

**Appendix G –
Public Hearing Transcript – January 16, 2014**

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PUBLIC HEARING RE ESPERANZA HILLS
TRAVIS RANCH SCHOOL, YORBA LINDA, CALIFORNIA
THURSDAY, JANUARY 16, 2014, AT 6:32 P.M.

Public Hearing Reported by:
Loretta E. Epperson, RPR,
CSR No. 8161

1 MEDIATING THE HEARING:

2 Meg McCarthy-Waters

3

4 PRESENT FROM THE DEVELOPER:

5 Doug Wymore

6 Gary Lamb

7 Mike Huff

8 Keil Maberry

9 Tony Bomkamp

10 Ken Crawford

11 Jeff Hull

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1 OPENING REMARKS:

2 BY MEG MCCARTHY-WATERS Page 6

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4 PRESENTATIONS:

5 BY DOUG WYMORE Page 11

6 BY MIKE HUFF Page 55

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1 ATTACHED HERETO: In a separate envelope are all the
2 cards filled out at the meeting by those who spoke, or
3 who wanted to speak and then later declined, or who
4 were not available when their turn was indicated.
5 The last two speakers, Danny Paul and Beth Stolen (name
6 spelled phonetically), did not fill out cards.

7

8 SPEAKERS IN ORDER:

9	Ralph Mundia	Page 70
10	Kim Pauls	Page 71
11	Kent Ebinger	Page 83
12	Rob Bartels	Page 86
13	Kenneth Peterson	Page 91
14	Brian Gass	Page 94
15	Steven Pollack	Page 100
16	James Kloman	Page 106
17	Ken Ryan	Page 109
18	Marlene Nelson	Page 120
19	Jan Horton	Page 125
20	Ed Ehrman	Page 133
21	Scott Kirby	Page 139
22	Ken Newman	Page 152
23	Rob Carrillo	Page 163

24

25

1 SPEAKERS IN ORDER:

2 (Continued)

3 Bob Kanne Page 172

4 Linda Miller Page 180

5 Jim Wohlt Page 186

6 Danny Paul Page 191

7 Beth Stolen (name spelled phonetically) Page 194

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1 -- PUBLIC HEARING RE ESPERANZA HILLS --
2 -- TRAVIS RANCH SCHOOL, YORBA LINDA, CALIFORNIA --
3 -- JANUARY 16, 2014 --
4 -- 6:32 P.M. --

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* * * *

8 MS. MCCARTHY-WATERS: Good evening, everybody and
9 thank you for attending tonight. My name is Meg Waters
10 and I am going to be moderating this evening. Let me
11 get out of that light there.

12 we are happy that you decided to attend.
13 This is the second developer presentation on the
14 Esperanza Hills project.

15 This is not a county-sponsored informational
16 meeting. This is strictly sponsored by the developer.
17 No decisions will be made tonight.

18 But for your convenience we have brought in
19 a court reporter tonight so that she can take down any
20 of your questions and they will be included in the
21 environmental review process and we also have a
22 videographer here who will be helping along in that
23 process.

24 Because the questions presented tonight will
25 be part of the official record, we want to make sure

1 that everybody has a chance to ask their questions and
2 more importantly get their questions answered and we
3 want to make sure that the court reporter as well as
4 the videographer are able to hear what the questions
5 are.

6 So we ask your patience and professionalism
7 and most of all courtesy as we go through the process
8 tonight.

9 Hopefully, you've had a chance to look at
10 the draft environmental impact report. If you haven't,
11 it's available online at the County Planning Services
12 website. And if you're a very fast reader, you can
13 skim through all seven volumes that are at a table back
14 here tonight.

15 If you have any specific questions about how
16 the EIR is put together, I'm sure that the
17 representatives from, let's see, California -- CAA
18 Planning of Aliso Viejo. They are the ones that
19 actually wrote and prepared the environmental impact
20 report and they're back there tonight and can also
21 answer some questions for you.

22 Tonight Doug Wymore, who is the developer,
23 is going to go through -- he's going to begin by going
24 through the whole project and give you an overview of
25 what we are talking about here. That will be followed

1 by Michael Huff, who is our consultant with Dudek Fire
2 Protection & Urban Forestry. And he will present the
3 fire protection plan which I'm sure given today's news
4 you're all especially curious about what that would be.

5 The question and answer period will come
6 afterwards. And in order to make it fair and as
7 inclusive as possible, we're asking you to fill out a
8 card so that we can call you in the order that we
9 received it. And that way you don't have to form a
10 long line and everybody has to stand through all the
11 questions.

