

## C. Responses to Comment Emails

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**Comment Email E1**  
**Monroe, Bill and Diana**  
**December 12, 2013**

**From:** Bill and Diana Monroe <billanddianamonroe@msn.com>  
**Sent:** Thursday, December 12, 2013 10:28 PM  
**To:** Canning, Kevin  
**Subject:** Environ. Impact Rept.-Esperanza Hls/Cielo Vista Development

Hello Kevin,

We would like to comment on the Esperanza/Cielo Vista Developments.

We witnessed and were affected by the 2008 Freeway Fire, and we wouldn't wish that nightmare on anyone. There are two exit streets leading out of our tract and everyone was praying that their cars would not explode, while they dangerously waited with their families, in bumper to bumper traffic and with flames encompassing them, to reach the bottom of the hill. But, of course, once they got to the bottom of the hill, the streets were so overcrowded that they did not move for what seemed like an eternity. Even fire trucks could not access our development, and many, many other developments in our hills, due to the traffic caused by the mandatory evacuation.

E1-1

As you are aware, approx 125 homes in the area burned to the ground. The home across the street from ours burned to the ground and a home behind us burned to the ground, and many additional homes experienced tremendous fire damage. We personally suffered over \$100,000 in damages. And yet, developers and the County of Orange are turning a blind eye and deaf ear on that very serious and costly disaster. They still are attempting to push and shove it down our throats. Their only interest is the income/revenue a 500 plus development would produce. They would build approximately 500 homes in the hills in some of the same area that was affected by that fire.

E1-2

In addition, we, who live here, cannot even begin to imagine or conceive of how the developers, The City of Yorba and the County of Orange could even remotely consider proceeding with developing these homes, if they seriously take into consideration the risk they would put residences in by building additional homes on the hillsides, knowing full-well that there is a huge concern for the limited ingress and egress should another fire or earthquake hit that area...and they will! Earthquakes are just as concerning and potentially dangerous, as they have the potential to cause fires, which could also force evacuation.

E1-3

And then there is, of course, the tremendous concern for the excessive traffic that would be added to an already overly-crowded area. That's all we need is additional traffic on our already congested surface streets and 91 freeway!!!!

E1-4

We all know that developers build and then walk away and leave their mess behind. Again, they only are concerned about the money it would make for them, not how homeowners' quality of life would be affected or the fact that they intentionally are putting lives and homes at risk by cramming additional homes into an already crowded area, that does not have the ability to handle the overcrowding and excess traffic it currently is experiencing -- let alone adding another 4,000 plus vehicles traveling the local streets and freeways on a daily basis.

At what cost is enough, enough? Won't someone please stand up to these developers and governmental agencies before it is too late. What government entity or developer, in their right mind, would subject homeowners to this very real risk, and would ever approve and proceed with these developments, as it borders on insanity. Are they really ready to be hit with another huge lawsuit should this development be approved and then afterwards when another disaster hits the area. It is a tremendous liability and a potential disaster-in-the-

E1-5

**Response to  
Comment Email E1  
Monroe, Bill and Diana  
December 12, 2013**

- E1-1 The County acknowledges receipt of an email from Bill and Diana Monroe and the information related to the traffic conditions during the 2008 fire.
- E1-2 The DEIR addresses topics that are related to environmental issues. CEQA does not require consideration of economic issues related to the cost of or income from a proposed project. Therefore, no additional response is provided.
- E1-3 As outlined in the Hazards and Hazardous Materials Section of the DEIR (Section 5.7), extensive analysis was conducted regarding the 2008 Freeway Complex Fire. The Fire Protection and Emergency Evacuation Plan (FPEP), included as Appendix J in the DEIR, provided historical data, assessed potential fire hazards, and modeled the risk assessment for the Project site. Based on this analysis, as well as current Fire Codes, the DEIR includes the requirement for fuel modification zones, evacuation plans, upgraded facilities for the provision of water for firefighting, and residential design features that will make residences more fire resistant. The DEIR also identified joint efforts between OCFA, OCSD, and the Project proponents to evacuate residents out of harm's way in the event of a fire. Evacuation plans will be in place and new residents will be provided with details for evacuation and be available to the general public.
- Extensive geotechnical analysis, including trenching and boring to more accurately identify faults in the Project area, resulted in the establishment of setback zones to minimize potential earthquake impacts to residences. The homes will be built to the most current codes and standards for earthquake-safe structures. The DEIR concludes that impacts to fire hazard and evacuation and earthquakes will be less than significant.
- E1-4 The DEIR analyzed four ingress/egress options (Section 5.14 - Traffic and Transportation and Alternatives Analyses Sections 6.6 and 6.7). Traffic volumes will vary based on which alternative is selected. However, the Traffic Analysis prepared for the Project concluded that, with Mitigation Measures included in the DEIR, impacts from Traffic would be less than significant under normal conditions with the exception of the intersection of Yorba Linda Boulevard and Via del Agua. The analysis proposes the installation of a traffic signal at that intersection to reduce impacts. However, the County cannot compel the City of Yorba Linda to implement the suggested traffic signal, for which the Project would pay a fair share contribution. In that case, impacts would remain significant and unavoidable.
- E1-5 Please refer to Topical Response 1 - Fire Hazard and Topical Response 2 - Evacuation Plan. The Project in and of itself will not create an increased risk due to wildfire danger. Adherence to evacuation plans that have been formulated by the OCFA, the OCSD, and the Project proponent will provide for a managed evacuation and will allow emergency vehicles access to the area for fire-fighting purposes.

making.

We are letting you know ahead of time that there would be a class action lawsuit filed should these projects proceed, as everyone involved in these projects is well-aware of the risk they are taking should they move forward with this insane proposal.

The Land of Gracious Living is becoming anything but...

***Bill and Diana Monroe***  
***Successful Homebuyers Realty, Inc.***  
***5220 Avenida De Kristine, Yorba Linda, CA 92887***  
***Bus 714.694.1199***  
***Dir 714.694.1325***  
***Fax 714.694.1329***  
***Cell/Text 714.357.6365***  
***[billanddianamonroe@msn.com](mailto:billanddianamonroe@msn.com)***  
***DRE#: 00767167 (Bill)***  
***DRE#: 00831737 (Diana)***

↑  
E1-5



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**Comment Email E2**  
**Murphy, Carla and Mark**  
**December 13, 2013**

**From:** Carla Murphy <carmurf@pacbell.net>  
**Sent:** Friday, December 13, 2013 2:39 PM  
**To:** Tippetts, Ron; Canning, Kevin  
**Subject:** new development

My family and I are very much opposed to the additional homes and development. We are original owners and were at our current address when the fires hit and it was extremely stressful to wonder if my husband had been able to get out. I took the first group of children and pets and took nothing from my home. The streets were totally stopped and blocked and it was by the grace of God that the fire did not overtake all those that were sitting still on San Antonio Road. This is going to be a huge increase in traffic and in an emergency I can not even imagine what would have happened with 112-340 additional homeowners trying to get out. For this reason we are opposed to this new construction. There are already additional homes being occupied near Fairmont which is the only upward access.  
Thank you.

E2-1

Carla and Mark Murphy and family  
21295 Clear Haven Dr.  
Yorba Linda CA92886

**Response to  
Comment Email E2  
Murphy, Carla and Mark  
December 13, 2013**

- E2-1      The County acknowledges receipt of an email from Carla Murphy on December 13, 2013. Please refer to Topical Response 1 – Fire Hazard and Topical Response 2 – Evacuation Plan information.

**Comment Email E3**  
**Dayles, Mary Ann and Paul**  
**December 27, 2013**

**From:** Paul Dayles <pdayles@earthlink.net>  
**Sent:** Friday, December 27, 2013 10:53 AM  
**To:** Canning, Kevin  
**Subject:** Cielo Vista Project

This letter is in response to the planned building of approx. 500 homes named the Cielo Vista Project, directly and dramatically impacting not only the many hundreds of people nearby but also most of the people of Yorba Linda.

E3-1

**My wife and I strongly oppose this project because it will very seriously impact us for ENVIRONMENTAL, ECONOMIC, PERSONAL, LIFE ENDANGERMENT AND LIFESTYLE reasons.**

**Please do not let this happen. Those investors can make their money other ways without causing so much havoc on the lives of all of us here. Let them create their wealth elsewhere. They can move, we cannot.**

**Below are our reasons and sentiments in detail. You may not need/want to read all this if you only need to know that we are opposed to this outrageous project, which will also set a precedent if approved.**

We find it **incomprehensible** how Orange County OC Planning Services can state: ***Based on the analysis in the Draft EIR the Project will not result in any significant and unavoidable environmental impacts.***

E3-2

How can anyone who makes such a statement believe for a second that if a couple of thousand cars start going by his/her own house each day that the air quality, noise, pollution, life style, home value etc. is not going to affect him/her and his/her family dramatically? Either this person is totally ignorant, intentionally lying, or making this statement for monetary gain or political power gain. I cannot fathom any other reason.

The statement totally ignores the impact that thousands of additional car/trips a day are now going to use streets that were never meant to accommodate this kind of traffic. Stonehaven is a two lane residential street, never meant to

**Response to  
Comment Email E3  
Dayles, Mary Ann and Paul  
December 27, 2013**

- E3-1 The County acknowledges receipt of an email from Paul and Mary Ann Dayles dated December 27, 2013 detailing their opposition to the Proposed Project.
- E3-2 Contrary to the commenters' statement, the DEIR analyzed all environmental impacts as required in the CEQA Guidelines checklist and found that unavoidable adverse impacts will occur in the areas of greenhouse gas emissions, and traffic only if the traffic mitigation measures are not implemented, because the County cannot compel the installation of traffic improvements within the City of Yorba Linda. Please refer to Section 5.6, Greenhouse Gas Emissions, and Section 5.10, Noise for the complete analysis. Also refer to Topical Response 8 – Noise Impacts (beginning on page 47) for clarification regarding noise impacts under each access option.

accommodate thousands of car trips a day.

↑  
E3-2

It is criminal that a couple of very wealthy people could be allowed to destroy the life of hundreds and hundreds of people who made the largest investment of their life expecting to be able to enjoy the safety, beauty, quality of life of this Yorba Linda area. **Only so these developers can increase their wealth.**

E3-3

They claim they have a right to exploit their investment. They knew full well the problematic issues when they did but obviously expected to get around them by convincing Orange County of the windfall for them at the expense of the citizens of Yorba Linda. Damn the proven safety issues, life threatening conditions when another fire hits the area, destroying the wildlife, plant life and beauty of the hills, AND the enormous negative economic impact on each one of us.

**No governmental organization representing its citizens should allow this project to go forward. If they do, they obviously are not representing and looking out for their constituents but are thinking of the aforementioned "special" interests.**

### **Environmental Impact**

E3-4

**Air:** thousands of car trips will leave their air pollution foot print, impacting the people living on the streets such as Stonehaven. We strongly object to have Orange County tell us that I have to accept the exhaust gasses from all these cars going by our house. Since we live near the intersection with Y.L. Boulevard, countless cars will sit at the intersection idling their engines while waiting for the lights or waiting in long, long lines to drop off their children at school. No impact you say? Would you like to see the daily soot already being deposited on our house and us by the traffic on Yorba Linda Boulevard?. **Have you observed the traffic jams when parents bring their kids to school in the morning, the almost endless line of cars during the peak hours??**

- E3-3 The commenters' opinion regarding development of the Project site and its approval are noted. The comments do not raise specific environmental issues.
- E3-4 The commenters are referred to Section 5.14, Transportation and Traffic, for the complete analysis of projected traffic related to the Proposed Project. The analysis used standard trip generation rates assumed within the Institute of Traffic Engineers Trip Generation Rates for the Project's residential units. The existing condition at the intersection of Yorba Linda Boulevard and Stonehaven is Level of Service A (LOS A) during AM and PM peak periods (page 5-554). As the analysis shows, there is no change to the LOS under Option 1 (page 5-580) or Option 2 (page 5-602) under "With Project" conditions.

When you look around Yorba Linda Streets, most homes have three to four cars in the driveway. Even though some of the homes in the Cielo Vista projects may start out with 2 cars, within a few years traffic will quadruple in number of trips per day.

E3-4

**Traffic:** if anyone evaluated the situation without bring predisposed to OK the project, he/she would see there is already a very, very difficult situation with the traffic at Stonehaven/Y.L. Blvd. at certain times of the day. Adjusting the traffic lights (as one totally idiotic spokesperson gave as a solution at one of the meetings) is too silly for a serious response.

E3-5

Y.L. Boulevard has already been enormously impacted over the last few years since another politician, then mayor Mr. Gullixson lied to everyone in Yorba Linda by claiming that if we OK'd Shell's proposal to widen and "beautify" Imperial Highway, traffic on Yorba Linda Boulevard would be dramatically reduced. What a lie, but it worked, people were taken in by the slick commercials and voted for it. The same is happening again. A very intensely and well funded campaign ousted two of the strong opponents to the project on the Yorba Linda city council and were replaced by two very "pro" people. "Damn the consequences" for the people who will be impacted, the people whose interests they are supposed to represent.

**Safety:** As those of us who have lived and gone through the fires in 2008 know, traffic on Y.L. Blvd. and all streets leading to it, where a total disaster. Evacuation was a huge problem then and some of us lost our homes and

E3-6



- E3-5 Please refer to response to Comment Email E3-4 above. The Project includes mitigation for a traffic signal at Yorba Linda Boulevard and Via del Agua, for which the Project would pay a fair share contribution, assuming the City of Yorba Linda approves the traffic signal installation. The commenters' statements regarding the political composition of the City Council are not within the scope of the DEIR.
- E3-6 The commenters are referred to Section 5.7, Hazards and Hazardous Materials, for analysis regarding potential fire hazards and proposed evacuation plans. Topical Response 1 and Topical Response 2 also provide additional information related to evacuation plans and traffic management.

belongings because of it. I was one of the lucky ones who was able to save my house because I knew how to get there through side streets not yet closed or totally obstructed.

**Don't tell us that a thousand additional cars trying to come down the hill in panic via Stonehaven are not going to make a difference. Totally irresponsible. People will die, as anyone who was closely involved at the previous fire, will attest to the danger you are putting is in. How can you ignore this, allowing this to take place?**

E3-6

### **Economic Impact**

#### **City:**

Orange County wants to approve the project for obvious reasons: they will reap the profits but do not have to fund the additional police, schools, fire protection, water, traffic control, street maintenance etc. etc. The need for additional school(s), fire protection, water etc. will economically impact every citizen of Yorba Linda. Just look what already has happened during the past ten years. Simple example: to provide the thousands of new homes built during the last 10 years, our water costs has gone up by almost 150 percent!!

E3-7

#### **Personal :**

Because of the difficult overall economic situation, most of us now have less money to spend and still we are asked to approve **the building of 1 to 2 million-dollar homes and in order to accommodate them, the present residents will face higher costs for their utilities and taxes (water imports, schools etc.). Additionally, the values of our properties nearby will go down substantially** because who will want to buy property that faces very heavy traffic on their street, impossible situations at the nearby intersections, noise levels like a highway, air pollution, no open windows at night, overcrowded schools etc. We will be taking a financial hit. Do you care?

E3-8

### **Lifestyle Impact**

**Just so that a couple of wealthy investors can make more money, is Orange County going to allow them to destroy the lifestyle and**

E3-9

- E3-7 With regard to the provision of public services (schools, fire protection, police protection) the commenters are referred to Section 5.12, Public Services, for details about existing and future conditions. Beginning on page 5-508 in the DEIR, mitigation measures and impacts after mitigation are discussed. Page 5-509 presents cumulative impact information and concludes that operational and cumulative impacts can be mitigated with implementation of the proposed mitigation measures.
- E3-8 The commenters present no factual support for the contention that existing residents will face increased costs for utilities and taxes or that property values will decline. No environmental issue is identified.
- E3-9 Comment noted. No new environmental issues have been raised.

**endanger the lives of all the people who already live there and have spent their life-time investments on their homes?**

E3-9

These investors obviously do not care that they will very negatively impact the lives of all the people already there. After they make their money, they will go elsewhere and will not have to deal with what they did to us. We however, will lose the quiet around our houses, the beauty of the hills behind us, will have to pay more for living here even though our property value will seriously decline and now also, and most importantly, will have to live with the fear that when the next fire hits us, as it will, we may not survive or our home may not. **And your approval of their plans will set a precedent for even more homes to be built there in the future, obviously.**

**Why do we, long-time citizens of Yorba Linda have to give up so much because a couple of shrewd investors want to make a lot more money?** What rights do they have because they simply had the money to buy land that should have been designated a wild life protected area in the first place?

Do they, because of their well-calculated investment, have the right to endanger the lives and of the citizens already living there? Does their well financed and well organized campaign to minimize the negatives have preference over the well being and rights of the hundred upon hundreds of the citizens of Yorba Linda?

**I hope that each of you responsible for the final decision, reflects seriously on how he/she personally would feel if this would happen to them, reflects on suddenly having your quiet residential street turn into a highway, having to live with the noise and pollution suddenly upon you, facing long lines of cars getting out of your house, worrying about the devaluation of your property, losing the peace and quiet that you bought your house for, the danger of where you will be when the fire hits and how you or your family can or cannot reach safety.**

E3-10

- E3-10 Commenters' concerns are noted. The DEIR for the Proposed Project includes conditions of approval, mitigation measures, and project design features to minimize environmental impacts. Please see responses to Comment Email E3-1 through -9 above.

**Please do not let this happen. Those investors can make their money other ways without causing so much havoc on the lives of all of us here. Let them create their wealth elsewhere. They can move, we cannot.**

E3-10

Signed: Mary Ann and Paul Dayles  
21730 Allonby Circle  
Yorba Linda, CA 92887

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**Comment Email E4**  
**Mahony, Michael A.**  
**January 3, 2014**

**From:** Michael A. Mahony <MMahony@Dynamic-Plumbing.com>  
**Sent:** Friday, January 03, 2014 4:23 PM  
**To:** Canning, Kevin  
**Subject:** Esperanza Hills Project  
  
**Importance:** High

Mr. Canning,

I thoroughly disagree with the Draft EIR on this project as the statement of “...the Project will result in significant and **unavoidable** environmental impacts in the areas of greenhouse gas emission and noise.” The word “unavoidable” is not true as if the Project was not built, such affects ARE in fact avoidable. In addition, if the Project was to go forward but cut in half, one would avoid HALF the impact.

E4-1

Also, I was a resident (resident at 6030 Rockhampton Court for 13 years) during the last fires, and Yorba Linda Blvd could not handle all the residents trying to flee the fire down San Antonio, Via del Aqua and Stonehaven. Yorba Linda Blvd was at a standstill and my family and neighbors were stuck in cars on Via del Aqua trying to evacuate with flames licking the cars STUCK on the street because Yorba Linda Blvd was at a standstill. To add another 1000 plus cars evacuating down the same streets is not feasible and will be the cause of someone getting severely hurt or killed.

