing the requested information. It is preferable to e-mail your response to [m.harden@pcrnet.com](mailto:m.harden@pcrnet.com). For your convenience, you may also FAX your response to 949.753.7002. Once again, we would appreciate your written response by **Friday, July 20, 2012**. Please note that this questionnaire is not a request for service but an inquiry of current operations and conditions to evaluate impacts on water and wastewater services and facilities.

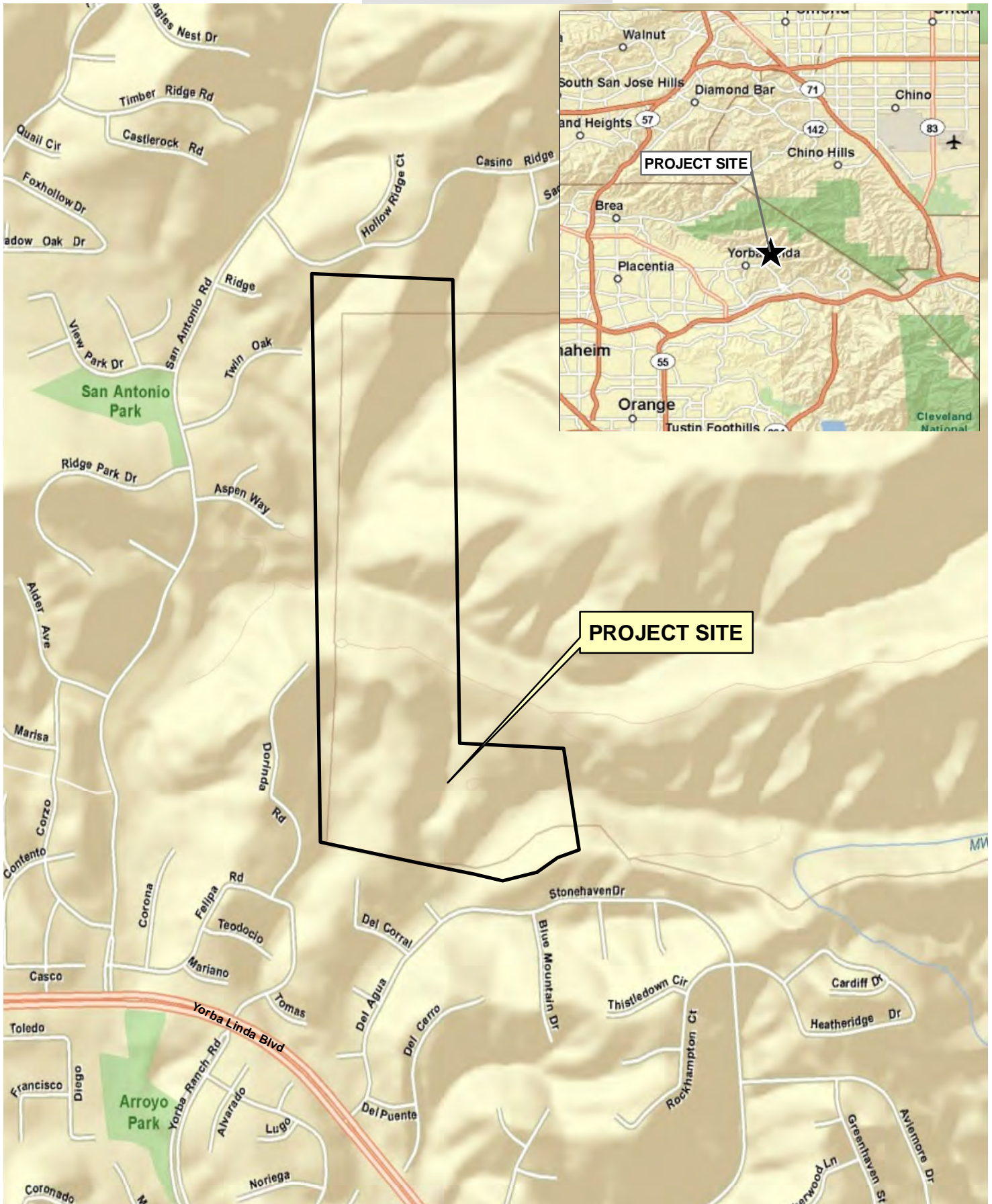
If you have any questions or require additional information, please do not hesitate to contact me at 949.753.7001. Thank you again for your cooperation.