12 I'll be calling your names. If you do fill
13 out a card, put it face down here and then I can pick
14 it up and we'll have it right in the order. If you
15 want to wait awhile and see what questions come to
16 mind, you can do that or you can put your name in now
17 and it'll probably come up sooner in the process. It's
18 up to you.

19 You'll have three minutes to ask your
20 questions and I suggest that you try to get your
21 question well formed in your mind so that they can
22 answer it as clearly as possible. Doug will either
23 answer the question himself or direct it to one of our
24 other technical experts here on the panel.

25 But we more than anything else we really

1 want to make sure that your questions get answered
2 tonight.

3 I am going to talk a little bit briefly
4 about the California Environmental Quality Act and the
5 CEQA process. Some of you may be very familiar with
6 it, others might not.

7 CEQA is a California law that was passed
8 over 40 years ago to help decision makers understand
9 the environmental impacts of a project and the
10 mitigation measures that are involved with that
11 project.

12 CEQA produces a document, which is called an
13 environmental impact report or an EIR for short. And
14 what we're talking about tonight is the draft
15 environmental impact report. So some people will refer
16 to it as a DEIR or an EIR, but basically that is the
17 document we're referring to this evening.

18 It considers the environmental impacts only;
19 things like traffic, habitat, water, air quality, that
20 sort of thing. An EIR does not consider other very
21 important factors in a project which might be issues
22 such as the economics of the project, job creation,
23 market forces, housing demand, or financing. So those
24 things are not a part because as the name implies it's
25 an environmental impact report.

1 The EIR does not in itself approve or
2 disprove a project. And this is really important to
3 understand. The EIR is essentially a neutral project.
4 It looks at all of the impacts in a very neutral way.
5 It's used primarily by decision makers to disclose and
6 that's what is the most important function of an EIR is
7 to disclose and to also put into context the impacts of
8 a project by comparing it to other alternatives.

9 And when you talk to the ladies from CAA
10 back there, they'll explain to you what the other
11 alternatives are so far and that gives you sort of an
12 order of magnitude, a way to put the project into
13 perspective as to what could be there in other
14 circumstances.

15 So with that where we are this slide shows
16 us where we are in the CEQA process today. That little
17 red dot we have prepared the draft environmental impact
18 report. The lead agency, which is the county, not the
19 developer, has put out a notice of completion of the
20 EIR. I'm sorry this microphone is going on and off.

21 Are you all hearing me okay?

22 So now we are in the public process, public
23 review process, and that's why we're having this
24 meeting here because it is a complex and a very
25 involved document and so to assist you in reviewing it

1 we're holding these meetings so that you have a chance
2 to get your questions out and have a plain language
3 explanation of what the EIR is about and we'll take it
4 from there.

5 The next step would be the lead agency or
6 the county in this case reviews all of the questions
7 that you submit and a final document is prepared.

8 So thank you very much for your patience and
9 your courtesy and we'll get started.

10 I'll turn it over to Doug now.

11 MR. WYMORE: We had our initial public outreach on
12 August 23rd, 2012. There were a lot of you in the room
13 at the time and when we had that outreach, a lot of you
14 told us you need to worry about evacuation, you need to
15 worry about fire, you need to worry about traffic, you
16 need to worry about these other things. So we took
17 notes on that.

18 And then after that particular meeting, I
19 had a group of people come up to me and say, you know
20 what, this fire was terrifying, it was terrible,
21 nothing was done. We don't believe OCFA. We don't
22 believe these other people. We don't think anybody did
23 anything. And you're going to have to go find that out
24 because if you don't find that out, your project is
25 going to fail. So it was very blank, very stark, very

1 revealing.

2 what we did is we went through then from
3 there and we tried to go through and find out exactly
4 what did happen.

5 So to start the meeting most of you already
6 know where the project is but for those of you that
7 don't, we basically sit in an unincorporated area of
8 Orange County. It sits to the east of San Antonio and
9 then to the north of Stonehaven and Via del Agua.

10 Next slide.

11 So what I'm trying to do in this meeting is
12 I have some goals. All right. So I want to provide an
13 overview of where the Esperanza Hills project is in the
14 CEQA process. The county has issued the draft EIR,
15 they've done the notice of availability. You guys now
16 get a chance to comment on that.

17 When you do any comments, you can do them
18 written, and we have the sheets back there, you can
19 shoot them in by e-mail, we have a court reporter here
20 and we're going to prepare a transcript. And that
21 transcript will be forwarded to the county at the end
22 of the meeting and every comment that you give will be
23 forwarded to the county in that transcript. We also
24 have a videotape going that we're going to send over to
25 the county so that they can see what happened at the

1 meeting.