E4-2

If the latter part of my comments are not appropriate for your review or consideration, please direct me to the right person/department.

E4-3

Respectfully,

Michael A. Mahony



**Response to  
Comment Email E4  
Mahony, Michael A.  
January 3, 2014**

- E4-1      The County acknowledges receipt of an email from Michael Mahony dated January 3, 2014. To clarify, a CEQA determination of environmental impacts is based on the assumption that the project will be implemented. Therefore, any identified impacts could be considered less than significant, less than significant with mitigation incorporated, or potentially significant. Potentially significant impacts are considered unavoidable if there is no mitigation that could feasibly reduce the impact to lesser significance with project implementation. An EIR must always include analysis of a “No Project” alternative. Please refer to Chapter 6, Section 6.5 for an analysis of the No Project Alternative and Section 6.8 for an analysis of the Lower/Reduced Density Alternative. The Lower/Reduced Density Alternative analyzes development of Planning Area 1 of the Project site, leaving Planning Area 2 in its current condition. This Alternative would result in the construction of 218 residential units, a reduction of 122 units.
- E4-2      Please see Topical Response 2 – Evacuation Plan for a discussion of the evacuation plans that will be implemented in the event of an emergency evacuation situation.
- E4-3      The commenter’s remarks have been included in the Responses to Comments document and will be considered as part of the Project approval process.

**Comment Email E5**  
**Ruge, Debra**  
**January 6, 2014**

**From:** Debra Ruge <[druge@ph.lacounty.gov](mailto:druge@ph.lacounty.gov)>  
**Sent:** Monday, January 06, 2014 10:23 AM  
**To:** Canning, Kevin  
**Subject:** Esperanza Hills Environmental Impact

Hello Mr. Canning,

I am contacting you to express my concern about the proposed Esperanza Hills housing development. I live on Dunrobin Way in Yorba Linda which can only be reached via Stonehaven or Via Del Agua roads. I was at this address during the 2008 Freeway Fire and experienced firsthand the challenge of evacuating at the same time that fire vehicles were attempting to go to the homes. I concur with the recent environmental impact report that states that the intersection at Via Del Agua and Yorba Linda Blvd. would be adversely affected by increased traffic from the proposed houses. I am concerned that not only will this intersection be affected, but the intersection of Stonehaven and Yorba Linda Blvd. as well. In addition, traffic on Yorba Linda Blvd. would be at a standstill with the additional residents based on the experience during the Freeway Fire as residents must use Yorba Linda Blvd. to evacuate the area. I ask that you take these safety concerns very seriously.

E5-1

E5-2

Thank you for your consideration,

Debra Ruge  
Director, Medical Therapy Program  
California Children's Services, Children's Medical Services  
Los Angeles County Department of Public Health  
9320 Telstar Avenue, Suite 226  
El Monte, CA 91731  
(626) 569-6011  
(626) 569-9353 Fax  
[druge@ph.lacounty.gov](mailto:druge@ph.lacounty.gov)

**Response to  
Comment Email E5  
Ruge, Debra  
January 6, 2014**

- E5-1 The County acknowledges receipt of an email from Debra Ruge dated January 6, 2014. The commenter identifies the evacuation challenges during the 2008 Freeway Complex Fire from her home to Stonehaven Drive or Via del Agua. Please refer to Topical Response 2 – Evacuation Plan. As indicated, evacuation plans will be in place, including plans formulated in conjunction with OCFA, and plans designed by OCSD, to facilitate traffic movement out of the Project and adjacent neighborhoods. Emergency fire access roads are incorporated into the Project in addition to staging areas for fire-fighting equipment. Evacuation and safety measures are further discussed in Section 5.7, Hazards and Hazardous Materials in the DEIR.
- E5-2 As stated in the DEIR, Section 5.14 - Transportation and Traffic, the Project will add approximately 3,617 daily trips. The intersection of Yorba Linda Boulevard and Via del Agua is currently operating at an unacceptable Level of Service F (LOS). The Project includes a mitigation measure for payment of a fair share contribution to the installation of a traffic signal at that intersection. With installation of the signal, operations are anticipated to return to an acceptable LOS B during the AM peak hour and LOS A during the PM peak hour. Both the County and City of Yorba Linda have established LOS D as an acceptable condition during peak commute hours.

The traffic analysis regarding impacts to the intersection of Yorba Linda Boulevard and Stonehaven show that under Option 1, the LOS will change from LOS A to LOS C, which is an acceptable level of service as set forth in the City of Yorba Linda General Plan and the County of Orange General Plan. The traffic analysis regarding impacts to the intersection of Yorba Linda Boulevard and Stonehaven show that under Options 2, 2A, and 2B, the LOS for the intersection will remain at LOS A, which is an acceptable level of service as set forth in the City of Yorba Linda General Plan and the County of Orange General Plan. Please also refer to Topical Response 3 - Traffic/Ingress-Egress.

**Comment Email E6**  
**Sparkman, David**  
**January 7, 2014**

**From:** DSparkman@hra.com  
**Sent:** Tuesday, January 07, 2014 4:22 PM  
**To:** Canning, Kevin  
**Subject:** Esperanza Hills  
**Attachments:** Esperanza Hills.docx

To: Mr. Kevin Canning  
OC Public Works/OC Planning  
300 N. Flower St., Santa Ana, Ca. 92702-4048  
January 7, 2014

Re: Cielo Vista & Esperanza Hills

Regarding the proposed Cielo Vista & Esperanza Hills projects, after review of the plans I believe you have created a potential "Perfect Storm" and would be putting hundreds of lives in danger.

Please remember Nov. 2008 when the fires that started in Chino rapidly moved through the hills **AND** neighborhoods causing the emergency evacuation of thousands of people resulting clogged intersections at Stonehaven & Y.L. Blvd and again at Via DeL Agua & Y.L. Blvd. This situation as I witnessed came dangerously close to being a fatal event as the line of cars backed up on Via Del Agua had residence gridlock next to a burning home and 30ft high wall of fire in the canyon. Had it not been for a single resident who got out of his car and blocked traffic on Y.L. Blvd and directed traffic out of the neighborhood some of the residence, myself included, may not have made it out in time.

E6-1

That morning in Nov. 2008 we had only minutes to gather up the cat, a few document and get out. Cars were lined up on Via Del Agua with the fires in the canyon and a fully engulfed home on Via Del Agua only a few yards away and no place to go. If we had been forced to sit there next to the burning canyon with flaming embers falling all around and the heat from the fires our vehicle would have surely ignited. We opted to take Stonehaven, which was also backed up with no fewer falling embers and luckily made it out.

With the addition of 340 homes and thousands of people and cars and an already proven deficient exit route this plan is creating a potential disaster.

Imagine a theater with a few thousand seats and only one emergency exit or even two emergency exits located next to each other in the same corner of the building. Would this be acceptable to the fire Marshal? Obviously not, that's why fire exits are required to be numerous and distributed about the theater giving patrons multiple options for escape.

The proposed access and evacuation routes for these homes funnels everyone down to the same intersections of Via Del Agua, Stonehaven, San Antonio Rd and Y.L. Blvd along a stretch of Y.L. Blvd. that is less than a half mile long. As we know from the 2008 fires this evacuation route is already deficient and this proposal will further impede residence safe evacuation in the event of any emergency as well as potentially delaying access by emergency vehicles trying to get into the area.

E6-2

I believe that before this plan can move ahead it must include a major thoroughfare to the North connecting to Carbon Cyn Rd. or to the North East to Chino Hills to provide residence other options for evacuation and daily travel that will take the burden off of Via Del Agua. Yes adding these evacuation and travel corridors will be expensive but is the safety of current and future residence more important than profits?

Sincerely,  
David Sparkman  
21820 Heatheridge Dr.  
Yorba Linda, Ca. 92887  
[sanddspark@sbcglobal.net](mailto:sanddspark@sbcglobal.net)  
424-477-9770

**Response to  
Comment Email E6  
Sparkman, David  
January 7, 2014**

- E6-1 The County acknowledges receipt of an email from David Sparkman dated January 7, 2014 and appreciates the commenter's explanation of evacuation conditions during the 2008 Freeway Complex Fire. It is noted that the commenter provided an attachment containing the same information as the email and, therefore, the attachment is not addressed separately.
- E6-2 The commenter is referred to Topical Response 1 - Fire Hazard and Topical Response 2 - Evacuation Plan. As stated in the DEIR Section 5.7, Hazards and Hazardous Materials, extensive analysis has been performed related to the 2008 Freeway Complex Fire and the Project site's fire risk assessment. The OCSD has developed an evacuation plan that will disperse traffic through adjacent neighborhoods south of Yorba Linda Boulevard.

The Project includes emergency access roads that were not available during the 2008 fire. Each of the four access options included in the DEIR provides specific emergency routes as shown below:

- Option 1 (Stonehaven Drive) - emergency access via Esperanza Hills Parkway as well as an emergency only access off Via del Agua 130 feet northeast of Via de la Roca.
- Option 2 (Aspen Way) - emergency access via the extension of Aspen Way and the existing emergency access roadway located off Stonehaven Drive which will connect to the southernmost internal roadway.
- Option 2A - emergency access off Stonehaven Drive connecting to the southernmost internal street system with the project site via an existing emergency access roadway.
- Option 2B - emergency access provided under Option 2A would be converted to a secondary access point. The access road from Stonehaven Drive would be expanded to accommodate both daily ingress/egress and emergency ingress/egress.

The Project will enhance options for vehicular movement south and east in an evacuation which is an improved condition over the existing single exit to Yorba Linda Boulevard. Therefore, options and alternatives will be in place to assist in emergency evacuation and allow better access for emergency vehicles.

**Comment Email E7**  
**Brown, Charles**  
**January 14, 2014**

**From:** CHALBR@aol.com  
**Sent:** Tuesday, January 14, 2014 2:35 PM  
**To:** Canning, Kevin  
**Subject:** Esperanza Hills Project

Dear Mr Canning

This email is in opposition to this development. Our house is at 4940 Stoneheaven which is the corner of Stoneheaven and Avimore and even without this new housing development our street is a busy raceway. With the addition of 340 homes that would just about double the present number of houses served by the street and would double the number of cars traveling it.

I do not know if a traffic study has been made, but one should be done at the expense of the developers as a requirement before this project could go forward.

Charles Brown

E7-1

**Response to  
Comment Email E7  
Brown, Charles  
January 14, 2014**

E7-1 The County acknowledges receipt of an email from Charles Brown on January 14, 2014. The commenter is concerned with the additional vehicles on Stonehaven Drive that would result if the Proposed Project is developed. The commenter's attention is called to Section 5.14 – Transportation and Traffic, in the DEIR. A Traffic Analysis was prepared to assess the Project's impacts on streets in the Project vicinity. Four access options were presented and analyzed. The Traffic Impact Analysis can be found in Appendix O of the DEIR.

The Traffic Impact Analysis determined that the existing traffic volume for Stonehaven through two separate days of traffic counts was 1,966 vehicles per day, which is LOS A, the highest level of service. Under Option 1, the LOS for Stonehaven will be LOS C and under Options 2, 2A, and 2B the LOS will remain an A (refer to Topical Response 3, Table 1).

Commenter's residence is within the Project study area for traffic analysis. Traffic volumes were analyzed for the study area using major intersections to determine Level of Service (LOS). The intersection of Stonehaven and Aviemore was not specifically identified. However, the commenter is again referred to Topical Response 3, Table 1, which identifies the street capacities and the anticipated vehicles per day for the street segments. As shown, traffic will be dispersed throughout the street segments depending on the Option approved. Under any option, the LOS will remain at acceptable levels.

The Traffic Impact Analysis included recommendations, which were included as Mitigation Measures in the DEIR, to reduce Project traffic impacts. Depending on the access option selected, the Project will contribute a fair share payment to the installation of a recommended traffic signal at Yorba Linda Boulevard and Via del Agua, plus payments towards lane widening, striping, and lengthening of left turn pockets at select locations to improve overall traffic flow.

**Comment Email E8**  
**Sparkman, David**  
**January 17, 2014**

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**From:** DSparkman@hra.com  
**Sent:** Friday, January 17, 2014 8:44 AM  
**To:** Canning, Kevin  
**Subject:** Esperanza Hills

Mr. Canning -

I attended the presentation of the Esperanza Hills project at Travis Ranch Elementary school last night and found several miscalculations the plan especially related to the evacuation strategy.

The main problem with this plan is it is entirely based on a theoretical model which is, as described, theoretical and theoretical models are only of value when supported by empirical data.

Regarding the evacuation plan:

1. The model makes the assumption that the overload on Yorba Linda Blvd. during the fires was due to the closure of the 91 and 57 freeways. Not true. When the fires started I was on the Anaheim Hills side of the 91 and had to make my way home to Yorba Linda and can testify that YL Blvd was grid locked BEFORE the 91 freeway was closed. Furthermore when the freeway was closed traffic was diverted to the 91 westbound NOT to YL Blvd.

2. The evacuation plans assume full access to YL Blvd in both directions and assume a volume of traffic to be handled by those lanes when in fact the South side of YL Blvd will be closed and reserved for emergency vehicles only thus doubling the traffic load on the North side.

3. The model fails to take into account the only thoroughfare between Orange County and Corona is the 91 Freeway and traffic evacuating from YI and Anaheim Hills will be in a single direction to the 91 freeway. The result will be bottle necks at Imperial Hwy and Weir Cyn Rd. on-ramps thus backing up the traffic and stalling the evacuation plan. The theoretical model simply did not go far enough taking into account traffic from the 91 eastbound being diverted to the 91 westbound and evacuating traffic from Anaheim Hills.

4. Regarding the daily travel model, simply taking daily traffic counts and averaging them over days, weeks months does not take into account the periodic daily events in which the majority of travel occurs. I have no doubt the 1100 to 1500 vehicle a day is accurate but what the model does not account for the majority of travel occurs in the morning with residence going to work and kids being dropped off at school. What we know as residence is Stonehaven and Via De Agua are already insufficient to handle the puls of traffic in the mornings and to some degree afternoons. Again the theoretical model is not supported by the real world empirical data of sitting at a stop light for two or three cycles before you can make it out of the neighborhood.

4. Blue Gum Cyn - You are absolutely correct that Blue Bum Cyn became a blow torch. It was incredible how the wind blew down through that canyon and flames blew in an almost horizontal direction. The problem is that no manner of "green" foliage is going to stop this blow torch from drying out anything in its path then consuming it. The second problem is that blow torch will then cut of the only emergency exit path for the new homes. A single point of failure.

Solution: Reliability and safety is created by parallel redundant systems, therefore, for the safety of residence and for simply for being better idea, build a second route out of this complex to the North joining with Carbon Caynon Rd. This will take the burden off YL Blvd., and allow a second emergency exit and access route for emergency vehicles.

E8-1

E8-2

E8-3

E8-4

E8-5

E8-6



**Response to  
Comment Email E8  
Sparkman, David  
January 17, 2014**

- E8-1 The County acknowledges receipt of an email from David Sparkman dated January 17, 2014. The commenter disagrees with the evacuation plan presented in the DEIR and discussed at the January 16, 2014 public information meeting for Esperanza Hills. It must be noted that since the 2008 Freeway Complex Fire, significant advances have been made with regard to fuel modification, residential construction, and analysis of fire behavior. The same level of planning and preparedness was not in place in 2008 as will exist when the Proposed Project is implemented. The OCSD has developed an evacuation plan that includes traffic control points where traffic will be disbursed through neighborhoods to relieve congestion on major arterials. While the commenter has provided narrative of his personal experience during the 2008 Freeway Complex Fire, OCFA and OCSD will implement evacuation plans that were not in place in 2008. Please refer to Topical Response 2, which provides an evacuation model for the Project site as well as the adjacent residences. The proposed evacuation plans were based on models and reports from the Freeway Complex Fire and are designed to avoid the traffic control problems experienced during that event.
- E8-2 Commenter is incorrect. Controlled intersections are included in the evacuation plans, but there is no plan to close the south side of Yorba Linda Boulevard. In addition, as noted on page 5-288 of the DEIR, while law enforcement agencies do not have the authority to force residents to evacuate, they may restrict residents from entering evacuation areas. Respecting and maintaining designated lanes for emergency vehicles will be critical, as will use of designated lanes for traffic flow away from the evacuation area. Traffic control points that are manned by law enforcement officers will provide direction for vehicles to implement a more controlled, faster flow of traffic. Critical to the success of the evacuation plan is the education and cooperation of all area residents.
- E8-3 It is the intent of all proposed evacuation plans to prevent bottlenecks as identified by the commenter. The plans, working in concert during an emergency condition, are anticipated to provide a controlled traffic flow on major arterials and the freeway through the use of traffic control points with law enforcement providing direction. There are no current plans that we are aware of that will automatically close either the westbound or eastbound lanes of the SR-91 Freeway, and any effect on the traffic flow on the SR-91 Freeway would be wholly dependent upon the circumstances at the time. The comment concerns traffic evacuation from Anaheim Hills, which is located on the south side of the SR-91 Freeway in the City of Anaheim. Traffic evacuation from Anaheim Hills would likely use either the SR-91 Freeway, as the author points out, or alternative evacuation routes such as Santa Ana Canyon Road or other routes as determined by the City of Anaheim. The traffic evacuation control plan for the subject property and the surrounding area would not involve the intersection of Weir Canyon and the SR-91 Freeway, which is approximately two miles away; Santa Ana Canyon Road, which is on the south side of the SR-91 Freeway; or the intersection of the SR-91 Freeway and Yorba Linda Boulevard, as traffic from the Project site and the surrounding area would be directed west along Yorba Linda Boulevard, west via Fairmount, or south down Yorba Linda Boulevard and then west on La Palma or other major streets, thereby bypassing the SR-91 Freeway in the event that it were required for evacuation of areas such as Anaheim Hills. The Anaheim Hills subdivisions lie approximately 3 to 4 miles from the subject property, across the SR-91 Freeway in the City

of Anaheim, and not within the area expected to be affected by development of the Project. In addition, phased evacuations are included in the plans. As indicated, the evacuation plan would not take project trips to the on-ramps noted by the commenter, and there would be no contribution to traffic on the SR-91 Freeway.