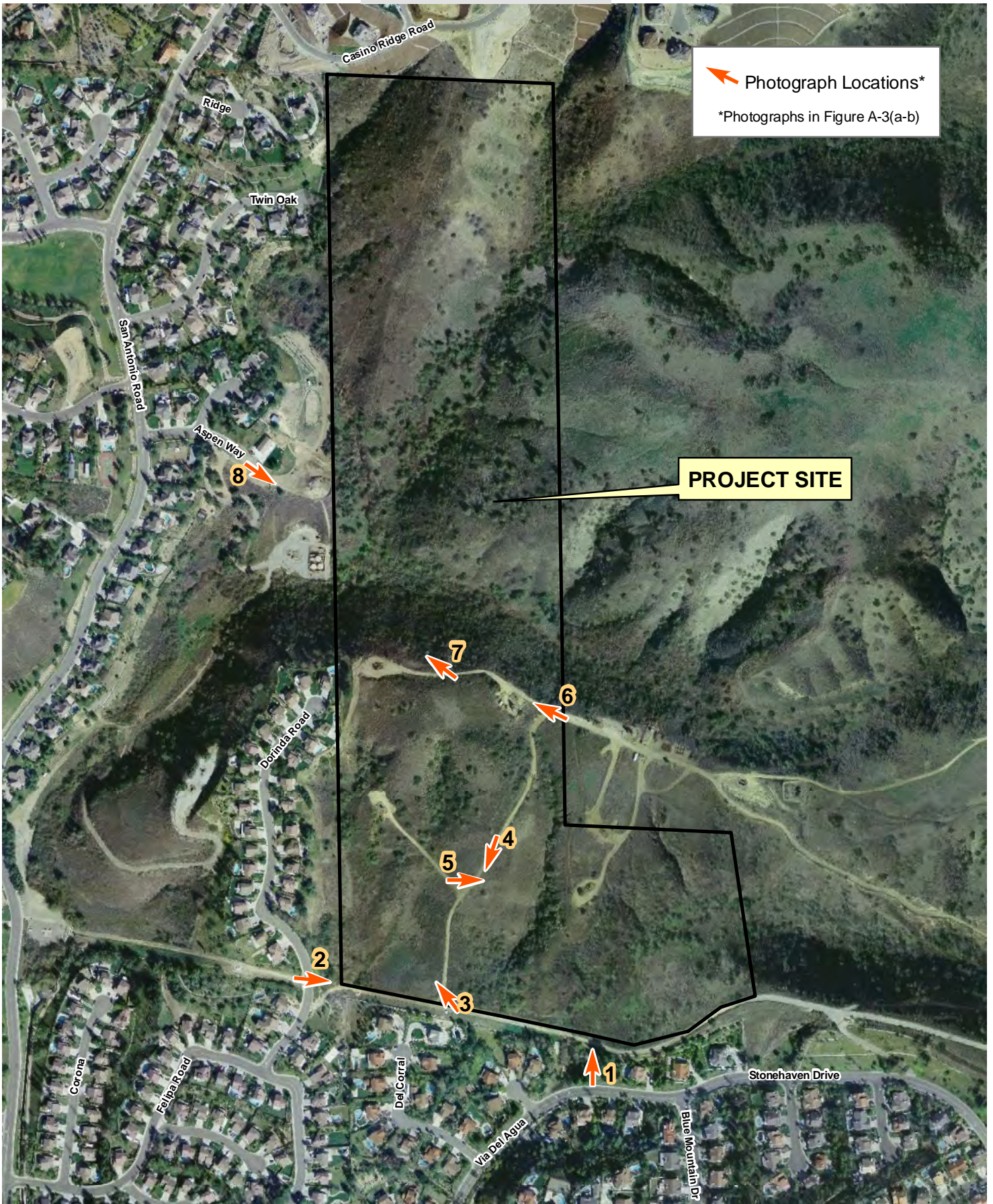
Sincerely,  
**PCR SERVICES CORPORATION**