2 So if you want to get up -- and we've given
3 three-minute limits because there are so many of you
4 and we don't know how many want to talk, but we want to
5 give everybody a chance to make a comment. You can
6 come up and ask questions. We'll answer them. Or you
7 can just come up and make a comment as to what you like
8 or don't like and sit down and nobody will bother you,
9 but at least that way you get it on the record.

10 The other thing that we wanted to do about
11 this process is there's seven volumes back there that
12 you see that was part of the draft EIR and those were
13 all compiled after we spent a lot of time and a lot of
14 work and Gary Lamb, who is sitting up here, is my
15 partner who was the architect that designed it.

16 And next to him is Mike Huff, who is with
17 Dudek, who prepared a fire protection report for us and
18 he'll give you presentation. Tony Bomkamp is our
19 traffic engineer -- I'm sorry. Keil Maberry is our
20 traffic engineer. Sitting next to him is Tony Bomkamp,
21 who is our biologist who is also working with the Corp
22 of Engineers.

23 Ken Crawford is the civil engineer sitting
24 to his immediate left. Shawna Schaffner is with CAA
25 Planning, who is the lady, and her organization that

1 helped us prepare the EIR. Jeff Hull is the geologist
2 that went out on site and oversaw all of the borings
3 and the half mile of trenching that we did out there to
4 locate the Whittier fault.

5 You don't have to direct your questions to
6 me. You can direct your questions to any of them on
7 any of the technical issues or you can just find out
8 where the information sits in the EIR.

9 Now a lot of you did do comments on our NOP
10 scoping and for those of you that did we tried to send
11 CDs out with EIR in the mail. So many of you have
12 received that. I've also received e-mails from people
13 wanting CDs and I tried to mail those out.

14 The purpose of all this is to make this a
15 document that has full disclosure and has your
16 involvement in it. So the purpose of the meeting is to
17 get you to talk; whether you like it, don't like it,
18 hate it. It doesn't matter. We want your comments.
19 We want your concerns.

20 And if you get those comments on the record,
21 then the county will go through and they will look at
22 them and then we will sit down and say, okay, does this
23 document need to be changed, drafted, does it have
24 everything within it, and then the decision makers can
25 go on.

1 The goal of this meeting particularly for us
2 is to describe the Freeway Fire after action reports
3 that were authored by the various agencies because we
4 went through and we found them and we talked to those
5 agencies.

6 we'll also show you the fire safety
7 considerations we incorporated into this. Because
8 after we talked to all of the various firefighters and
9 all of the others, we designed some safety
10 considerations into it both for biology and other
11 things to provide some firebreaks and some other
12 things. And we'll show those to you.

13 we had traffic control evacuation issues and
14 so what we did was we went and talked to the city about
15 it and with the Orange County Sheriff's Department
16 coming in.

17 what happened was after our initial
18 April 2012 public outreach meeting, the city passed a
19 resolution, I think it was September of 2012, to have
20 an evacuation plan drafted. There wasn't one in place
21 prior to that time. And there wasn't one in place
22 during the 2008 Freeway Fire.

23 with Orange County Sheriff's Department
24 coming in, Lieutenant Bob Wren then went in and drafted
25 an evacuation plan which was given to the public at a

1 meeting at Yorba Linda Community Center a couple three
2 months ago, but the plan needed a little bit of
3 explaining because he showed it to you on a map and it
4 was in vector things. So we'll show you that and we'll
5 break it down a little bit and show you how it affects
6 this area.

7 we had a lot of questions about traffic
8 capacities on San Antonio, Stonehaven, and Via del
9 Agua. And in the recent Cielo Vista meeting that I
10 attended those questions were possessed but there were
11 no answers.

12 we have capacities that we outlined and
13 we'll show you those in here and we'll show you how our
14 project would also change and also other projects would
15 change them.

16 we'll provide answers to any other questions
17 you have, but in particular water storage, density, the
18 geotechnical considerations.

19 And then you'll have an opportunity to do
20 anything else.

21 Next slide, please.

22 where we are in the CEQA process as Meg
23 showed you is basically we're at the point where the
24 draft EIR has been circulated it's open for comment.
25 The comments are going to come in. The final timeline

1 is February 3rd.

2 Once February 3rd roles around and we get a
3 chance to review all those comments, we're going to
4 respond to all those comments. So every comment that
5 comes in will be responded to. If there's a lot of
6 comments that say the same thing, then they'll be
7 responded to in bulk.