- E8-4 The Traffic Impact Analysis (TIA) included traffic counts that were taken during peak AM and peak PM hours. Peak hour count summaries and computer model printouts are included as Appendix B-1 to the TIA (Appendix O in the DEIR Technical Appendices). AM peak counts began at 7:30 a.m. PM peak counts began at 4:00 p.m. As noted on page 6 of the TIA, existing AM peak hour and PM peak hour traffic volumes for the 15 key study intersections were obtained from manual turning movement counts. This information was the basis for the computer model analysis of "With Project" conditions.
- E8-5 Please refer to Topical Response 1 – Fire Hazard and Topical Response 2 – Evacuation Plan. In addition, the Fire Protection and Emergency Plan (Appendix J of the DEIR) notes on page 42 that Blue Mud Canyon will be significantly improved from a fire and habitat perspective, based on the expert opinion of the Dudek study, through restoration activities to remove non-native, flammable vegetation and provide native, riparian vegetation and to create large fuel modification areas and two fire breaks. These areas were strategically located to reduce the fire intensity and spread rates along the southern project boundary in Blue Mud Canyon. Emergency vehicle staging areas for firefighting will be located on both sides of the canyon. In addition, the access options provide various emergency access options. Option 1 places primary and secondary emergency access across Blue Mud Canyon. Options 2, 2A, and 2B provide access across Blue Mud Canyon but also through Aspen or directly to San Antonio. Based on expert opinion, exit paths will remain open regardless of the Option approved.
- E8-6 The Proposed Project provides four options for ingress/egress to the site, in addition to dedicated emergency vehicle roads and staging areas. The suggestion for an evacuation road to the north is not feasible, as Chino Hills State Park lies to the east and north and would not allow construction of such a road. There is no current legal entitlement to construct such a road. In addition, wildfires historically occur starting from the east in Chino Hills State Park. The suggested emergency road will provide for evacuation into the wildfire area, onto Carbon Canyon, which is an area that historically has had issues due to its proximity to the Wildland Urban Interface.

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**Comment Email E9**  
**Schock, Mark**  
**January 21, 2014**

**From:** Mark Schock <mschock74@earthlink.net>  
**Sent:** Tuesday, January 21, 2014 4:52 PM  
**To:** Tippetts, Ron; Canning, Kevin  
**Cc:** Lindsey, Tom; Gene Hernandez; anderhd@roadrunner.com; Mark Schwing; maalders@yorba-linda.org; Steve Harris; David Brantley; cyoung@yorba-linda.org  
**Subject:** Public Comments - Esperanza Hills DEIR  
**Attachments:** Esperanza Hills Project - Public Comments; Re: Esperanza Hills Project - Public Comments; Esperanza Hills Comments

Mr. Ron Tippetts (Cielo Vista)  
Orange County Planning Services  
300 N. Flower St.  
P.O. Box 4048  
Santa Ana, CA 92702-4048

Mr. Kevin Canning (Esperanza Hills)  
Orange County Planning Services  
300 N. Flower St.  
P.O. Box 4048  
Santa Ana, CA 92702-4048

January 21, 2014

**Public Response to Esperanza Hills DEIR and Request for Time Extension** and a Request that this Public Comment also be attached to the **Cielo Vista DEIR**

Mr. Tippetts & Mr. Canning

Immediately after the Freeway Complex Fire, I made a Public Records Request for copies of any security camera footage **captured during the fire** from the Metropolitan Water District's Santiago Tower. **The MWD Santiago Tower security camera directly overlooks the canyon where the Cielo Vista and Esperanza Hills developments are proposed to be built.** During the fire, the security camera was remotely operated by personnel from the MWD Deimer Plant, and was panned from the top (at Hidden Hills) of the Canyon, to the bottom, where the new developments are proposed to be built. This video footage shows in real time, the devastating speed and intensity of the fire where it raced down the canyon where the proposed **Esperanza Hills and Cielo Vista Projects**, will be built if approved. The viewing of the MWD Santiago Tower Freeway Complex Fire Videos, will most assuredly give anyone responsible for reviewing or approving Esperanza Hills or Cielo Vista Project plans, a much greater insight into whether or not the proposed development plans are adequate as currently presented. The video appears to show that the **ENTIRE CANYON burned in approximately 37 MINUTES.** The video is fully date and time stamped.

E9-1

Please see the attached e-mail that I had sent to the County for the NOP Public Comment Process for Esperanza Hills describing the MWD Video and my comments that it should be reviewed by all parties involved in the preparation and review of the Esperanza Hills DEIR process, as well as the DEIR process for Cielo Vista. Also see the attached e-mail from Kevin Canning acknowledging receipt of my public comments.

E9-2

I attended the **Esperanza Hills Open House Meeting on January 16, 2014.** I asked to see the hard copy of the DEIR so that I could ensure that my public comments were included in the formal package. Much to my surprise, my letter was nowhere to be found in the document. I asked the developer's staff person to confirm that my letter had somehow not been included in the document. She confirmed that my letter had not been included in the document, and said that it

E9-3

**Response to  
Comment Email E9  
Schock, Mark  
January 21, 2014**

- E9-1 The County acknowledges receipt of an email from Mark Schock dated January 21, 2014. The County appreciates information provided by commenter regarding a video of the 2008 Freeway Complex Fire, which is available to the public for viewing. This video was reviewed and analyzed by Dudek Engineering. No changes result to the fire modeling used to determine the effect of the construction of the Proposed Project on the Project site and the surrounding neighborhood, as the model assumed a more rapid burn rate than the burn rate time as determined by the video.
- E9-2 The County also acknowledges receipt of an email from the commenter during the IS/NOP review period, which was included in the DEIR as Appendix B, along with all comment letters received.
- E9-3 Contrary to commenter's assertion, the email from the commenter dated February 1, 2013, was included in the print copies of the DEIR Technical Appendices available for review at the January 16, 2014 public information meeting. Unfortunately, the email was not located until a more thorough search was subsequently done. The email was included in the DEIR Appendices posted on the County's website for review. It appears on page 216 of the PDF version on the County website. Research verified that the email was also included in all five CD sets of the DEIR and Appendices that were sent to state and local agencies for review. The video was reviewed by the County and staff of Dudek Engineers who prepared the Fire Protection and Emergency Evacuation Plan (FPEP). Commenter is referred to Topical Response 1 - Fire Hazard. As noted above and in Topical Response 1, the video did not alter the conclusions of the experts who prepared the FPEP or the modeling for the evacuation plan. The computer model was based on a faster moving, more aggressive fire than actually occurred in 2008. No new information was provided in the video that was previously unknown to the preparers of the FPEP. Commenter is also referred to Topical Response 2 - Evacuation Plan for details regarding the emergency evacuation plan prepared for the Project and adjacent residences.

must have been a printing error. I checked the County's website to see if my letter had been included in the electronic version of the document. My letter had also not been included in the electronic version posted on the County's website.

At the end of the meeting, I approached **Mr. Michael Huff, of Dudek** who was the **Fire Protection & Urban Forestry Practice Manager** hired by the developer to ask if he had reviewed my public comments or the MWD Video as part of his preparation of the **Fire preparedness and Fire Evacuation** portion of the DEIR. **Mr. Huff indicated that he had not seen my public comments nor the MWD Video and was unaware of their existence.** Mr. Huff said that **he would very much like to get a copy of the video so that he could compare it with his computer fire simulations upon which he had based his DEIR report.** After all, why depend solely on computer fire simulations when an actual dated and time stamped video of the Freeway Complex Fire in the canyon where the Esperanza Hills development is proposed to be built exists. Mr. Huff could not explain why the developer had not provided him with my public comments.

Please see the above e-mail from Kathy Crum of the Developer's staff. In her e-mail, she stated that my public comments were "somehow" not included in Appendix B of the DEIR. **She went on to say that my comments were considered in the preparation of the DEIR.** This seems very hard to believe. **I find it very unfortunate and of great concern** that Mr. Huff of Dudek had no knowledge of my public comments or the video, that the developer evidently did not provide Mr. Huff with that information, and finally, that my public comments were not published in the DEIR document in a timely manner for review by the public, OCFA and the Sheriff's Department prior to the preparation of those agencies' formal responses to the DEIR.

Because Mr. Huff of Dudek indicated that he would very much like to obtain a copy of the MWD Video so that he could compare it with his computer fire simulations upon which he had based his Fire Preparedness and Fire Evacuation portion of the Esperanza Hills DEIR, I request the following:

- ☒ That the Esperanza Hills Developer be required to formally document that the current Esperanza Hills DEIR as presented to the public did not consider the MWD Santiago Tower Security Video Footage during its preparation of the Fire Preparedness and Fire Evacuation portions of the document.
- ☒ That the developer formally document that my original NOP Public Comment e-mail had been omitted from the DEIR **until yesterday** which precluded all reviewing agencies and members of the public from having access to its contents and knowledge of the existence of the MWD Video Footage. This information, along my original NOP Public Comment e-mail should be immediately sent to all entities and individuals who had previously been sent HARD and ELECTRONIC copies of the DEIR.
- ☒ That the Esperanza Hills DEIR process be extended for an ADDITIONAL 30 DAYS to allow Mr. Huff of Dudek and the developer to obtain and review the MWD Video to see if it would have any impact on the final preparation of the Fire Preparedness and Fire Evacuation portion of the DEIR.
- ☒ That the Esperanza Hills DEIR process be extended for an ADDITIONAL 45 DAYS after that to allow a reasonable period of time for responding agencies and members of the public to review and comment on the new revised information.
- ☒ That the **MWD Video be added to the electronic copies and County website postings of the Esperanza Hills DEIR and the Cielo Vista DEIR** to facilitate public access to the video footage as well as additional public comment on the issue.

Before any County of Orange employees or appointed or elected officials, begin their review, or approval, of any and all documents related to the proposed Esperanza Hills and Cielo Vista projects, I strongly recommend that all parties be required to view the Metropolitan Water District Santiago Tower Security Camera Video taken during the November 15, 2008 Freeway Complex Fire.

E9-3

E9-4

E9-5

E9-6

E9-7

E9-8

E9-9

- E9-4 Mr. Michael Huff of Dudek has acknowledged his conversation with the commenter and has since been provided with a copy of the video identified by commenter. As noted in responses to Comment Email E9-1 and -3, the video did not change the analysis or the results of that analysis.
- E9-5 Please refer to response to Comment Email E9-3 above confirming that commenter's emails were received and included in the DEIR.
- E9-6 Please refer to response to Comment Email E9-4 above. Commenter is directed to the Fire Protection and Emergency Evacuation Plan (FPEP) (Appendix J). Specifically, the FPEP describes the conditions that were considered in the preparation of the model, which was the basis for the FPEP analysis. On page 27, climate conditions are discussed including the effects of the Santa Ana winds and how the winds converge in canyons resulting in accelerated velocity. Historical fire data was also used to prepare the FPEP, including the 2008 Freeway Complex Fire.
- E9-7 Please refer to response to Comment Email E9-3 above.
- E9-8 The commenter has requested an extension of the deadline for the public review period for the DEIR. The County provided a 62-day review period (December 4, 2013 to February 3, 2014), which is 17 days longer than the 45-day review period required per §15105 of the CEQA Guidelines. Section 15105(a) states: "The public review period for a draft EIR should not be less than 30 days nor longer than 60 days except in unusual circumstances. When a draft EIR is submitted to the State Clearinghouse for review by state agencies, the public review period shall not be less than 45 days, unless a shorter period, not less than 30 days, is approved by the State Clearinghouse." There have been significant efforts to provide public noticing and conduct public meetings that far exceed what is required, and no additional review time is warranted. Please note that the general public will have additional opportunities to comment during County public hearings for Project approval. The video itself provided additional information on the fire showing the burn time from the eastern edge of the property along Blue Mud Canyon to the western boundary of the southern portion of the property to the extent that the video camera was able to capture the fire. However, this video did not result in information that was determined to be new or different, as the video showed a slower burn rate than anticipated by the fire modeling used by Dudek. In addition, it was determined that the email comment was in the record at the time that the public outreach meeting occurred on January 16, 2014. The video did not provide new significant information which resulted in a significant impact identified in the DEIR.
- In addition, CEQA Guidelines §15103(c) states that the review period must be at least as long as the review period established by the State Clearinghouse. In a letter dated January 21, 2014, the State Clearinghouse noted that their review period began on December 4, 2013 and closed on January 17, 2014, a total of 45 days. Therefore, from a CEQA standpoint, all review period requirements have been met.
- E9-9 With regard to posting the video on the County website, the video is available at: [https://cms.ocgov.com/gov/pw/cd/planning/land/projects/esperanza\\_hills.asp](https://cms.ocgov.com/gov/pw/cd/planning/land/projects/esperanza_hills.asp). The County appreciates provision of the video by the commenter. The commenter's email has been included in this Responses to Comments document as part of the public review process. See response to Comment Email E9-8 above.

Based on my telephone conversation with Mr. Tippetts this afternoon, I will provide each of your respective offices with both **full and edited copies of the MWD Video Footage** and hard copies of this correspondence tomorrow. The edited copy of the MWD Video Footage is approximately 142MB in file size and approximately 33 minutes in length. The edited version starts as the fire appears at the top of the canyon at Hidden Hills, and essentially has been edited to eliminate those portions of the video where the security camera's view was obscured by smoke.

**Please attach this Public Comment Letter to BOTH the Esperanza Hills and Cielo Vista DEIR's** as the importance of the MWD Video directly applies to both proposed developments.

E9-9

Mark Schock  
4955 Fairwood Circle  
Yorba Linda, CA 92887

714-264-5090



**From:** Mark Schock <msschock74@earthlink.net>  
**Sent:** Friday, February 01, 2013 4:55 PM  
**To:** Canning, Kevin  
**Cc:** Leng, Channary  
**Subject:** Esperanza Hills Project - Public Comments

February 1, 2013

Mr. Kevin Canning  
Contract Planner  
OC Planning  
300 N. Flower Street, 1st Floor  
Santa Ana, CA 92702-4048

Subject: Public Comments Regarding Esperanza Hills Project

Mr. Canning

As a resident of Yorba Linda who experienced the Freeway Complex Fire, who currently lives UPWIND and to the EAST of the proposed Esperanza Hills Project, I would like to take this opportunity to make several public comments.

1. Before any County of Orange employees or appointed or elected officials, begin their review, or approval, of any and all documents related to the proposed Esperanza Hills Project, I strongly recommend that all parties be required to view the Metropolitan Water District Santiago Tower Security Camera Videos taken during the November 15, 2008 Freeway Complex Fire. These videos show in real time, the devastating speed and intensity of the fire where it raced down the canyon where the proposed Esperanza Hills Project, and the proposed emergency evacuation route, will be built if approved by the County. Any proposed fire related emergency evacuation route that would cause/direct evacuees to travel towards the flames during a Historic Fire Corridor event does not seem sound, and should be thoroughly reviewed. It is my understanding that the Metropolitan Water District has destroyed/purged the videos from its document archives in accordance with their ongoing document management policies and process. However, I do have copies of the videos that were obtained through a Public Records Request from the Metropolitan Water District and the Yorba Linda Water District. These video files are extremely large, and cannot be e-mailed due to their large size. Please contact me directly and advise the best method/format for me to provide copies of the video to the County of Orange to be used as part of the public comment and overall Esperanza Hills Project review process. The viewing of the MWD Santiago Tower Freeway Complex Fire Videos, will most assuredly give anyone responsible for reviewing or approving Esperanza Hills Project plans, a much greater insight into whether or not the proposed development plans are adequate as currently presented.

2. All fire emergency related issues, opinions, reviews, and approvals for the Esperanza Hills Project need to be PEER REVIEWED. Whichever fire agency that is charged with the responsibility for the PEER REVIEW of the Esperanza Hills Project, should also be required to review the MWD Videos mentioned in Item #1 above as part of the peer review process.

3. Based on information provided at last night's meeting on the Esperanza Hills Project, it sounds like residents from the Cielo Vista Project might be expected to also utilize the proposed fire evacuation route as currently provided in the Esperanza Project. If this is so, both projects need to be considered as one when determining the adequacy and appropriateness of any proposed fire related evacuation route.

Thank you very much for your review and consideration of these public comments related to the Esperanza Hills Project.

Mark Schock  
4955 Fairwood Circle  
Yorba Linda, CA 92887

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**Comment Email E10**  
**Nelson, Marlene**  
**January 22, 2014**

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**From:** Marlene Nelson <[mnelson76.mn@gmail.com](mailto:mnelson76.mn@gmail.com)>  
**Date:** January 22, 2014, 11:02:04 AM PST  
**To:** "Canning, Kevin" <[Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)>  
**Subject:** Request for Extension re Esperanza Hills DEIR

This is to formally request a 15 day extension to February 18 for the response to the Esperanza Hills DEIR now due Feb 3. Because the release of both Cielo Vista and Esperanza Hills was during the Holiday season and because folks have been wrapped up with meeting the Cielo Vista deadline of today, it is imperative that we have more time now to focus on Esperanza Hills, which is an enormous development and a specific plan moving 15 to 16 million cubic yards of earth in the foothills above Yorba Linda.

E10-1

Thank you.

Marlene Nelson, Resident  
Member, Leadership Team  
Protect our Homes and Hills

**Response to  
Comment Email E10  
Nelson, Marlene  
January 22, 2014**

E10-1 The County acknowledges receipt of an email from Marlene Nelson dated January 22, 2014. The commenter requests an extension of the public review period for the DEIR from February 3 for an additional 15 days. The commenter has requested an extension of the public review period from February 3, 2014 to February 18, 2014.

Please see response to Comment Email E9-8.

**Comment Email E11**  
**Viva, Conrad**  
**January 22, 2014**

**From:** Conrad Viva [<mailto:cdviva@pacwoodusa.com>]  
**Sent:** Wednesday, January 22, 2014 2:31 PM  
**To:** Tippetts, Ron  
**Subject:** Esperanza Hills

To Whom It may Concern

I am extremely concerned about this project being built in my surrounding area. Last Thursday night we heard all the reasons why the developer wants to build homes on this property. Let me tell you a few reasons why it's a bad idea

1. Extreme Fire Risk to all the folks who live in the area
2. Increase of Daily trips up and down main arteries
3. Lack of any new roads
4. traffic concession
5. Overcrowding at local schools
6. Devaluation of my real estate property
7. Additional traffic lights
8. Possible construction for years to come
9. Over Saturation
10. More Houses will follow

I live in my neighborhood because I like it the way it is. I don't want more traffic up my street or extra street lights. In addition I don't like the sales pitch and once it gets started if it ever does the value of my home will decrease.

You need to stop the insanity, developers have an answer to every problem including Wild Fire wind direction and evacuations Be smart, sometimes it's what you don't do that counts!! In this case stop the development from making the happy existing families crazy!!