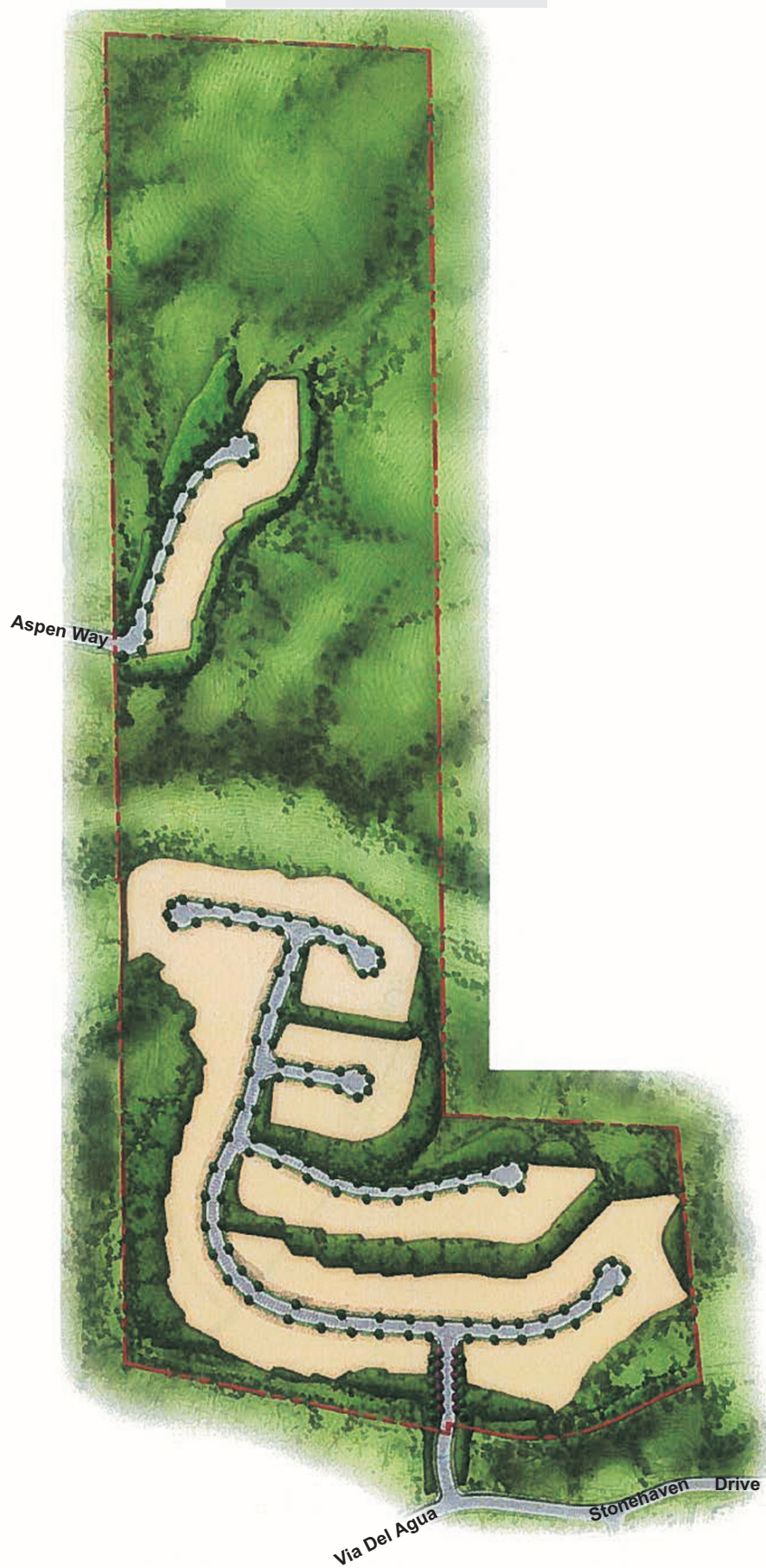
A handwritten signature in black ink, appearing to read 'Mike Harden', is positioned above the typed name.

Mike Harden  
Principal Planner

Attachments: Regional Location and Project Vicinity Map  
Aerial Photograph  
Site Plan  
Landscape Plan











# Yorba Linda Water District

Reliable and Trusted Service  
for More Than 100 Years

August 1, 2012

PCR Services Corporation  
One Venture, Suite 150  
Irvine, CA 92618  
Attn: Mike Harden

RE: Cielo Vista Tentative Tract 17341 – Water and Wastewater Service, Request for Information

The following is a listing of your questions (*italicized*), and our response to your July 11, 2012 Water and Wastewater Request for Information:

## WATER

1. *What is the projected water demand for the project based on the information provided? Please include generation factors.*
  - a. Projected Average Day Demands = 112 Lots x 1,070 GPD/Lot = 0.1198 MG
  - b. Projected Maximum Day Demands = 0.1198 MG x 1.48 = 0.1773 MG
2. *Please indicate any existing facilities on/near the project area. Also, indicate capacity of existing facilities.*
  - a. See 2005 Water Master Plan
3. *Planned improvements to the water facilities in the service area of the Project site (i.e., expansion, new facilities, etc.), if applicable;*
  - a. To be determined
4. *Would implementation of the project present a significant increase in service demand based upon project development?*
  - a. No
5. *Will the proposed project require new facilities/infrastructure or additions to existing facilities? If so, please describe.*
  - a. Yes. To be determined
6. *Please identify whether the demand created by the proposed project has been considered in your agency's most recently adopted water management plan. Also, indicate whether the water demand associated with the proposed project can be served by your agency's supplies available during "normal, single-dry, and multiple-dry waters years", in addition to the demand for water from existing and other planned uses.*
  - a. Yes, to both, per 2010 Urban Water Management Plan Final Draft – April 2011, p. 2.
7. *Any special requirements, assessment fees or necessary mitigation measures due to the location or other attributes of the proposed project.*
  - a. Annexation of the former Travis property to the District
8. *Is there any other relevant information regarding potential project impacts?*
  - a. Water facilities for this project must be planned in concert with the facilities that will serve the proposed Yorba Linda Estates project



WASTEWATER

1. *What is the estimated wastewater flow for the project based upon information provided?*
  - a.  $84 \text{ AC} \times 0.0015 \text{ CFS/AC} = 0.13 \text{ CFS}$
  - b.  $\text{Peak Flow} = 2 \times 0.13 = 0.26 \text{ CFS}$
2. *Please indicate the location of facilities that serve the project area vicinity and present available capacity for the affected trunk line and treatment plant.*
  - a. See 2010 Sewer Master Plan Update
3. *Planned improvements to the wastewater facilities in the service area of the project site (i.e., expansion, new facilities, etc.), if applicable;*
  - a. Same as above
4. *Does the wastewater treatment provider have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
  - a. Please confirm with Orange County Sanitation District
5. *Would implementation of the project present a significant increase in service demand based upon project development?*
  - a. No
6. *Will the proposed project require new facilities/infrastructure or additions to existing facilities? If so, please describe.*
  - a. To be determined
7. *Any special requirements, assessment fees or necessary mitigation measures due to the location or other attributes of the proposed project.*
  - a. See WATER #7 above
8. *Is there any other relevant information regarding potential project impacts?*
  - a. Wastewater facilities for this project must be planned in concert with the facilities that will serve the proposed Yorba Linda Estates project

Should you have any questions regarding this letter, please feel free to contact me at (714) 701-3102.

Sincerely,

Steve Conklin, P.E.  
Engineering Manager  
Yorba Linda Water District

Copy: Robert Odle, Odle & Associates LLC



# 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](mailto:sconklin@ylwd.com).

Sincerely,



Steve Conklin, P.E.  
Engineering Manager

Copy: Andrew Keyworth, OCFA



# Yorba Linda Water District

*Reliable and Trusted Service  
for More Than 100 Years*

February 10, 2010

Planning & Development Services  
County of Orange  
300 N. Flower Street  
Santa Ana, CA 92703

RE: Conditional Will Serve Letter, Cielo Vista Residential Vesting Tentative Map No. 17341 APN: 351-031-17 and 351-031-05

This is a Conditional Will Serve Letter for the above captioned property which is comprised of approximately 83 acres generally located east of San Antonio Road and north of Via del Auga in the community of Yorba Linda.

This letter is issued to allow the initiation of 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 the planning, design and construction of adequate water production, transmission and storage 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 and Agreement with the Yorba Linda Water District for Water Service executed by the applicant and the District; both in accordance with the District's policies existing at the time such agreements are executed.

Should you have any questions regarding this letter, please feel free to contact me at (714) 701-3020.

Kenneth R. Vecchiarelli, P.E.  
General Manager  
Yorba Linda Water District



# Yorba Linda Water District

*Reliable and Trusted Service  
for More Than 100 Years*

June 6, 2012

Planning & Development Services  
County of Orange  
300 N. Flower Street  
Santa Ana, CA 92703

RE: Conditional Will-Serve Letter for Sewer Service, Cielo Vista Residential Vesting Tentative Map No. 17341 APN: 351-031-17 and 351-031-05

This is a Conditional Will-Serve Letter for Sewer Service for the above captioned property which is comprised of approximately 83 acres generally located east of San Antonio Road and north of Via del Agua in the community of Yorba Linda. A Conditional Will-Serve Letter for Water Service, dated February 10, 2010, was provided to County Planning & Development Services at that time regarding this proposed project.

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 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 and 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.

Should you have any questions regarding this letter, please feel free to contact me at (714) 701-3102.

Sincerely,

Steve Conklin, P.E.  
Engineering Manager  
Yorba Linda Water District

Copy: Robert Odle, Odle & Associates LLC