8 Then we'll sit down with county and there
9 will be a decision made as to whether or not the EIR
10 with response to comments is adequate, whether it needs
11 to be recirculated, changed, and so on.

12 Next slide, please.

13 The after incident reports that we found
14 were one from the City of Brea Police Department.
15 That's available on I believe the Yorba Linda City
16 website.

17 The OCFA report and the presentations that
18 were done after that and that's available on the OCFA
19 website. OCFA is Orange County Fire Authority.

20 And then there's the Yorba Linda Water
21 District who also did an after action report and it was
22 available on their website. I couldn't get it the
23 other day so I'm not sure if they're reactivating that
24 or not.

25 we also attended meetings after we reviewed

1 those reports with OCFA, both on site and off site,
2 multiple meetings. We attended meetings with the City
3 of Yorba Linda. We attended meetings with the Yorba
4 Linda Water District. And we attended meetings with
5 the Chino Hills State Park.

6 I don't know if you guys remember but at our
7 original August outreach meeting Ron Krueper from the
8 State Parks stood up and said have you looked at our
9 manual for our park and have you read this and you're
10 right next to the park, you need to review all this
11 information.

12 We reviewed all that information. Then we
13 met with him two or three times. And in particular one
14 particular provision in there was on the fire
15 management plan.

16 There was -- this was an older document. It
17 had a section on fire management plan and what they
18 were going to do about it. It hadn't been finalized.
19 It hadn't been drafted. Then they drafted it. Then
20 they didn't send it to me. Then they quit meeting with
21 me.

22 I will absolutely tell you as we sit here
23 they have no fire management plan. The fire management
24 plan for the park as I understand it today is that it's
25 going to burn when the fire hits.

1 We reviewed the fire history that was done.
2 Hills for Everyone, which is an entity that we've met
3 with a couple of times, prepared a fire study and
4 forwarded it to the Yorba Linda and I think made a
5 presentation to the council. We met with them. They
6 reviewed -- we reviewed their study.

7 Mike Huff came up with a study of his own.
8 They had a fire on their study that we didn't have
9 because theirs came back and got it from a different
10 database. So we went back through and pulled that one
11 up and we looked at that history of fires.

12 In general terms I will tell you that what's
13 happened is in this particular area since 1876 there
14 have been three fires. There was one in 1943 that we
15 didn't pick up. There was one in 1980 called the Owl
16 Fire. There was one in 2008, which is the Freeway
17 Complex Fire. All three of those fires burned through
18 this area.

19 And what's happening in the park as we talk
20 to the park and what's happening throughout the
21 Chino Hills State Park is the vegetation has changed.
22 It used to be where fires would go through and be
23 devastating fires every 50 or 60 years or so.

24 You can see the cycle is cut down and what's
25 happened is non native vegetation has gone in and has

1 the non native vegetation gets in, you end up with
2 brush. So your fires aren't going to be as big but
3 they're going to be easier to start and particularly
4 near the roadways. And that's exactly what's happened.
5 You're starting to have a bunch of smaller fires near
6 the roadways around Chino Hills State Park.

7 It was important for us to learn what was
8 going on in Chino Hills State Park, what was causing
9 fires, and what caused the fires here. That's why we
10 retained Dudek Urban Forestry to go through once we
11 came up with a design and tell us whether that design
12 was any good or not.

13 Along the way we went and talked to OCFA's
14 weeds and seeds guys, their wild wind specialist,
15 George Ewan. And he indicated that years ago he had
16 talked to the park biologist about this very problem
17 and they thought about needing firebreaks to protect
18 people that were on the edge.

19 So we thought it would be a good idea to put
20 a firebreak under the Southern California Edison wires
21 since that was an easement on our property and that we
22 would be able to break it from there. That's not going
23 to work. We've been out to the site. So we redesigned
24 it and I'll show you that as we keep going.

25 And finally we talked to neighbors,

1 firefighters, the sheriffs, and a lot of people that
2 were on site at the day. Lieutenant Bob Wren was out
3 on site that particular day. A lot of the neighbors
4 that showed up at the August meeting have come up and
5 talked to me. Some of them have yelled at me. But at
6 the end of the day everybody's described what their
7 experience was and what happened out there.

8 And we've also gone through and looked at
9 all the videos and saw what happened. And we've also
10 looked at other fires to see what their characteristics
11 are to see what we could do aside from the things that
12 I talked to you about in the initial meeting, which is
13 putting up a development that had hardened homes and so
14 on and so forth.