Regards

Conrad Viva

4735 Blue Mountain Drive

E11-1

E11-2

E11-3

E11-4

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E11-6

E11-7

E11-8

**Response to  
Comment Email E11  
Viva, Conrad  
January 22, 2014**

- E11-1 The County acknowledges receipt of an email from Conrad Viva dated January 22, 2014. The commenter states that development of the Project is an extreme fire risk to people who live in the area. The development of the Esperanza Hills project is not, in and of itself, a fire risk, as the entire area has been subjected to wildfires in the past. Please refer to Topical Response 1 and Topical Response 2 for further discussion regarding fire hazards and evacuation plans.
- E11-2 The Transportation and Traffic section of the DEIR (Section 5.14) discusses the results of a Traffic Impact Analysis prepared specifically for the Project. Please refer to Topical Response 3 for further discussion about estimated daily trips, proposed roads, and traffic congestion.
- E11-3 As detailed in the Public Services section of the DEIR (Section 5.12), the Placentia-Yorba Linda Unified School District has experienced a trend towards declining enrollment. It is estimated that the Proposed Project's 340 residences will contribute approximately 177 new students to the District. These additional students will not negatively impact District facilities when considered with the declining enrollment. In addition, Mitigation Measure PS-2 requires the payment of developer fees in accordance with Senate Bill 50 and per *California Education Code* §17620.
- E11-4 Devaluation of property is a speculative issue and not considered an environmental impact related to residential housing development.
- E11-5 As noted in the Transportation and Traffic section of the DEIR (Section 5.14), based on the Traffic Impact Analysis, the intersection of Yorba Linda Boulevard and Via del Agua has been identified as benefiting from the installation of a three-phase traffic signal. Mitigation Measure T-1 provides for the payment of a fair share contribution towards such installation. However, as noted in the DEIR, the County cannot compel the City of Yorba Linda to approve the installation of a traffic signal; therefore, if no signal is installed, the traffic impact has been identified as significant and unavoidable.
- E11-6 Chapter 4 - Project Description of the DEIR (page 4-25), Section 4.6 states that construction will occur in several phases, so it is accurate that construction of the entire Project could extend over several years. However, grading for Planning Areas 1 and 2 is projected to last from 6 months to a maximum of 10 months per Planning Area. The grading phase will balance on-site, thus reducing truck transport of graded materials. The construction phase will result in temporary increases in dust and noise. Mitigation has been provided to reduce impacts as discussed in Section 5.2 (Air Quality) and Section 5-10 (Noise). Construction activity will comply with the County Noise Ordinance for hours of operation. These temporary short-term impacts will cease upon construction completion.
- E11-7 It is unclear what the commenter refers to as "oversaturation." The addition of houses and people to the Project site was envisioned in the County and City of Yorba Linda General Plans and is consistent with the densities identified therein. The commenter is referred to Section 5.9 (Land Use and Planning) for additional information regarding the Project's consistency with local planning goals and policies. The commenter is also referred to

Chapter 8, Growth-Inducing Impacts, for a discussion of the Project's potential to induce additional housing in the area in light of the limited availability of additional developable land. As identified on page 8-1, there is little potential for development of new projects of the size and scope proposed for Esperanza Hills and no additional opportunity to expand; therefore, there is no inducement for growth in the Project vicinity.

- E11-8 The commenter's environmental concerns have been addressed in responses to Comment Email E11-1 through -7 above.



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**Comment Email E12**  
**Shepard, Jeffrey G.**  
**January 22, 2014**

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**From:** Jeff Shepard <JShepard@cresa.com>  
**Sent:** Wednesday, January 22, 2014 4:19 PM  
**To:** Tippetts, Ron; Canning, Kevin  
**Cc:** Wayne Lamb  
**Subject:** Cielo Vista - Esperanza Hills Comment letter

Kevin Canning  
Ron Tibbets  
Contract Planners  
County of Orange  
300 N. Flower  
Santa Ana, CA

Re: Cielo Vista and Esperanza Hills Proposed Developments

Dear Sirs:

I am a member of Yorba Linda Land, LLC, which owns approximately 40 acres located directly north of the 44 acres owned by Bridal Hills, LLC property and east of the proposed Esperanza Hills property. Chino Hills State Park borders our property to the north.

E12-1

Historical access to our site has come from both the Cielo Vista and the Esperanza Hills sites, over roads that still exist today, as well as roads coming through Chino Hills State Park. We believe that the County should ensure that our site will have continued access over these roads, or roads to be constructed in the future as set forth in the various options to the Esperanza Hills proposed project. According to the City of Yorba Linda general plan, proper planning principles and the overall welfare of the neighborhood, access and utilities to our site should be mandated in the designs of both projects.

We have worked with the Esperanza Hills developers on their project design, and they have accommodated our request for access and utilities to be run to eastern boundaries of our site. We have approved their current design, but want to ensure that if there are any design changes it does not adversely affect access or utility service to our land. We do not have any agreements in place with them at the present time for fuel modification, and are in the midst of litigating a partnership dispute that needs to be resolved prior to our entity entering into any agreements with any third parties. However, their present design does not require any fuel modification or other easement access to our site.

E12-2

It is our understanding that the Cielo Vista project has included a potential access corridor in their Area Plan, on page 33, and that the Esperanza Hills project has designed two access options, 2A and 2B over this area, and that Esperanza Hills has also identified two other access options, Options 1 and 2, which provide for primary access from Stonehaven and Aspen Way, respectively.

E12-3

It is our belief that all of these options are consistent with the City of Yorba Linda General Plan, which was adopted in 1993. It provides that access to our property and the properties owned by the Nicholas Long family, which is currently part of the proposed Esperanza Hills project and the Yorba Linda Land, LLC property, which lies to the north of our land, are to be served by access from the south and west, via easements to be given by the property owners to the south and west of us, which would include land included in the Cielo Vista and Esperanza Hills projects.

We also agree with the August 2, 2012 NOP comment letter issued by the Yorba Linda Water District on the Cielo Vista project, which is the sewer and water utility provider for this area, that the Cielo Vista project should provide an easement for gravity flow sewer through the Cielo Vista project for both the Cielo Vista and Esperanza Hills project, and we further request that accommodation be made for extension of this sewer service to our property, as is currently provided for in the Esperanza Hills project.

**Response to  
Comment Email E12  
Shepard, Jeffrey G.  
January 22, 2014**

- E12-1 The County acknowledges receipt of an email from Jeffrey Shepard on January 22, 2014. Mr. Shepard is a member of Yorba Linda Land, LLC, the owner of property east of the Proposed Project. There is no intent to eliminate existing access for adjacent property owners through implementation of the Esperanza Hills Project. The Specific Plan, if approved, will provide physical and legal access to the Yorba Linda Land, LLC property. The property is currently undeveloped and is not a part of the Esperanza Hills proposed project.
- E12-2 The commenter notes that the Project applicant has accommodated request for access and utilities to the eastern boundaries of Yorba Linda Land, LLC. The County encourages agreements between adjacent landowners for continuing access. Utilities will be secured through agreements with water, sewer, electric, and gas providers. No additional environmental issues have been identified related to the commenter's request for access.
- E12-3 The commenter is correct that the Yorba Linda General Plan envisioned development and access to the Esperanza Hills project site and the adjacent properties. Comments are noted regarding access and utility easements through the proposed Cielo Vista project and the Esperanza Hills Project. The Yorba Linda Water District, provider of water and sewer service, will require agreements between project proponents for the provision of those services.

We further understand that the Yorba Linda Water District has completed its Northeast Area Planning Study, which provides for the installation of underground water reservoirs on sites located on the Esperanza Hills project site, at the 1200' and 1390' elevations, which will eventually provide water gravity fed water storage for our property, and we will, at some point, enter into an agreement with the Yorba Linda Water District and/or the Esperanza Hills developers for the water storage necessary to serve our property should we decide to develop it in the future.

E12-4

We oppose any effort by the Cielo Vista developers or property owners to entitle their land without providing access to our property through the Esperanza Hills property, as they have stated they would do in their NOP public meeting, and request that the County require that they provide access as part of the approval for their Area Plan. If Cielo Vista is denied approval of their entitlement request, we request that the County use its eminent domain powers to obtain a right of way easement over the Cielo Vista project for use by our property and the Esperanza Hills development as currently designed, which provides access to both our property and the Bridal Hills property.

E12-6

We believe that the County has a responsibility under the Subdivision Map Act to ensure that Cielo Vista and Esperanza Hills provide access and utility access through their properties to all of the unincorporated areas east of the City of Yorba Linda and west of Chino Hills State Park, so that future development of our property and any other properties are properly planned, taking into account future development. The Esperanza Hills developers have agreed to make this access part of their existing design and the Cielo Vista owners and developers should be required to as well.

E12-6

Finally, we support the fire staging areas, emergency ingress and egress plan, fuel modification and trail system designs for the Esperanza Hills project, which we believe benefit our property and the surrounding existing neighborhood, particularly from a fire safety standpoint.

E12-7

Should you have any questions, please contact me directly.

Respectfully Submitted,

Jeffrey G. Shepard  
Member  
Yorba Linda Land, LLC  
949-500-2222

"If you don't have time to do it right, when will you have time to do it over?" -John Wooden

- E12-4 The commenter correctly notes the elevations of the two underground water reservoirs proposed on the Project site. The commenter correctly notes that provision of water for adjacent properties will require agreements with the Yorba Linda Water District and/or the applicant.
- E12-5 Access and utilities to adjacent properties via existing and/or proposed facilities will be required as part of the approval process to ensure development rights for such properties.
- E12-6 See response to Comment Email E12-5 above.
- E12-7 The County appreciates the support of Yorba Linda Land LLC related to fire staging areas, fuel modification, emergency ingress/egress, and trails. These project features have been designed in consultation with appropriate agencies to ensure that requirements are met with regard to providing safety for existing and future residents in the immediate area.

**Comment Email E13**  
**Rehmeyer, Sharon and Ted**  
**January 21, 2014**

**From:** Sharon Rehmeyer [<mailto:ssrehmeyer@gmail.com>]  
**Sent:** Tuesday, January 21, 2014 4:03 PM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]  
**Subject:** Esperanza Hills Draft EIR response deadline--Request for extension

Dear Mr. Canning,

As concerned neighbors of the Esperanza Hills Project proposed for development in the Orange County hillside adjacent to our home on Via De La Roca in Yorba Linda, we need more time to read and respond to this HUGE Esperanza Hills Draft EIR Project. This enormous document has direct ramifications for us, our neighborhood, future potential home buyers within the Project, and the Yorba Linda community as a whole, and we need more time to read and analyze the data the DEIR contains. We would like a response due date of February 18, 2014-- instead of the Feb. 3, 2014 response due date currently in place.

Thank you for considering this request.

Sincerely,

Sharon & Ted Rehmeyer  
28 year residents of  
4795 Via De La Roca  
Yorba Linda, CA 92887-1816  
[ssrehmeyer@gmail.com](mailto:ssrehmeyer@gmail.com)  
(714) 777-6818

E13-1

**Response to  
Comment Email E13  
Rehmeyer, Sharon and Ted  
January 21, 2014**

E13-1 The County acknowledges receipt of an email from Sharon and Ted Rehmeyer dated January 21, 2014. The commenter has requested an extension of the public review period from February 3, 2014 to February 18, 2014. Please see response to Comment Email E9-8.

**Comment Email E14**  
**Schumann, Edward L.**  
**January 22, 2014**

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**From:** Ed & Tam Schumann [<mailto:tam.ed.schumann@gmail.com>]  
**Sent:** Wednesday, January 22, 2014 9:55 PM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]; Kevin Johnson  
**Subject:** Esperanza Hills Project - Draft Environmental Impact Report ( EIR No. 616 )

Mr. Canning,

As you are aware, the Draft EIR for the above Project is open for comment through Feb. 3, 2014. As you also know, the related Cielo Vista Project public comment period just expired. The time was extended to provide sufficient time for comment.

I, and other concerned citizens and entities, have spent a good deal of time evaluating and responding to the Cielo Vista DEIR. Unfortunately, the timing of the public comment period for the much larger Esperanza Hills Project - coincidentally overlapping with both the holidays and the time to respond to the Cielo Vista DEIR - has resulted in insufficient time to properly address the Esperanza Hills Project DEIR.

On behalf of myself and everyone who would like the opportunity to provide cogent comments to the DEIR, I would request an extension of time of at least 15 days to provide comments.

Thank you.

Edward L. Schumann  
4310 Willow Tree Ln  
Yorba Linda, CA 92887

E14-1



**Response to  
Comment Email E14  
Schumann, Edward L.  
January 22, 2014**

- E14-1 The County acknowledges receipt of an email from Edward Schumann dated January 22, 2014. Commenter is referred to response to Comment Email E9-8, regarding an extension of the public review period.

**Comment Email E14A**  
**Schumann, Edward**  
**February 3, 2014**

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**From:** Ed & Tam Schumann <tam.ed.schumann@gmail.com>  
**Sent:** Monday, February 03, 2014 4:06 PM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]; Kevin Johnson  
**Subject:** Esperanza Hills D-EIR (No. 616)

Mr. Canning,

The article below (link follows), from Voice of OC, provides a response to the DEIR which fails to take into account the issues raised in Ms. Sefton's article. I would like to submit the article as part of my comments to the DEIR.

[http://www.voiceofoc.org/community\\_editorial\\_board/article\\_45bd3a6c-82b7-11e3-8634-0019bb2963f4.html](http://www.voiceofoc.org/community_editorial_board/article_45bd3a6c-82b7-11e3-8634-0019bb2963f4.html)

Edward Schumann  
Yorba Linda

E14A-1

## **Community Editorial: Heed the 'Sustainable Communities Strategy'**



The Madrona housing project site in Brea. (Photo by: [stopmadrona.org](http://stopmadrona.org))

### **Related Documents**



**Response to  
Comment Email E14A  
Schumann, Edward  
February 3, 2014**

E14A-1 The County acknowledges receipt of an additional email dated February 3, 2014, which included an article by Gloria Sefton. Water availability is discussed in Section 5.15 (Utilities and Service Systems) in the DEIR. Greenhouse Gas emissions are analyzed in the DEIR in Section 5.6.

As a general response to the article, the Esperanza Hills Project has worked closely with governmental agencies and service providers to ensure adequate protection of the environment while providing the services required to support the proposed development. For example, Topical Response 4 - Water Provision/Capacity, summarizes the Project's coordination with Yorba Linda Water District (YLWD) to ensure adequate water supplies and infrastructure to deliver water for daily and emergency uses. The applicant has partially funded the Northeast Area Planning Study prepared for YLWD, which analyzes infrastructure requirements. Biological studies have been prepared identifying impacts to plant and animal species and providing mitigation to reduce impacts to less than significant. The clustered design for the residences results in significant areas of natural open space, trails, parks and managed fuel modification areas to provide habitat protection and recreational opportunities.

With respect to greenhouse gas emissions (GHG) and climate change, the DEIR acknowledges that the Project will result in increased GHG emissions due to operational conditions. However, the DEIR also outlines strategies that will be implemented to reduce impacts through GHG reduction measures designed by the California Air Pollution Control Officers Association. The Project has incorporated all design features feasible to reduce impacts. Nevertheless, the Project will exceed the thresholds adopted by the South Coast Air Quality Management District.

[Sustainable Communities Strategy](#)



Posted: Tuesday, January 21, 2014 8:15 am | *Updated: 1:21 pm, Thu Jan 23, 2014.*

By GLORIA SEFTON

At first blush, the Madrona housing proposal in Brea might look like any other. It's a 162-unit development of single-family homes that will sit on 367 acres.

But it represents a tipping point.

And it's only one of many similar proposals that are pushing development boundaries all over Orange County.

As the Brea City Council opens hearings on Madrona on Tuesday, council members and the public should see the project for what it actually is: more sprawl development.

It's on virgin hillside land abutting Chino Hills State Park on the fringes of Brea. It runs counter to the Sustainable Communities Strategy that Orange County — and Brea itself — adopted in April 2012.

What is the Sustainable Communities Strategy?

It flows from California's landmark greenhouse gas reduction law, which requires cuts in greenhouse gas emissions to 1990 levels by the year 2020. The Southern California Association of Governments, in response to the law, set greenhouse gas transportation reduction targets for the region at 9% by 2020 and 16% by 2035, and in a multiyear effort involving stakeholders across the region, established the Sustainable Communities Strategy.

The Strategy lays out many ways to reduce vehicle miles driven to achieve the mandated greenhouse gas reductions and at the same time build livable, vibrant and sustainable communities for Orange County — even in the face of expected population growth of 4 million over the next 25 years.

[\(Click here to read the Sustainable Communities Strategy.\)](#)

These “smart land-use strategies” encourage maximizing use of existing facilities and avoiding or limiting impacts to open space that contain important natural resources and habitat. The strategies also support “infill” housing and redevelopment, mixed-use development and walkability of communities, improving the jobs to housing ratio and promoting land-use patterns that offer alternatives to single-occupant auto use. These strategies also have the benefit of reducing pollution and improving health.

The Sustainable Communities Strategy doesn't propose a wholesale change to Southern California's developed areas; existing stable residential neighborhoods are expected to remain the way they are today. Rather, the strategy promotes new ways of developing new neighborhoods and revitalizing old ones to give Orange County residents a variety of lifestyle choices.

But Madrona doesn't fit the bill for any of these modern planning strategies. It's dangerous too. The tract would be situated on hills prone to landslides and smack in the middle of a historic wildland fire corridor. Surely Madrona violates the fundamental principle of protecting natural habitat and resources that are critical for environmental and public health. It will destroy more than 1,300 oak and walnut trees and bulldoze virgin land.

Likewise, Cielo Vista and Esperanza Hills, also in the binge of proposals under consideration, fail to make the grade. Those tracts are on virtually undeveloped county land that Yorba Linda is anticipated to annex. Cielo Vista proposes 112 homes on 84 hillside acres that support natural habitat. Esperanza Hills proposes 340 homes on 469 hillside acres bordering a state park.

Adding more to the list, Mission Viejo recently approved Skyridge, a development next to natural habitat on previously unincorporated county parcels that will be annexed to Mission Viejo, expanding its boundaries. And SaddleCrest, though currently in litigation, is an isolated tract in unincorporated rural Trabuco Canyon on undeveloped land far from services and transportation hubs and without current infrastructure. If SaddleCrest's approval stands, we can expect more developments like it in the canyon areas.

All of these development proposals fly in the face of sustainable development strategies. And they are being made against a backdrop of burning Southern California hillsides and an official state declaration of drought emergency. It would be reckless to ignore the fact that these developments will require vast amounts of water where virtually no water is being used today.

Climate change is occurring, and it's having severe negative impacts that cannot be denied. If we're serious about greenhouse gas reduction and, importantly, sustainability and protection of resources and quality of life for the next generations, projects like Madrona, Cielo Vista and Esperanza Hills should not go forward.

Instead of blithely approving these outmoded development plans, it's time for elected officials — the ones with authority to say yes or no to these projects — to scrutinize them according to the sustainable development tenets that the region signed on to. Will these officials have the courage and foresight to reject these proposals, or is the Sustainable Communities Strategy just a meaningless document?

Local jurisdictions can use creative tools, like transferring development rights to appropriate locations elsewhere, to keep the valuable and sensitive open space undisturbed while providing economic fairness to landowners and developers. Many California cities and counties are already doing this.

We have virtually no chance of meeting our target greenhouse gas reductions or creating a desirable, livable Orange County for the long term if land-use decisions are going to be made with little or no regard for the adopted strategies of building sustainable communities and reducing vehicle miles driven. Rather, our precious open space will be consumed forever and we'll be living in isolated island communities, far from work or services, traveling long distances on traffic-choked highways and dealing more and more with the negative impacts of climate change.

That would be a colossal failure on our part.

*[Gloria Sefton](#) is a Voice of OC Community Editorial Board member and a co-founder of the Saddleback Canyons Conservancy.*

**Comment Email E15**  
**Spellman, David and Lizette**  
**January 23, 2014**

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**From:** Lizette Spellman [<mailto:lizette18@sbcglobal.net>]  
**Sent:** Wednesday, January 22, 2014 8:35 AM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]  
**Subject:** Re: Esperanza Hills Draft EIR response deadline--Request for extension

Dear Mr. Canning,

As concerned neighbors of the Esperanza Hills Project proposed for development in the Orange County hillside adjacent to our home on San Antonio Rd Yorba Linda, we need more time to read and respond to this HUGE Esperanza Hills Draft EIR Project. This enormous document has direct ramifications for us, our neighborhood, future potential home buyers within the Project, and the Yorba Linda community as a whole, and we need more time to read and analyze the data the DEIR contains. We would like to formally request a fifteen (15) day extension to provide us with a response due date of February 18, 2014.

E15-1

Thank you for considering this request.  
Sincerely,

David & Lizette Spellman  
29 year residents of  
4460 San Antonio Rd  
Yorba Linda, CA 92886

**Response to  
Comment Email E15  
Spellman, David and Lizette  
January 23, 2014**

- E15-1 The County acknowledges receipt of an email from David and Lizette Spellman dated January 22, 2014. The commenter is referred to response to Comment Email E9-8, regarding an extension of the public review period.

**Comment Email E16**  
**Johnson, Kevin K.**  
**January 31, 2014**

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**From:** Kevin Johnson <kevin@johnsonlawaplc.com>  
**Sent:** Friday, January 31, 2014 10:53 AM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]  
**Subject:** Failure to Extend Comment Period as Independent Violation of CEQA

Dear Mr. Canning:

Thank for your recent communications on the subject of the multiple requests for extension on the comment period on the Esperanza Subdivision. We certainly appreciate your position of having to wait for a decision from your supervisors before you can pass the decision on to the public. As you know we represent Protect our Homes and Hills.

In light of the continuing delay in the decision making process, we ask that your supervisors be made aware of the fact that failure to grant an extension, under the unique circumstances presented, will be an independent and actionable violation of the California Environmental Quality Act.

The California Code of Regulations provides comment periods can be extended beyond 60 days where are "unusual circumstances" present. 14 Cal Code Regs Section 15105 (d)

Here, the members of the public, interested non-profits and at least one government agency have all asked for an extension. To our knowledge, almost all of the requests have come from individuals and entities that very recently completed work on extensive comments on the adjacent Cielo Vista subdivision.

Indeed, while we do not at this point have copies of everything submitted to the County on Cielo Vista, we consider it likely that both the County and the Applicant were quite surprised by the comprehensive scope and level of detail reflected in the extensive comments submitted.

Common sense suggests that because the Cielo Project is less than one third the size of Esperanza, but literally adjacent to the Esperanza site with many major and overlapping issues, that there is a need for detailed review and comment on the Esperanza subdivision.

By overlapping the comment periods in the first place for the two subdivisions, the County placed an unusual burden on the residents and other keenly interested parties/entities. Now those same commentators, who have demonstrated their strong interests and concerns are basically being denied the right of a reasonable opportunity to comment.

We are at a loss to opine a reasonable basis to deny the extension requests and we request a formal explanation as to why the request is being denied.

Unfortunately, it appears to our firm that the County's main goal is to reduce the number and content of comment letters that will need to be responded to. Functionally, by suppressing comments on the DEIR you are depriving the public and others of fundamental rights to fully question and critique the environmental document.

The situation is analogous to an act of voter suppression where a County, City or State unreasonably limits the number of polling places and/or the hours people can vote.

It is important to note that the interrelationship between the two subdivisions creates additional "unusual circumstances, particularly where the County has elected to treat the two subdivisions as distinct projects when in fact the two are functionally a single project under CEQA. They rely for example on the construction of joint infrastructure. The Esperanza project relies upon a disputed secondary access through Cielo.

On numerous levels the two subdivisions are interconnected and interdependent. It is important that the County hear all concerns about both projects. Any contention by the County to the effect that "time is of the essence" simply insufficient. In this regard, we note that there are multiple instances of deferred assessment and mitigation identification in the DEIR because impact assessment work is on-going. In other words, the basic work to be done and reflected in the DEIR is incomplete. It is not proper to rush the project through the process under these circumstances.

E16-1

E16-2

E16-3



**Response to  
Comment Email E16  
Johnson, Kevin K.  
January 31, 2014**

- E16-1 The County acknowledges receipt of an email from Kevin Johnson dated January 31, 2014. An attachment included the same comments as the email and, therefore, is not addressed separately. The commenter requests an extension of the public comment period of 62 days for an unspecified amount of time. Please refer to response to Comment Email E9-8 regarding such extension.
- E16-2 Commenter is referred to Topical Response 5 - Segmentation/Piecemealing. The Cielo Vista and Esperanza Hills properties are owned by separate, unrelated entities. Utility infrastructure will be based on agreements with the providers of such services, who will have the responsibility to ensure that adjacent developments are consistent with the providers' specifications for connectivity. The Esperanza Hills Project includes mitigation requiring coordination with service providers prior to any construction activity.
- With regard to disputed access, the Esperanza Hills DEIR analyzed four access options. If agreement cannot be reached with the adjacent Cielo Vista project proponents, another option can be selected, thereby eliminating the dispute to which the commenter refers.
- The County has discretion to approve or not approve projects independent of each other. The project sites are owned by different parties and are proposed to be developed by different developers who are completely unrelated. The scope of the governmental entitlements sought by Esperanza Hills (e.g., General Plan Amendment, Specific Plan, zone change, VTTM) does not include any governmental entitlements or permits for or applicable to the proposed Cielo Vista project. However, the cumulative and growth-inducing impacts of both projects were evaluated in the DEIR in each topical section where both projects apply, as well as in Chapter 7 - Summary of Cumulative Impacts and Chapter 8 – Growth-Inducing Impacts.
- E16-3 The commenter notes that there are “multiple instances of deferred assessment and mitigation identification in the DEIR because impact assessment work is on-going.” The County cannot respond, as no information is provided about specific mitigation to which the commenter alludes. The DEIR contains 69 mitigation measures in addition to conditions of approval.

Unusual circumstances are also present because of the extreme and unique combination of public safety risks associated with the locations of the subdivisions. Residents are not concerned about the color of paint on the proposed new houses, they are concerned for their lives when another wildfire rages through the area. Those with asthma and other respiratory diseases are concerned about the air they will breath both during and after construction. They are concerned about impacts that the grading on Esperanza will have on existing neighbors when the next major earthquake comes. The public safety issues list goes on and on.

E16-4

It is simply inexcusable to suppress public comment under these circumstances--there highly "unusual circumstances".

Please forward this e-mail onto your supervisors. We assume and request that this e-mail and all requests for extension will be part of the administrative record on the Esperanza subdivision. In fact please consider this e-mail a comment letter on the DEIR. Please also preserve all phone records, including notes etc., which reflect all requests for extension. Please also preserve all internal communications on or relating to the extension requests.

E16-5

Once again, Kevin, thank you for your personal continuing professional courtesy and cooperation.

Very Truly Yours,

Kevin K. Johnson

Kevin K. Johnson, Esq.  
KEVIN K. JOHNSON, APLC  
600 West Broadway, Suite 225  
San Diego, CA 92101  
Phone: (619) 696-6211  
Fax: (619) 696-7516  
E-mail: [Kevin@JohnsonLawAPLC.com](mailto:Kevin@JohnsonLawAPLC.com)

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Nothing in this message should be interpreted as a digital or electronic signature that can be used to authenticate a contract or other legal document.

- E16-4 Commenter does not cite anything or identify issues that raise unusual circumstances. The DEIR has addressed safety concerns (Section 5.7, Hazards and Hazardous Materials) and air quality (Section 5.2, Air Quality and Section 5.6, Greenhouse Gas Emissions). Earthquakes, earthquake fault locations, and compliance with the Building Code requirements for construction are also discussed in Section 5.7, Hazards and Hazardous Materials. The commenter raises no unusual circumstances or specific concerns and provides no new information that would warrant further review time or an extension of the comment period. Public comment has not been suppressed as numerous opportunities have been available for providing comments since the Notice of Preparation was distributed on December 21, 2012. Please refer to response to Comment Email E9-8.
- E16-5 The commenter's email has been incorporated as part of the DEIR Responses to Comments, which will be included for review by the County Planning Commission and the Board of Supervisors during the public hearing process.

**Comment Email E17**  
**Slonkosky, Douglas**  
**January 31, 2014**

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**From:** Doug Slonkosky <dougster@pacbell.net>  
**Sent:** Saturday, February 01, 2014 4:21 PM  
**To:** Canning, Kevin  
**Subject:** Esperanza Hills Draft EIR

I am writing to respectfully request that you extend the comment period on the Esperanza Hills Draft EIR. I have not had the opportunity to fully read and reply to it. I was not able to attend the information meeting due to the short notice.

E17-1

--  
Douglas Slonkosky  
5201 Via Bernardo  
Yorba Linda, CA 92887  
714-693-7082

**Response to  
Comment Email E17  
Slonkosky, Douglas  
January 31, 2014**

- E17-1 The County acknowledges receipt of an email from Douglas Slonkosky dated February 2, 2014. The commenter is referred to response to Comment Email E9-8 regarding a request to extend the public comment period. The January 16, 2014 informational meeting was not required by CEQA but was hosted by the developer. The meeting was designed to provide additional information to the public and to allow the public to make comments at the meeting that would be transcribed by a court reporter and recorded via video. These comments were then incorporated into the comments received on the Project, and responses have been provided herein. The general public will have additional opportunity to comment at the public hearings conducted by the County during the Project approval process.

**Comment Email E18**  
**Bartels, Robert**  
**February 1, 2014**

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**From:** NORAH BARTELS <robnraa@sbcglobal.net>  
**Sent:** Friday, January 31, 2014 7:29 PM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]  
**Subject:** Response to Esperanza Hills EIR

1/20/2014 Comments to Esperanza Hills Draft EIR

Fire/Hazard/Traffic- The Draft EIR fails and inadequately addresses all of these critical areas. The EIR has obtained generalities and standard agency replies- not facts that are specific to the unique issues that are present in the site to be developed. The developer attempted to amend and address these profound deficiencies at a follow-up meeting conducted by the developer on January 16, 2014. Once again, the developer failed to adequately propose mitigation that would alleviate or eliminate these issues. Make no mistake, THESE ISSUES PRESENT LIFE-THREATENING AND QUALITY OF LIFE DESTROYING CONSEQUENCES TO THE EXISTING NEIGHBORING COMMUNITY. IF THESE ISSUES ARE IGNORED, THEY WILL RESULT IN POSSIBLE CIVIL AND CRIMINAL PROSECUTION FOR THE DEVELOPER AND COUNTY. COUNTY APPROVAL OF THIS DEVELOPMENT WOULD BE A VIOLATION OF PUBLIC TRUST.

At a recent meeting, this developer laid out their plan of how an additional 1,000 ADDITIONAL vehicles (from both developments) would evacuate over the same evacuation route used in the 2008 Freeway Complex Fire by existing residents. In a recent letter that I received from OC Supervisor Todd Spitzer, Spitzer himself accurately characterized this evacuation as "virtually impossible." In the meeting, the developer's plan for evacuation is that the Orange County Sheriff's Department will "take control" of at least 10 key intersections, directing traffic away from their proposed development and not allowing traffic in. I pointed out during the public question period that this plan- the developer's ONLY plan- fails for a simple reason: THERE ARE ONLY 5-6 SHERIFF'S DEPUTIES ON DUTY AT ANY GIVEN TIME. Yorba Linda is 20 square miles- there are DOZENS OF KEY INTERSECTIONS that would have to be controlled. The developer's only plan for evacuation FAILS. Supervisor Spitzer is now on the record in his assessment of the 2008 evacuation. Adding an additional 700+ vehicles from this development plus another 200+ vehicles from the Cielo Vista development is not only irresponsible, it is criminal with the foreknowledge the County obviously has.

The EIR fails in the CRITICAL area of evacuation. At the meeting, the developer's traffic "expert" was asked about evacuation scenarios. What mathematical or computer modeling was done? What about evacuation traffic flow and queuing with an estimated number of vehicles from existing and new neighborhoods? How are panicked people fleeing a firestorm going to get out? What if there is an accident blocking the evac route and lines of cars are overtaken by fire? The "expert" admitted that NONE OF THIS ANALYSIS WAS DONE. THE FREEWAY COMPLEX FIRE OF 2008 WAS IGNORED AND NOT CONSIDERED IN THE ANALYSIS. IS THIS SIMPLY A MISTAKE- OR DOES THE DEVELOPER KNOW THAT THE RESULTS WOULD CAUSE A DENIAL OF THIS PROJECT? I believe it is the latter. In my opinion, it is a clear case of putting profits ahead of human life. Period. There was an audible groan from the residents in the audience when this fact was revealed.

The bottom line is this: this development (along with Cielo Vista) cannot be safely built using the existing ingress/egress/evacuation routes for additional traffic flow. Period. The developer needs to build independent routes going North or East away from existing neighborhoods. Adding massive additional numbers of vehicles to a "virtually impossible" evacuation route rises to the level of willful criminal behavior and I hope that the Government fulfills its duty to protect human life and denies approval of this development.

The other important issue that is currently relevant is the drought emergency declared by the Governor of California. Yorba Linda residents will be asked to conserve and ration and a fine/penalty system may be instituted for overuse. YOU CANNOT SIMULTANEOUSLY ALLOW A DEVELOPER UNLIMITED ACCESS (at commercial rates) TO DIMINISHING WATER SUPPLIES AND CREATE A MASSIVE NEW DEMAND FOR WATER SUPPLIES WHILE AT THE SAME TIME LIMIT EXISTING CITIZENS. To do so would be massively hypocritical, violate public trust, create public subsidies of a private developer and misuse public funds and

**Response to  
Comment Email E18  
Bartels, Robert  
February 1, 2014**

The County acknowledges receipt of an email from Robert Bartels dated February 1, 2014. Mr. Bartels also submitted a letter to the County dated January 20, 2014 containing identical comments as those contained in the email. The letter is included herein as Comment Letter L25. Comments in the email and letter are addressed in responses to Comment Letter L25.

resources. It brings up a wide variety of uncomfortable issues and allegations like developer favoritism, cronyism and putting the obtaining of questionable revenue ahead of the best public interest.

SUSTAINABILITY- The issue Government loves to ignore but one that in the near future may cause the quality of life in this County to drop to Los Angeles County standards. We are past the point of no return. These additional developments are the straw that breaks the Camel's back. Water supplies are diminishing- not increasing. Gambling with the future sustainability of Yorba Linda and Orange County is not something Government officials should be doing.

This EIR fails to mitigate these show stopping issues. Lesser issues are irrelevant if human life cannot be protected. Period.

Robert Bartels  
4730 Blue Mountain Dr  
;

Yorba Linda CA 92887



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**Comment Email E19**  
**Carboni, Ron**  
**February 3, 2014**

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**From:** Ronald Carboni <rcarboni@sbcglobal.net>  
**Sent:** Sunday, February 02, 2014 10:11 AM  
**To:** Canning, Kevin  
**Subject:** Esperanza HillsDevelopment DEIR

Kevin Channing

With the many issues surrounding the Esperanza Hills and Cielo Vista developments there is an issue that may affect the health of some individuals.

I have asthma and I'm very susceptible to pollens, dust and other airborne contaminates. Even with the small amount of grading that has taken place I have already experienced an increase with difficulty to breath. I'm very concerned that when the full destruction of the hills takes place it will release large amounts of contaminates that will affect my health and may drive me out of the area until the grading is completed.

E19-1

Best regards

Ron Carboni  
21620 Stonehaven Dr.  
Yorba Linda, Ca. 92887

**Response to  
Comment Email E19  
Carboni, Ron  
February 3, 2014**

E19-1 The County acknowledges receipt of an email from Robert Carboni dated February 2, 2014. Section 5.2, Air Quality and Section 5.6, Greenhouse Gas Emissions both provide an analysis of existing air quality conditions and conditions during construction and operation of the Proposed Project. Beginning on page 5-78 the DEIR discusses construction emissions generally and describes the computer model used to assess emissions on a daily basis.

Beginning on page 5-82, the DEIR includes a discussion of sensitive receptors, defined as “persons with asthma, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise.” While air quality impacts during the construction phase of the Project were shown to be potentially significant, Mitigation Measure AQ-1 has been included in the DEIR to reduce exhaust emissions (page 5-88). In addition, best management practices have been included in Mitigation Measure AQ-3 (page 5-89) to ensure that dust control measures are implemented during the grading/ construction phase of the Project. These measures include use of soil stabilizers, watering of exposed surfaces to avoid dust migrating from the site, covers on trucks hauling dirt, and a high wind dust control plan. It is anticipated that these measures will reduce impacts to sensitive receptors to a level of insignificance as well as those in the general area who are not subject to impacts due to existing health issues.

**Comment Email E20**  
**Ebinger, Kent**  
**February 3, 2014**

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**From:** Kent Ebinger <kebinger@lee-associates.com>  
**Sent:** Sunday, February 02, 2014 10:47 AM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]  
**Subject:** RE: Cielo Vista project

Kevin;

The EIR that was done for the Esperanza Hills project, is full of PHD, BA & BS experts, with their study and data. Like CPAs, it proves figures lie, and liars figure. I hope you are not expecting the homeowners to get technical, and respond to these elaborate figures? I am taking the practical approach, and with that I ask the following questions:

- 1) What benefit besides more traffic congestion, is Yorba Linda and/ or its current residents, receiving from this project? Please be specific.
- 2) Has a traffic study been done, when a reverse 911 evacuation is ordered?
- 3) If not, does that not place a huge question, on the traffic study methodology?
- 4) If not why, and be specific?
- 5) Are not the residents of Yorba Linda (that experienced this "mass exodus" during the complex fire ), the best judge of what should or should not be done, for their wellbeing?
- 6) If not why? Please be specific.
- 7) With this public outcry, does that not put the county on notice for future legalities?
- 8) Eg. does not the next fire ( and it will happen ), expose the county should someone be maimed or killed?
- 9) Is the permit dollars for this project, worth this risk?
- 10) If it is, when did development trump public safety?

E20-1

E20-2

E20-3

E20-4

E20-5

I look forward to your response.

Respectfully

**Kent Ebinger | Senior Vice President**  
License ID# 01078237  
**Lee & Associates | Industry, Inc.**

Direct: 562.568.2031  
Fax: 562.568.2081  
Mobile: 714.334.1462  
13181 Crossroads Pkwy N, Suite 300  
City of Industry, CA 91746



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**Response to  
Comment Email E20  
Ebinger, Kent  
February 3, 2014**

- E20-1 The County acknowledges receipt of an email from Kent Ebinger dated February 2, 2014. As noted in the commenter's email, technical analyses and reports were prepared for the Esperanza Hills DEIR. The reports were prepared by experts in their respective fields in order to bring credence to the findings and recommendations that were used as the basis for determining environmental impacts.
- E20-2 The traffic analysis conducted for the Project relates to the amount and movement of traffic to determine impacts to the identified study intersections under "Existing" and "Future With Project" conditions. A separate study was also conducted using the estimated number of vehicles from the Project and the surrounding neighborhoods using the same streets for evacuation. The results of that analysis are included in Topical Response 2 – Evacuation Plan.
- E20-3 The commenter does not raise an environmental issue.
- E20-4 The commenter does not raise an environmental issue.
- E20-5 The commenter does not raise an environmental issue.

**Comment Email E21**  
**Ramocinski, David**  
**February 3, 2014**

**From:** docramo@aol.com  
**Sent:** Monday, February 03, 2014 8:04 AM  
**To:** Canning, Kevin  
**Subject:** Fwd: Cielo Sage EIR

Kevin,  
These comments to Ron regarding the Cielo-Sage project are consistent with the Esperanza Hills proposed DEIR.  
Please include them in the DEIR review for the project.  
Thanks, David Ramocinski  
-----Original Message-----  
From: docramo <[docramo@aol.com](mailto:docramo@aol.com)>  
To: Ron Tippetts <[Ron.Tippetts@ocpw.ocgov.com](mailto:Ron.Tippetts@ocpw.ocgov.com)>  
Sent: Mon, Jan 20, 2014 2:21 pm  
Subject: Cielo Sage EIR

OC Planning,  
attn. Ron Tippetts

1. I feel the soils and Geo Technical area failed to address the eminent position of the development to the active Whittier Fault.  
This fault has produced recent earthquakes with millions in damages. Are you sure building as close as you recommend will be safe?  
Moving tens of thousands cubic yards of dirt.....and less than significant impact...REALLY!!!
2. On the supply of utilities, especially water, I feel extremely strong that before any certificate of occupancy is issued, the ENTIRE water system should be tested and certified to it's ability to meet the current acceptable Cal Fire standard of Appendix B.  
This testing should take place with YLWD, OCFA, COUNTY REPRESENTATION, and OUTSIDE INDEPENDENT AGENCY!!!  
No occupancy until this critical test is verified.....PERIOD.  
Given the past history of the Hidden Hills failed water system during the Freeway Complex Fire and lack of ever meeting the minimum standard prior to the fire, and multiple developers, this should be obvious for public safety.  
Even after the Freeway Complex Fire, permits were issued to build and occupy, the system still failed to meet water availability studies.
3. Lastly the DEIR fails to address potential liability if the project causes unforeseen losses due to faulty analysis in the DEIR  
Will the county bear the consequences?  
Will the City of Yorba Linda if the area is annexed?  
Ultimately it will be the residents of the project and the citizens of this community.  
We don't need this exposure.

E21-1

E21-2

E21-3

E21-4

Thank You  
David Ramocinski  
22865 Hidden Hills Rd.  
Yorba Linda, Ca.

**Response to  
Comment Email E21  
Ramocinski, David  
February 3, 2014**

E21-1 The County acknowledges receipt of an email from David Ramocinski dated February 3, 2014. Section 5.5, Geology and Soils, page 5-204, describes the existing condition related to regional faulting and seismicity. Page 5-206 specifically identifies the Whittier Fault Zone in relation to the Project. The section also notes that the Fault Hazard Report provided an assessment regarding potential surface fault rupture. In excess of 2,500 feet of fault trenching provided conclusive documentation of fault locations on the Project site. As noted on page 5-232:

No change in the state-mandated 50-foot-wide seismic setback zone to the south was recommended, as there are no habitable structures designed to occur south of the main trace of the Whittier Fault.

E21-2 It is unclear whether the comment related to “moving tens of thousands of cubic yards of dirt” refers to geologic impacts or air quality impacts. Geologic-related impacts are analyzed in Subsection 5.5.3 of Section 5.5, including the consideration of 15 to 16 million cubic yards of earthwork cut, which will be substantially balanced on site.

E21-3 As noted on page 5-634 of the DEIR, the Project will provide a minimum fire flow storage of 1,500 gallons per minute for a 2-hour duration with a minimum residual pressure of 20 psi to meet OCFA and Yorba Linda Water District fire flow requirements. OCFA also requires that all standard conditions be met, including water supply. Water will be provided via two underground storage tanks with a combined 1.3 million gallon capacity. Please refer to Topical Response 4 - Water Provision/Capacity for additional information.

E21-4 The commenter fails to provide specific information regarding his statement about “faulty analysis” in the DEIR. The Project is conditioned to comply with all building and safety codes in place at the time of construction. Expert analysis has been provided in the DEIR and findings and conclusions have been based on such analysis by State, County, and City agencies responsible for review and approval. Every effort has been made to provide the public and decision-makers with full disclosure of all the information related to the Project. Comment noted.

**Comment Email E22**  
**Challacombe, Renee**  
**February 3, 2014**

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From: Renee Challacombe  
<[reneeformulastylin@gmail.com](mailto:reneeformulastylin@gmail.com)<<mailto:reneeformulastylin@gmail.com>>>  
Date: February 3, 2014 5:26:42 PM PST  
To: [Todd.Spitzer@ocgov.com](mailto:Todd.Spitzer@ocgov.com)<<mailto:Todd.Spitzer@ocgov.com>>  
Subject: Esperanza Hills DEIR

My name is Renee Challacombe and my residence is on Via Del Corral, off of Via Del Agua, in Yorba Linda. I know you have heard many of our experiences with the 2008 fire, but my experience is rather unique and I do not know of anyone else saw what I saw unless they had the same vantage point of view off of Dorinda across the fields of my house.

E22-1

Our property line skirts the Yorba Linda boundary of the city where the water easement runs its course, and one side and the back of our home faces the fields. Our property is a little unusual in that it sits higher than the rest of our neighbors on Via Del Corral and our neighboring area except for part of Dorinda where several homes were lost and damaged.

I was in my bedroom on the second level where it faces the fields and canyon. I was trying to wrap up packing the cars and looking out toward the direction of the oncoming fire (could not tell how far away it was because of the taller hills) when to my horror I saw something so surreal, I have trouble describing to anyone to this day. Down in the bottom of the canyon that comes around a bend toward Via Del Agua (approximately a third of a mile away from my property) I saw what might as well have been a locomotive train coming around the base of that canyon. The best description I can give you is that it looked like "pillows" of angry black smoke coming out of the center of this "locomotive" and in the very center of all the black smoke was a huge red glowing ball. I could not believe it, had never seen or heard of such a thing, and it is embedded in my mind to this day and will be for the rest of my life. I screamed to my two sons to get out and TO GET OUT NOW! I immediately went down stairs while still screaming to my kids to come downstairs, get to the cars and leave---that the fire was coming.

In the seconds it took for us to leave the house, we entered the front yard to find the FIRE COMING OVER OUR HEADS AND HAVING EMBERS "RAINING DOWN" ON US and the surrounding houses and street of Via Del Corral. I yelled at my kids to cover their hair and get to the cars and leave. We were very lucky, but our home is one that burned down. Later, my boys told me that before they came down the stairs they had looked out the the windows of my bedroom and said, "Mom, our backyard was already on fire." I hope this gives you a better perspective as to HOW FAST THAT FIRE TRAVELED IN A MATTER OF SECONDS AND OVERWHELMED OUR COMMUNITY. We were totally caught off guard.

Now, it has recently come to my attention that that canyon where the "locomotive" came around the bend toward Via Del Agua is where there will be a "trail", and I realize that that "locomotive" would have run into any street that may potentially be built to access the new communities that are proposed to be built behind us in these hills. After our experience November 15, 2008, I can attest to the fact that if there had been a street there that day and cars of people were on it trying to evacuate, they would not have survived! As far as the trail traversing this canyon, I don't care what kind of plants will be planted through this canyon, they will burn and if anyone is caught off guard on this trail during a fire coming as fast as the Freeway Complex Fire, they also will not survive.

E22-2

I truly appreciate your time in taking a moment to read about my (and my family's) experience that day and hopefully put a little more perspective on what a disaster it could be to build these proposed communities with limited access to the main arteries of Yorba Linda's streets. Our nation tends to protect even the smallest of endangered species by not encroaching on their habitat and we feel if these communities are built, the county is just saying to us as families, a community, and the potential buyers of these homes, that WE are not worth PROTECTING!

Respectfully, Renee Challacombe  
(714) 970-9250



**Response to  
Comment Email E22  
Challacombe, Renee  
February 3, 2014**

- E22-1 The County acknowledges receipt of an email from Renee Challacombe dated February 3, 2014 detailing the Challacombe family experience during the 2008 Freeway Complex Fire. Please refer to Topical Response 2 - Evacuation Plan for information regarding the Project's emergency evacuation plan.
- R22-2 The commenter's statements related to a trail "around the bend toward Via del Agua" are assumed to refer to any trail that is located in Blue Mud Canyon, as there are no trails designed directly north of Via del Corral. The trails that will be designed for the Blue Mud Canyon area are designed in a fuel modification zone that will consist of irrigated areas, low water use, and fire resistant plants, which should result in reduced fire hazard to the neighborhoods along Dorinda and Via del Corral. With regard to the plants in the canyon, revegetation will consist of plants approved by the OCFA (page 5-300, last paragraph), avoiding plants that have increased flammability potential. As noted on page 5-310, two fuel breaks are provided within Blue Mud Canyon. This will significantly affect fire behavior spread rates and intensity. Please also refer to Topical Response 1 - Fire Hazard for additional information. Commenter is also referred to Section 5.13 -Recreation - for additional information and exhibits showing the existing and proposed trail locations.

**Comment Email E23**  
**Gass, Brian**  
**February 3, 2014**

**From:** Brian Gass :: Sandbox Marketing <sandboxgass@gmail.com>  
**Sent:** Monday, February 03, 2014 4:51 PM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]; Kevin Johnson  
**Subject:** Aesthetics - Esperanza Hills Project  
**Attachments:** Aesthetics Gass Esperanza Hills.pdf

Dear Mr. Canning-

As a member of the leadership committee for Protect Our Homes and Hills, I am submitting my objection to the proposed Esperanza Hills Housing Project and comments regarding Aesthetics of the project.

E23-1

With the current drought underway in California, and not much relief in site, adding 500 more homes(yes, I am including Cielo Vista in this too) to an already stressed water system is problematic. This will be a huge drain on current county residents. Why should I be forced to not water my plants or limit my pool use that I paid to have installed with good old fashioned hard work. Simply because a developer wants to build on land that has long since been landlocked?

The ingress and egress out of these communities is an issue. When the next fire happens on a weekday, there will be trouble. Mr. Wymore stated that Lieutenant Wren will not be letting traffic into those neighborhoods and only flowing traffic out. I can safely say that NOTHING and NOBODY will stop me from going back in to the danger area to get my family and animals out of danger. That is panic mentality and that is what will cause problems the next time we have a disaster. Frankly, no amount of planning will help divert an extra 1,000 cars off of our hills.

E23-2

We have the benefit of knowing the history that will help us control of future destiny. The safety of Yorba Linda residents is in your hands when considering Esperanza Hills and Cielo Vista. These projects are flawed and once the developer builds them, they walk away. We have to live with the danger and threat of bodily injury or death every day.

Please take the time to read my concerns.

Thanks in advance for your time.

Brian Gass  
21180 Ridge Park Drive  
Yorba Linda, CA 92886

cc:  
Kevin Johnson, Johnson Law  
Honorable Todd Spitzer, County of Orange

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**BRIAN GASS**

**PARTNER**

bgass@sandboxmarketing.com

o: 714.730.9500

c: 714.749.3341



**Response to  
Comment Email E23  
Gass, Brian  
February 3, 2014**

E23-1 The County acknowledges receipt of an email from Brian Gass dated February 3, 2014 with additional comments attached in a letter. All comments are addressed herein.

The applicant has coordinated with Yorba Linda Water District (YLWD) to assess the Proposed Project needs and adequacy of the water supply. The YLWD Urban Water Management Plan indicates that water supply will be sufficient to meet demand, including the Proposed Project and the proposed Cielo Vista project, through 2035 (DEIR page 5-631, Subsection 5.15.3 1.).

E23-2 Comments noted. Please refer to Topical Response 2 - Evacuation Plan.

February 2, 2014

Kevin Canning  
Orange County Public Works  
Environmental Planning Division

Dear Mr. Canning,

I recently moved my family to Yorba Linda from Anaheim. I was born and raised in the shadow of Disneyland my entire life. For the last 45 years, I could set my watch and know exactly when the fireworks show starts at 9:35pm. After living in our first home for 12 years in Anaheim, we made a large investment and bought a home in Yorba Linda for a better life for my family. Quality of life is important to us.

E23-3

When searching for a home in Yorba Linda, the first thing that we noticed while looking for our home was that we loved that we could see the stars at night. That was the one thing that really stood out to us that set our home apart from our home in Anaheim. WE COULD SEE THE STARS AT NIGHT! We have serious concerns about the aesthetics of the proposed Esperanza Hills Project and one of them is that if these houses are built we will no longer enjoy our Dark Skies that we love. The Esperanza Hills Draft Environmental Impact Report clearly states that there is no light or glare currently generated in this area. The sheer amount of ambient light that this project, as well as the Cielo Vista project, will diminish our night sky views.

E23-4

In no portion of the Esperanza Hills Draft Environmental Impact Report does it address the impact that the amount of ambient light from these homes will have. The DEIR states "the proposed lighting would not create any light spillage onto nearby residential areas with the implementation of Mitigation Measure AE-1" but, has Mitigation Measure AE-1 has ZERO factual support to back up this summary conclusion. Where is the empirical data to support the developer's claims? In addition the developer claims that "The Proposed Project will not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area, because the Proposed Project, as designed, is a low-density single-family development with 62% open space and incorporates Project Design Features to reduce light and glare by regulating building colors to blend with the natural background, using non-reflecting glass and wall materials, screening building equipment and utility boxes, and restricting building height to 35 feet.". How can they possibly make that claim when they plan to put over 300 homes on a hillside that has ZERO glare and ZERO light spillage currently? Has the developer paid for and funded a study to look at the effect of light in the area and how this will affect Yorba Linda residents, as well as wildlife? How does the developer plan to mitigate residents installing their own high intensity lighting on their own property? I think anyone who states that all light will remain within the project has been drinking too much of their own Kool-Aid.

E23-5

E23-3 Comment noted.

E23-4 Section 5.1 - Aesthetics, page 5-57, provides discussion regarding the light and glare that could potentially result from the Proposed Project. As noted, no lighting currently exists on the site, because it is substantially vacant with the exception of existing oil well operations. There will be an incremental increase in light from the Proposed Project. Mitigation measures are included to require that light impacts are reduced through use of shielded light fixtures. Lighting will be an extension of and consistent with lighting in the adjacent residential neighborhoods. The clustering of homes will result in significant amounts of open space that will remain in its natural state with no artificial lighting. The Specific Plan for Esperanza Hills contains design guidelines that will include night sky lighting policies as well as low intensity landscape lighting. Impacts with mitigation and project design features would be less than significant.

E23-5 See response to Comment Email E23-4 above.

In reviewing the Esperanza Hills Draft Environmental Impact Report, it appears that there are further gaping holes and lack of information supplied by the developer. Because this project has 2 sides that directly border Chino Hills State Park, the wildlife will most certainly be affected by the introduction of brighter LED style lights that will certainly cause a shift in the predator/prey balance. If coyotes, owls, bobcats and mountain lions can no longer hunt effectively because they do not have the cover of darkness, how does that affect our delicate ecosystem here on the edge of Chino Hills State Park. The developer of the proposed Esperanza Hills Project does not address how this will affect the wildlife. If the predator/prey balance shifts will I see more predators in my backyard looking for food? How safe will my family be? How safe will my animals be? This is an imperative piece of information and, frankly, has not even been addressed in the Esperanza Hills Draft Environmental Impact Report. Light intrusion and it's affects on nocturnal animals MUST be addressed by the County and the Developer.

E23-6

Aesthetics are a key element to any development, however, it should be known that the proposed Esperanza Hills development and it's various plantings of vegetation will certainly create ladder fuels . Currently, there are no large street or shade trees in the areas as outlined by the DEIR. This makes a ladder fuel situation impossible once the houses are built. As the trees and shrubs that the developer plants mature and grow, this will allow the next fire that comes through the canyon to spread much more rapidly ... endangering my home. At no point in the Esperanza Hills Draft Environmental Impact Report does the developer address possibility of creating a ladder fuel situation throughout their proposed development. This is a large concern for citizens of Yorba Linda, especially during Santa Ana Wind conditions.

E23-7

It is very clear to me that the Esperanza Hills Draft Environmental Impact Report makes many summary conclusions with no factual support. With a project that is this large and impacts not only the residents, but the wildlife, the County of Orange cannot approve the Esperanza Hills project without requiring the developer to provide factual support on the environmental impact.

E23-8

Best Regards,



Brian Gass  
21180 Ridge Park Drive  
Yorba Linda, CA 92886

E23-6 The Project has developed PDF 13 to limit the potential impacts of lighting on areas of adjacent open space, which would in turn limit the effects of lighting on wildlife species. Regarding potential adverse effects on coyotes, owls, bobcats, and mountain lions, a number of factors need to be considered when determining when a potential impact would be significant. First, coyotes and bobcats are widespread and common and have no special status, and as such, potential effects from lighting would not be considered significant. Additionally, coyotes and bobcats are active both during the day and at night and will shift movement and foraging patterns as needed to avoid any potential impacts. Given these factors, there would be no potential impact on coyotes or bobcats associated with the low levels of lighting generated by the Project at the urban-wildlife interface.

Owls were not documented on the site; however, it is likely that barn owls and/or great horned owls forage at least occasionally on the site. As noted for the coyote, neither the barn owl nor the great-horned owl has any special status, and as such, any minor impacts such as shift in foraging patterns associated with project lighting would not be significant. It is also noteworthy that both of these species are highly urban-adapted, occurring in parks, golf courses, and residential neighborhoods, and as such, would not be adversely affected by the minimal lighting from the Proposed Project.

Mountain lions would be at best uncommon visitors to the site (see Shute Mihaly Weinberg response to Comment Letter L50-52) and according to Paul Beier (see Shute Mihaly Weinberg response to Comment Letter L50-52), the Chino Hills are not important habitat for the mountain lion and as such, the project would not result in significant impacts on the mountain lion, if an occasional mountain lion reaches this area.

Relative to potential effects on the commenter's residence, including pets due to increased predation, such impacts are beyond the scope of the CEQA analysis relative to the significance of potential biological impacts. The commenter has chosen to live near that urban-wildland interface with the associated potential for predation by coyotes along the urban interface. Construction of the project would most likely reduce the likelihood of coyote incursions into these neighborhoods because the project would provide a buffering effect to the east of the site, which is one of many potential areas where coyotes occur in the area. There are no potentially significant impacts associated with the commenter's speculation of changes in foraging patterns of common species such as the coyote.

E23-7 Section 5.7 - Hazards and Hazardous Materials - pages 5-305 through 5-110, contain descriptions of the fuel modification zone vegetation. As noted, in each zone there is a requirement for: maintenance including ongoing removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying plantings, maintenance of the programming and functionality of the irrigation system, regular trimming to prevent ladder fuels. Annual inspections of the fuel modification zones will be required and paid for by the Homeowners' Association. Vegetation landscaping will use plants on the OCFA-approved Fuel Modification plant list.

E23-8 Comment noted. Commenter is referred to Section 5.1, Aesthetics, Section 5.3, Biological Resources, and Section 5.7, Hazards and Hazardous Materials for analysis regarding the environmental issues raised in the commenter's email and letter.

**Comment Email E24**  
**Lopez, Venessa and Wayne Martin**  
**February 3, 2014**

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**From:** Venessa Lopez <vw2000@sbcglobal.net>  
**Sent:** Monday, February 03, 2014 2:38 PM  
**To:** Canning, Kevin  
**Subject:** Cielo Vista = Save the Hills

To Kevin Canning,

This is a matter of life and death. It's important that the County of Orange and developers of the Cielo Vista Project know, and be aware that I represent the homeowners that live on and near my street, approximately 50+ taxpayers. The homeowners that live on Alder Ave. (adjacent to San Antonio Blvd.) we 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. These indigenous animals may not be on the endangered list now, but they will be extinct to this area if you continue to build and develop homes in and on their habitat.

E24-1

During the "open house" with the Ceilo Vista developers on January 16<sup>th</sup> they acknowledged that they are going to preserve a very small area on the west side of the development for a bird sanctuary, and in the same breath explained how they would have to remove the trees, bushes and plants in that area, in order to plant the new bushes and plants they want the birds and other wildlife to nest and reside in. I feel that this is a fine example of the doubletalk that they have used to get the permits for building approved, and the County has for some reason forsaken us and signed off on these permits for no benefit to the city and the taxpayers who are already living here. In fact it's to the detriment of the existing homeowners and wildlife.

E24-2

The developers want to utilize our water resources! They want to add an additional 500 homes to a existing water reserve in the midst of a drought that may last decades! We are currently being asked to cut back on our daily water usage by 20% a day! How is adding an additional 500 homes to tap from our water reserve going to help to accomplish this? In addition to the Ceilo Vista development there are two more developments that will be encroaching upon all our reserves in addition to that post the completion of the 1<sup>st</sup> development, why would the County of Orange approve these developments without taking any and all these aspects into consideration?

E24-3



**Response to  
Comment Email E24  
Lopez, Venessa and Wayne Martin  
February 3, 2014**

- E24-1 The County acknowledges receipt of an email from Venessa Lopez and Wayne Martin dated February 3, 2014.
- E24-2 The commenter is referred to Section 5.3, Biological Resources, in the DEIR, which provides an analysis of impacts to plant and animal species in the Project area. Page 5-116 of the DEIR, Subsection-2, details the special status wildlife that was observed within the study area. Page 5-121, Subsection 8.a. notes:
- Although the Study Area provides habitat for small wildlife and may support movement on a local scale, it does not function as a regional wildlife movement corridor because it does not connect two or more habitat patches due to the surround development.
- The major wildlife corridors in the vicinity of the biological resources study area are all in preserved lands within Chino Hills State Park. The Biological Technical Report (Appendix D to the DEIR) determined that, with mitigation, there would be no impact to special status or protected species.
- E24-3 The Applicant has coordinated with the Yorba Linda Water District (YLWD) to assess the Project needs and adequacy of the water supply. The YLWD Urban Water Management Plan indicates that water supply will be sufficient to meet demand, including the Proposed Project and the proposed Cielo Vista project, through 2035 (DEIR page 5-631, Subsection 5.15.3 1.).

These developments are large in scale and do 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.

E24-4

E24-5

E24-6

During the fire in Nov. of 2008 we almost lost our home and all of our belongings because we had left town that morning with only an overnight bag. The only reason our house was not burned and a complete loss was because our neighbors stayed and fought the flames armed only with garden hoses and shovels, and it's by the grace of God that no lives were lost in that process. There was no help in my neighborhood from the local fire dept. that is located at the end of San Antonio! There was no help from law enforcement who were virtually absent with the exception of the two officers that were posted at the end of San Antonio Ave., they were there keeping the home owners from returning to their homes to rescue their loved ones, pets and prized possessions. Since this time there has only been a few sheriffs added to increase the protection of our community, not enough to make a significant difference in the event of a real emergency.

E24-7

My husband and I spent the better part of the day trying to get home to rescue our dog, and the freeway system was so impacted we were stuck in a traffic gridlock for better than eight hours and we were unable to return home until the next day. During that time we were exposed to toxic fumes and I am still experiencing respiratory problems. The closest we got to home was approximately 10 miles! We had to check into a hotel for that night and the closest room that was available was in Anaheim, near Disneyland! This was due to all the evacuations that had occurred.

In the event of another fire, or an earthquake or some other unforeseen catastrophic event, the safe evacuation of all the people who live here and are going to be living here pending the completion of these projects will be impossible. Lives will be lost so that the developers can make money! Not if but when the next fire occurs. It's wrong for so many reasons. We implore you to stop these developments and please save our lives and Save our Hills!

So please do not ignore my request and please extend the comment period that will allow us the opportunity to state our case to the planning commission as there has been very limited time to do so.

E24-8

Sincerely,  
Venessa Lopez & Wayne Martin  
4610 Alder Ave.  
Yorba Linda, Ca. 92886  
714-713-0005

- E24-4 The Murdock property, of which the Proposed Project is a part, was anticipated to be developed as a residential housing development of one unit per acre under the City of Yorba Linda General Plan adopted in 1993. Refer to Section 5.9 (Land Use and Planning), page 5-431 for analysis of consistency with the Yorba Linda General Plan. The density of the adjacent developments is generally 1.25 to 2+ units per acre as shown in the DEIR on page 5-433, Table 5-9-10. The proposed Project anticipates 340 units on 469 acres, or .73 dwelling units per acre, which is substantially less than any adjacent approved and constructed subdivision, with the exception of Casino Ridge, which was developed at the rate of .74 units per acre. The adjacent streets (San Antonio Drive and Stonehaven) were designed to accommodate the traffic flow and, as pointed out in the Traffic Impact Analysis, currently experience LOS A levels and will continue to experience LOS A levels under Options 2, 2A and 2B and LOS C under Option 1.
- E24-5 As discussed in Section 5.12, Public Services, page 5-505, the Placentia-Yorba Linda School District is experiencing a trend towards declining enrollment. The Proposed Project is expected to add approximately 177 K-12 students, which will not negatively impact the existing facilities or the ability of the school district to serve existing students. The Project includes Mitigation Measure PS-2, which requires, prior to issuance of building permits, payment of applicable school fees per Senate Bill 50 consistent with *California Education Code* §17620.
- E24-6 Please see Topical Response 1 – Fire Hazard and Topical Response 2 – Evacuation Plan. Regarding impacts to local traffic, please refer to Topical Response 3 - Traffic/Ingress-Egress.
- E24-7 Comment noted related to the commenter's 2008 Freeway Complex Fire experience.
- E24-8 Please refer to response to Comment Email E9-8.

**Comment Email E25**  
**Spellman, David and Lizette**  
**February 3, 2014**

**From:** Lizette Spellman <lizette18@sbcbglobal.net>  
**Sent:** Monday, February 03, 2014 4:36 PM  
**To:** Canning, Kevin; Spitzer, Todd [HOA]  
**Cc:** Kevin Johnson  
**Subject:** Comments for the Esperanza Hills Development  
**Attachments:** Geology Esp.docx

Dear Mr. Canning and Mr. Spitzer:

Attached please find our comments as it pertains to the Esperanza Hills Development located in Yorba Linda.

I wish our comments could have been more thorough. They are brief considering we have many, many concerns about this project that lies so close to our home on San Antonio Rd., adjacent to the proposed EH and CV projects. We should have been allowed more time by Supervisor Spitzer and OC Planning to fully respond with our concerns, especially on the Air Quality, Greenhouse Gas, Traffic, Emergency Evacuation Plans, the Geology and Soils issues, and many others, not to even mention aesthetics. As you know the time to respond to this project came only weeks after the Cielo Vista project and feel that we have not had the time to go through the thousands and thousands of pages to fully respond to the Esperanza project. It is a shame that you did not extend the date, as requested, and instead chose to take the side of the developer on this issue.

E25-1

Please acknowledge receipt of this document. Thank you,

David and Lizette Spellman  
4460 San Antonio Rd  
Yorba Linda, Ca 92886

**Response to  
Comment Email E25  
Spellman, David and Lizette  
February 3, 2014**

- E25-1 The County acknowledges receipt of an email with attached comments from David and Lizette Spellman dated February 3, 2014. Comments noted regarding previously requested extension of time for public review of the DEIR.

Esperanza Hills - EIR Review Comments

Geology and Soils – Chapter 5.5

- |  |   |              |
|--|---|--------------|
| <p>a. - Sec 5.5.2 -Topography is generally step and the canyons are narrow, resulting in a moderate to significant landslide potential.<br/>- American Geotechnical, Inc. - Geotechnical Report - Page 21 - Impact - Design cut, fill and fill-over-cut slopes, and slopes to remain natural following grading may not meet minimum 1.5 factors-of-safety standards and pose a hazard to planned improvements and areas beyond the boundaries of the developer from a gross slope stability standpoint. Where larger landslides are suspected to exist, mainly in natural slope areas bordering the development, their presence, distribution and dimension must be investigated and conditions of gross stability analyzed.</p> <p>Given the above - Mitigation Measure Geo-1 must require gross stability analysis prior to EIR approval instead of prior to issuance of building permits.</p>   | <div style="border-left: 1px solid black; height: 100px; margin-left: 10px;"></div> | <p>E25-2</p> |
| <p>b. - Sec. 5.5.7 - Active Whittier Fault - Peak ground acceleration could exceed 1.8g, causing well-built structures to be destroyed... Such shaking could also cause localized slope deformation and/or trigger slope failures in GRADED and natural slope areas, potentially lending to structural damage. Uplift of the ground surface could damage or alter the flow of buried utilities. Impacts due to strong ground shaking could be significant.<br/>- Sec. 5.5.3.1.b - Ground Rupture - Magnitude 7.2 quakes occur every 1000 to 1500 years. Last large earthquake along this fault with approximately four to seven feet offset occurred more than 1600 years ago.<br/>- Sec. 5.5.3.1.b.1 (page 5-228) - Option 1 and Option 2 access roads both follow the principal trace of the Whittier Fault. Potential for access to become completely severed during a significant seismic event.<br/>- American Geotechnical Inc. - Geotechnical Report, Page 11, Faulting - Given the project location and earthquake potential the Whittier fault poses the most significant seismic threat to the proposed development.</p> <p>Given the above, Mitigation Measures Geo-4, 5 and 6, do not address how the direction and magnitude of anticipated 4 to 7 foot fault offsets are incorporated into utility flex joints, bridge, roadway, and retaining wall designs necessary for each access option. Applicant should demonstrate this prior to EIR approval and address emergency ingress and egress plans for to accommodate 4 to 7 foot displacements along the fault line below and adjacent to each access option.</p> | <div style="border-left: 1px solid black; height: 100px; margin-left: 10px;"></div> | <p>E25-3</p> |
| <p>c. American Geotechnical, Inc., Geotechnical Report, Pages 34 and 35 - Problematic Infrastructure. It is possible that the stability of existing natural gas pipelines and electrical transmission tower could be adversely affected as a result of grading activities. In the worst case scenario a failure of temporary backcuts or removals could occur that results in the loss of support and possible catastrophic failure or disruption in infrastructure service. This would be a significant impact with disastrous consequences.</p> <p>Given this, Mitigation Measure Geo-19 must require geotechnical investigations and engineering analyses to be conducted prior to EIR approval rather than prior to issuance of building permits.</p>  | <div style="border-left: 1px solid black; height: 100px; margin-left: 10px;"></div> | <p>E25-4</p> |
| <p>d. Geology and Soils Chapter 5.5 does not address access option 2a while American Geotechnical Report includes this option in the write up. Neither document includes exhibits relative to access option 2a. Correct incomplete and inconsistent information.</p>   | <div style="border-left: 1px solid black; height: 100px; margin-left: 10px;"></div> | <p>E25-5</p> |
| <p>e. Option 1 emergency access extends through the Ceilo Vista Project. Is this guaranteed?</p>   | <div style="border-left: 1px solid black; height: 100px; margin-left: 10px;"></div> | <p>E25-6</p> |
| <p>f. Option 2 calls for a 70' wide roadway. Existing Aspen and San Antonio are only 40' wide roadways. Emergency ingress/egress bottle neck will occur at interface with existing development.</p>  | <div style="border-left: 1px solid black; height: 100px; margin-left: 10px;"></div> | <p>E25-7</p> |

- E25-2 Because it is unknown exactly what is going to be approved, it is impossible to design structures or roads. The Geotechnical Report that has been prepared and approved by the County contains the appropriate level of detail. More precise analysis will be provided in the future once lot configurations and roads have been approved. Please refer to American Geotechnical, Inc. Summary of Geotechnical Exploration and Engineering Analysis dated March 12, 2014 included herein which provides a summary of completed field investigation and engineering analysis.
- E25-3 The existing Fault Hazard Assessment Report (Appendix H in the DEIR) was required to be prepared and required to be approved by the County. The report was reviewed and approved by the County and State geologists. Once approvals are received, additional analysis may be required in advance of building permit issuance. There is no legal requirement to provide this analysis in advance.
- E25-4 See responses to Comment Email E25-2 and -3 above.
- E25-5 Option 2A is fully discussed in Chapter 6, Alternatives, in the DEIR. The Option 2A Alternative is substantially the same as Option 2 with the exception that access to the site will be provided via a main access roadway connected to San Antonio Road approximately 1,850 feet south of Aspen Way.
- E25-6 As noted on page 4-19 of the DEIR, Project Entry, the emergency road for Option 1 would occur along an existing 50-foot-wide roadway and utility easement. Final Project access will be determined by the County during the approval process. Regardless of which access option is selected, emergency access will be required and provided per existing law and regulation.
- E25-7 The 70-foot roadway will taper appropriately to meet the existing roadway widths at Aspen Way and San Antonio. Regardless of which Option is approved, emergency access will be required and provided per existing law and regulation. Emergency access with Option 2 is proposed via the extension of Aspen Way and the existing emergency access roadway located off Stonehaven which will connect to the southernmost internal road. The four-lane section of the Aspen Way extension has been designed to provide emergency vehicle access on one side of the median and resident egress on the other side. The emergency vehicles will have two points of access under this Option. Please refer to Topical Response 2 for additional detail regarding the emergency evacuation plan.

**Comment Email E26**  
**Francke, W. Bradford**  
**February 3, 2014**

**From:** Brad Francke <[brad.francke@lewisop.com](mailto:brad.francke@lewisop.com)>  
**Sent:** Monday, February 03, 2014 5:01 PM  
**To:** Canning, Kevin  
**Subject:** Esperanza Hills DEIR 616

I live at 5005 Stonehaven Drive , Yorba Linda and object to the proposed use of Stonehaven Drive for any traffic generated by this project. Stonehaven Drive was not engineered to handle that traffic and the DEIR has not adequately analyzed the impacts of this project on all of the residents who currently use Stonehaven Drive. Further studies are required under CEQA.

E26-1

Brad Francke

W. Bradford Francke  
Vice President/Associate General Counsel  
Lewis Operating Corp.  
1156 North Mountain Avenue  
Upland, CA 91786-3633  
Phone: 909.946.7538  
Fax: 909.912.8143  
E-Mail: [brad.francke@lewisop.com](mailto:brad.francke@lewisop.com)

Privileged and confidential information may be contained in this message. If you are not the addressee indicated in the message (or responsible for the delivery of the message to such person), you may not copy or deliver this message to anyone. In such a case, you should destroy this message, notify the sender by reply e-mail and delete it from your system. Please advise immediately if you or your employer does not consent to internet e-mail for messages of this kind.



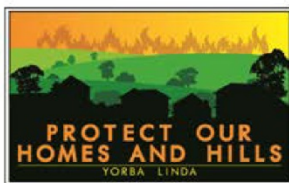
**Response to  
Comment Email E26  
Francke, W. Bradford  
February 3, 2014**

- E26-1 The County acknowledges receipt of an email from Brad Francke dated February 3, 2014 objecting to the use of Stonehaven Drive for Project-generated traffic. Please refer to Topical Response 3 – Traffic/Ingress-Egress. As shown in the table on page 1 of the Topical Response, Stonehaven has a vehicle per day (vpd) capacity of 12,500. Under Option 1, the projected vpd in year 2020 “With Project” is 3,389. Option 2B, which also uses Stonehaven as one of two access roadways, shows a total projected vpd of 2,521. All numbers are well below the street capacity.

**Comment Email E27**  
**Rehmeyer, Sharon and Ted**  
**February 3, 2014**

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**From:** Sharon Rehmeyer <ssrehmeyer@gmail.com>  
**Sent:** Monday, February 03, 2014 2:13 PM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]; Kevin Johnson  
**Subject:** Esperanza Hills D-EIR (No. 616)  
**Attachments:** Fault Lines in Law Leave Homes on Shaky Ground.htm; C-1 Fracking in OC near YL.jpg; C-2 YL Fracking Sites.jpg; A-100-Year-History-of-Wildfires-Near-CHSP.pdf; Rehmeyer Nov 15 2008 Fire Story EH.docx; Whittier Earthquake Oct 1 1987.htm; Rehmeyer EH DEIR Feb 3 2014.docx



**TO:** Mr. Kevin Canning, OC Planner for Esperanza Hills D-EIR (No. 616)  
OC Planning Services  
300 North Flower Street  
Santa Ana, CA 92702-4048  
Email: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)  
**CC:** The Honorable Todd Spitzer, Supervisor, Third District  
**CC:** Mr. Kevin Johnson, Attorney for POHAH

**FROM:** Sharon and Ted Rehmeyer  
Members of the Protect Our Homes And Hills Leadership Team and  
28 year residents at the Yorba Linda address shown below:  
4795 Via De La Roca  
Yorba Linda, CA 92887-1816  
(714) 777-6818  
Email: [ssrehmeyer@gmail.com](mailto:ssrehmeyer@gmail.com)

Dear Mr. Canning,

Attached are the following documents and attachments:

**(1) Our response to the Esperanza Hills D-EIR (No. 616) Re: Executive Summary of Environmental Impacts.** I wish our comments could have been more thorough. They are brief considering we have many, many concerns about this project that lies so close to our home on Via De La Roca, adjacent to the proposed EH and CV projects. I wish we had been allowed more time by Supervisor Spitzer and OC Planning to fully respond with our concerns, especially on the Air Quality, Greenhouse Gas, Traffic, Emergency Evacuation Plans, the Geology and Soils issues, and many others, not to even mention aesthetics.

**Attachment A-- A 100 Year History of Wildfires Near Chino Hills State Park**  
**Attachment B-- Our own experience in the Nov. 15, 2008 Freeway Complex Fire**  
**Attachments C-1; C-2--Maps of the Yorba Linda area Fracking Activity near EH**  
**Attachment D--Fault Lines in Law Leave Homes On Shaky Ground**  
**Attachment E--USGS Historic Earthquakes--Whittier 5.9 Quake of Oct. 1, 1987**

E27-1

Respectfully submitted, Sharon Rehmeyer  
[ssrehmeyer@gmail.com](mailto:ssrehmeyer@gmail.com)

**Response to  
Comment Email E27  
Rehmeyer, Sharon and Ted  
February 3, 2014**

E27-1 The County acknowledges receipt of an email from Sharon and Ted Rehmeyer dated February 3, 2014 submitting a comment letter and attachments. The comment letter, attachments, and responses are included herein as Comment Letter L34.

**Comment Email E28**  
**Byrne, Joe and Paulette**  
**February 3, 2014**

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**From:** Paulette Byrne <pabyrne@sbcglobal.net>  
**Sent:** Monday, February 03, 2014 1:36 PM  
**To:** Spitzer, Todd [HOA]; Canning, Kevin  
**Cc:** Joe Byrne  
**Subject:** Esperanza Hills Draft Environmental Draft Impact report Response

I would like to express my deep concern at the proposed Esperanza Hills project. I do not look at the Esperanza Hills project in isolation as the other proposed developments go in tandem with it.

**1) Notification:** The counties minimal requirement to only notify residence within the 300' radius of the project is completely insufficient. That is only the length of a football field! It is obvious this project will impact those that reside well beyond this range. They should also be afforded the opportunity to give input.

At the time the NOP's went out my husband & I lived in the 92886 zip code. We were woefully ignorant of the proposed projects and as a result bought a high end home within range of these projects. The sellers did not disclose the proposals, so as a result we closed escrow on 10/4 & did not find out about how we might be impacted till 11/19 when my husband saw the billboard erected by 'Save our Hills YL'. The county does a grave dis-service to its residence by keeping them uninformed. Even if we had remained in the 92886 zip code we would still be affected by this proposed influx of population. I understand the counties reluctance to notify more residence & risk the additional 'feedback' that does NOT negate their responsibility to do so.

**2) Water:** Southern Ca is technically a desert & these last few years have shown that. The drought we've experienced is reflected in our hills. If these hills are developed & paved over there will be less seepage into the ground to maintain the water table. The water required by this development to maintain the residence, their landscaping & pools is profound & will obviously be a burden on our limited water resources.

Although the Yorba Linda water district says it can always get water, there are no guarantees. They cannot as yet, manufacture water. And of course meeting the ever increasing demand comes at a cost. A cost that not just the Esperanza Hills residence will incur but the whole of Yorba Linda! Yes, even those who were never notified of the proposed project.

**3) Roads/Traffic:** Our current roads do not adequately handle the traffic in Yorba Linda. Yes widening Imperial & the Esperanza overpass have helped, but at rush hour traffic all along Yorba Linda Blvd is bad. Especially at YL Blvd & Imperial & around Savi Ranch, Weir Cnyn & the 91 Fwy. The traffic study done was far too narrow. Development of the hills to the level being proposed will affect the already overly congested 91 Fwy. We know these homes are not going to be sold to retirees but working people who will need means to get to their jobs wherever they might be. As there is no longer student bus service, traffic around schools in the area in the morning is currently bad & will only get worse as the population increases.

Also, as population increases so do accidents. I did not see in the EIR any mention of a study done on the number of accidents & their severity along YL Blvd.

As we learned in 2008, the existing roads in the residential areas around the proposed project areas was woefully inadequate for a mandatory evacuation. There is NO proposal for widening the existing roads, only for adding a road that will allow additional traffic to the tune of 1500+ vehicles to be added to the already existing inadequate roads. This is a formula for disaster!

**4) Sewage/Disposal Services:** Increasing the # of residence will place a burden on the cities sewage system & disposal mgmt. How much longer can the Brea-Olinda facility continue at it's

E28-1

E28-2

E28-3

E28-4

**Response to  
Comment Email E28  
Byrne, Joe and Paulette  
February 3, 2014**

- E28-1 The County acknowledges receipt of an email from Paulette Byrne dated February 3, 2014. Commenter notes that the 300-foot radius minimum for notification about the Project is inadequate. The County notice regarding the Esperanza Hills Project was a 2,000-foot radius from Project boundaries, all state, county and local agencies involved with Project review and approval, and all additional interested parties requesting notice, including email notification of persons who attended the original Project open house information meeting in August 2012. The notification included in excess of 800 mailed notices and 50+ email notices.
- E28-2 Please refer to Topical Response 4 – Water Provision/Capacity.
- E28-3 The Traffic Impact Analysis (TIA) was prepared consistent with the appropriate Guidelines and did include analysis of Yorba Linda Boulevard and the SR-91 Freeway. Roadways as proposed were analyzed for capacity, safety, and design adequacy and will meet all State and County and safety requirements. The roadways within the residential areas within the study that will carry Project traffic were analyzed in the TIA. Please also refer to Topical Response 1 - Fire Hazard, Topical Response 2 – Evacuation Plan, and Topical Response 3 - Traffic/Ingress-Egress.
- E28-4 The commenter is referred to Section 5.15 (Utilities and Service Systems) in the DEIR beginning on page 5-625. As stated on page 5-643, Section 2. Sanitary Sewer Service, Preliminary Sewer Reports were prepared for the Proposed Project. The reports identify the alignments and pipe sizes for the proposed sewer facilities. The Yorba Linda Water District (YLWD) provides local sewer service, and the reports prepared for the Project included pipeline designs in accordance with the YLWD design guidelines. As noted on page 5-643, the Project will be served in accordance with the terms and conditions of a Development Agreement between the applicant and the YLWD for sewer service. The Project will install approximately 32,100 feet of 8-inch vitrified clay pipe gravity sewer. The flows will drain to the existing Wastewater Treatment Plant #1 in Fountain Valley for treatment as detailed in Section 5.15 (Utilities and Service Systems) page 5-647. An average of 207 mg of wastewater is treated each day by Plants #1 and #2. Adequate capacity exists for the proposed Project and no significant impacts will occur.

With regard to solid waste management, page 5-647 of the DEIR, Subsection 3. Solid Waste, notes that the Operations Manager of Yorba Linda Disposal has confirmed that the Olinda Alpha landfill can accommodate the Project solid waste. The landfill is scheduled to close in December 2021, at which time the Project area will be served by the Frank R. Bowerman landfill in Irvine and/or the Prima Deschecha landfill in San Juan Capistrano (DEIR page 5-630). The Bowerman landfill opened in 1990 and had an original close date of 2014. Final EIR 604, approved in August 2006, extended the life of the Bowerman Landfill to 2053. The Prima Deschecha landfill opened in 1976 and is scheduled for service until 2067. Therefore, no significant impacts will occur regarding provision of adequate sewer services/capacity or solid waste disposal.

current rate? Increasing the # of residence can only shorten its years so service. Our current counties sewage facilities are inadequate for treating raw sewage when we do experience a heavy rain. This often results in raw sewage being released into the ocean & our beaches being shut down.

E28-4  
*cont'd*

**5) Ecology:** If you reduce the area where coyotes can hunt & feed, out of desperation, as we have seen, they will start coming into neighborhoods to hunt. This significantly lowers the quality of life for all animal lovers who than fear for their pets safety.

E28-5

**6) Noise & Light Pollution:** The # of homes being proposed & the # of cars these residence will bring will significantly increase noise & light pollution. The routes in & out of the development will impact existing residence who currently enjoy a quiet rural atmosphere.

E28-6

**7) Density:** To let the developer put the # of units it's proposing into the area is contrary to the numerous existing equestrian properties surrounding the area. Residence bought in this area for a particular lifestyle. What the developer is proposing negatively affects this lifestyle to a significant degree. What about the existing residence rights to have their cherished lifestyle protected?

E28-7

Thank you for your attention to these concerns.

Regards,

Joe & Paulette Byrne

E28-5 Comment noted. As noted on page 5-121 of the DEIR, although the Project area provides habitat for small wildlife and may support movement on a local scale, it does not function as a regional wildlife movement corridor, because it does not connect two or more habitat patches due to surrounding development. The Project is adjacent to Chino Hills State Park which provides large open space areas that support habitat for wildlife. As noted on page 5-169 of the DEIR, residents will be provided with educational materials regarding unintended impacts to biological resources and domestic pets.

E28-6 DEIR Section 5.10 (Noise) on page 5-482 identifies an unavoidable adverse impact as a result of increased traffic noise. This impact is considered significant and unavoidable. As identified in Topical Response 8 – Noise Impacts (beginning on page 47), this impact would occur if access Option 2 is selected. Option 2 would result in a perceptible increase in ambient noise levels under CEQA, an increase greater than 10 dB, even though the 65 dB CNEL would not be exceeded. There would be no significant impact with Options 1, 2A, or 2B.

With regard to light pollution, design features have been included to minimize light and glare. Please refer to Section 5.1, Aesthetics. As noted on page 5-57, the Project will incrementally increase the amount of light because the Project site does not currently generate any night time light source. The proposed street lighting for the Project will be an extension of the existing lighting in surrounding neighborhoods and consistent with surrounding low-density developed areas. On-site lighting will be required to be directed downward. Landscaping is proposed to mitigate potential headlight glare from automobiles. Therefore, impacts from lighting will be less than significant.

E28-7 The commenter is referred to Section 5.9, Land use and Planning, beginning on page 5-395. As noted on page 5-398, the Orange County Zoning Code provides for a maximum of 1 dwelling unit per acre. The Yorba Linda General Plan states the potential for an overall density of 1 dwelling unit per acre. The Project site consists of 340 residential units with a density of .73 dwelling unit per acre. The residential units will be clustered to allow for the provision of more open space.

**Comment Email E29**  
**Rehmeyer, Sharon and Ted**  
**January 29, 2014**

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**From:** Sharon Rehmeyer <ssrehmeyer@gmail.com>  
**Sent:** Wednesday, January 29, 2014 12:26 AM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]  
**Subject:** Esperanza Hills DEIR Response Deadline Extension

Dear Mr. Canning,

My husband and I wrote to you earlier, but have not heard back. We would like to request an extension for the due date deadline for responses to the Esperanza Hills Draft EIR which is proposed for the OC hillside adjacent to Via De La Roca, Yorba Linda, CA. Since it directly impacts our neighborhood and home, we would appreciate it if the deadline could be extended from the current Feb. 3, 2014 to allow us an additional week or 15 days--to Feb. 18, 2014. This would be very much appreciated. The quantity of reading and analysis this project presents is vast. Please respond ASAP with your decision. It would really help us --as directly involved and impacted neighbors to this proposed development--to have sufficient time to review and respond to this Orange County hillside development proposal. Thank you for your consideration.

Sharon and Ted Rehmeyer  
4795 Via De La Roca  
Yorba Linda, CA 92887-1816  
[\(714\) 777-6818](tel:(714)777-6818)  
[ssrehmeyer@gmail.com](mailto:ssrehmeyer@gmail.com)

E29-1



**Response to  
Comment Email E29  
Rehmeyer, Sharon and Ted  
January 29, 2014**

E29-1 The County acknowledges receipt of an email from Sharon and Ted Rehmeyer dated January 29, 2014, requesting an extension for the DEIR review period to February 18, 2014. Please refer to response to Comment Email E9-8.

**Comment Email E30**  
**Rehmeyer, Sharon and Ted**  
**January 30, 2014**

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**From:** Sharon Rehmeyer <ssrehmeyer@gmail.com>  
**Sent:** Thursday, January 30, 2014 10:41 PM  
**To:** Canning, Kevin  
**Cc:** Spitzer, Todd [HOA]  
**Subject:** Fwd: Esperanza Hills DEIR Response Deadline Extension

Dear Mr. Canning,

My husband and I are still hoping to hear there will be an extension for the Esperanza Hills DEIR due date for this proposed Yorba Linda development. Please advise as soon as possible since the due date is currently Feb. 3. We really need more time to read and study the document in its entirety. I understand the City of Yorba Linda is among those of us requesting a longer response time. A week long would help!

Thank YOU,

Sharon and Ted Rehmeyer

[ssrehmeyer@gmail.com](mailto:ssrehmeyer@gmail.com)

(neighbors of this proposed development in the OC hillside adjacent to our Yorba Linda home)

E30-1

**Response to  
Comment Email E30  
Rehmeyer, Sharon and Ted  
January 30, 2014**

E30-1 The County acknowledges an email from Sharon and Ted Rehmeyer dated January 30, 2014 as a follow-up to an earlier email requesting an extension of the DEIR public review period. Comment noted.

**Comment Email E31**  
**Nelson, Marlene**  
**January 31, 2014**

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**From:** Marlene Nelson <mnelson76.mn@gmail.com>  
**Sent:** Friday, January 31, 2014 10:47 AM  
**To:** Canning, Kevin; Spitzer, Todd [HOA]  
**Subject:** Status of Request for Extension for Esperanza Hills DEIR

Many members of our Yorba Linda Community and the Protect Our Homes and Hills organization (POHAH) have sent many requests for the courtesy of an extension for submission of comments on the subject DEIR. All we are receiving are responses that we will be notified "if an extension is granted". It is now just one business day away from the deadline. I'd like to respectfully suggest that you tell us today what the decision will be. Or, in the alternative, tell us today that you do not intend to grant an extension.

E31-1

This community has put in hundreds of hours in responding to the Cielo DEIR and the compressed time frame between them is totally unacceptable and offensive to me. Both DEIRs should never have been published in the midst of the Christmas holiday. The extension of the Cielo DEIR was

absolutely the right action to take due to the original deadline being just a couple days before Christmas. While the extension was welcomed so that we could try to enjoy the Holidays with family and friends, it nonetheless

put pressure upon all of us to rally up to the task of Esperanza Hills DEIR which is many times more complex as that development has over 3 times the number of homes with the massive grading of over 16 million cubic yards of earth (compared with Cielo's 600,000 cu yds). Certainly there is some compassion for this situation in your office Mr. Spitzer. You were a very busy official yesterday according to your Facebook posts, and I hope that your meeting with Mayor Young at the YL Police Station dedication did not sway you to ignore our request for extension.

I have worked for the county for over 36 years, and my experience tells me that you already know what your decision with regard to this extension is. So please step up. The POHAH community of over 500 Yorba Linda residents is awaiting a positive response.

Marlene Nelson, Member  
Leadership Team  
Protect Our Homes and Hills

**Response to  
Comment Email E31  
Nelson, Marlene  
January 31, 2014**

E31-1 The County acknowledges receipt of an email from Marlene Nelson dated January 31, 2014 following up on a request for an extension of the DEIR public review period. Comment noted.

**Comment Email E32**  
**Richards, Kathleen**  
**January 31, 2014**

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**From:** BKRCH@aol.com  
**Sent:** Friday, January 31, 2014 8:28 PM  
**To:** Canning, Kevin  
**Subject:** Fwd: request for extension

What we sent to Todd Spitzer.someone should listen.....Kathleen richards

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From: [BKRCH@aol.com](mailto:BKRCH@aol.com)  
To: [Todd.Spitzer@ocgov.com](mailto:Todd.Spitzer@ocgov.com)  
Sent: 1/31/2014 8:15:46 P.M. Pacific Standard Time  
Subj: request for extension  
of esperanza hills.....feb 3rd is ridiculous, do any of you have any idea went this area has gone thru after the  
so-called freeway fire? We pay our taxes and we've done all we can after this disaster, and all it seems anyone is  
interested in getting more revenues.....shame for us and shame on you, Kathleen Richards

E32-1

**Response to  
Comment Email E32  
Richards, Kathleen  
January 31, 2014**

- E32-1 The County acknowledges receipt of an email from Kathleen Richards dated January 31, 2014 forwarding an email to Supervisor Todd Spitzer. The commenter is requesting an extension of the DEIR public review period. Please refer to response to Comment Email E9-8.

**Comment Email E33**  
**Slonkosky, Douglas**  
**February 1, 2014**

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**From:** Doug Slonkosky <dougster@pacbell.net>  
**Sent:** Saturday, February 01, 2014 4:21 PM  
**To:** Canning, Kevin  
**Subject:** Esperanza Hills Draft EIR

I am writing to respectfully request that you extend the comment period on the Esperanza Hills Draft EIR. I have not had the opportunity to fully read and reply to it. I was not able to attend the information meeting due to the short notice.

E33-1

--  
Douglas Slonkosky  
5201 Via Bernardo  
Yorba Linda, CA 92887  
714-693-7082



**Response to  
Comment Email E33  
Slonkosky, Douglas  
February 1, 2014**

E33-1 The County acknowledges receipt of an email from Douglas Slonkosky dated February 1, 2014 requesting an extension of the DEIR public review period. Please refer to response to Comment Email E9-8.