15 Next slide.

16 All right. So these were what we learned
17 and basically some of this I've already told you, but
18 Brea Police Department was unable to get control of any
19 of the intersections. There was absolutely no
20 evacuation plan.

21 And so when things started coming through
22 and they dumped traffic off the freeways on the 91 and
23 the 57, it backed up Yorba Linda. So when you folks
24 couldn't get out of your neighborhood, it wasn't a
25 function of the streets particularly in your

1 neighborhood or how many of you were trying to get out
2 of your neighborhood. It was a function that you had
3 nowhere to go.

4 Everybody was coming in and that's one of
5 the things in my talks with Lieutenant Wren that he
6 keeps emphasizing to me. Your development can be
7 evacuated. These other neighborhoods can be evacuated.
8 But you could put in an eight-lane highway and it isn't
9 going to help anybody.

10 I need to get a traffic control evacuation
11 plan that is going to work for the entire town. I need
12 to control things on Yorba Linda, La Palma, Esperanza.
13 I need to make sure that if somebody comes off the
14 freeway and they're headed down La Palma or down
15 Esperanza instead of balling up and Yorba Linda
16 Boulevard.

17 And further I want to get the people out of
18 the neighborhood where the fire is so I am going to
19 take them -- I'm going to take them across Yorba Linda
20 and into the neighborhoods so they can disperse out
21 that way so I don't have the bottlenecks.

22 Because as he has explained to me four times
23 now in each meeting I've had with him, both on site and
24 off site, it's not all about this particular area.
25 It's about the whole picture and that's what you need

1 to do. And as he explained earlier -- and I'll show
2 you -- he needs to get people out there to control the
3 intersections.

4 Alert OC, which is in existence now which
5 calls for people and as to when they're going to go
6 ahead and evacuate was not in existence in Yorba Linda
7 at the time. It had been adopted earlier in 2008 in
8 Orange County. It had not been adopted in Yorba Linda.

9 The fuel was great because this was the
10 first fire that hit in 28 years. And I'm sure a lot of
11 you know in Blue Mud Canyon we have big black walnut
12 trees and we had an abundance of things that have since
13 burned and the canopy was pretty good. Those things
14 are gone. And typically what would happen then is over
15 the next 50 or 60 years things would come back.

16 Those of you that live close to it can see
17 that non natives are coming in and coming back, but the
18 walnut trees themselves are showing very little growth
19 at least in that particular area. In other areas of
20 the park I think they're sprouting.

21 Another big problem was the water booster
22 pump failed. I know a lot of you have heard about
23 this, but basically there was a water booster pump that
24 was sitting over at Santiago, I believe, which is a
25 reservoir that sits between Hidden Hills and this

1 particular area.

2 when that booster pump failed due to the
3 fire, then it caused other pressure problems in lots of
4 other locations. And so consequently there was no
5 water here to fight the fires, which is why you had a
6 staging area down at the park but no firemen up here to
7 be able to fight anything because they just didn't have
8 the tools to do it.

9 The other thing we learned is that a
10 majority of the houses that were burned or damaged were
11 from ember fires. On the OCFA website and in that
12 report you will see that most of the homes in Yorba
13 Linda that were damaged were not on the edge of the
14 fire. They were on the other side of San Antonio
15 headed directly west from Blue Mud Canyon. And there
16 were more of those burned. And it wasn't from direct
17 radiant heat. It was from ember fires.

18 And what we've learned is that they were
19 built prior to 1995. And because they were built prior
20 to 1995, they were built to different standards and
21 those standards are -- don't provide for sealed eaves
22 and so on and so forth. So consequently those houses
23 are much more susceptible to fires.

24 we also learned that the Casino Ridge
25 subdivision built in 2004, which was built to a higher

1 standard because the City of Yorba Linda kicked into
2 gear I think sometime after 1996 and enforced new
3 regulations, those houses didn't have any houses lost.
4 And also in the Freeway Fire no houses built after the
5 1996 code were lost anywhere in the county.

6 Next slide.

7 Okay. So what's happened is the Yorba Linda
8 City Council adopted OC Alert. I told you about that.
9 It required that residential construction standards for
10 homes to be repaired and new homes were to be built to
11 higher standards. Also, all of the homes that were
12 damaged by the fire had to be built to the higher
13 standards.

14 In addition since that time, OCFA completed
15 their after action reports and their presentation and
16 they had multiple recommendations. Mike can probably
17 cover some of those that I don't, but they have early
18 alert and what they also did was had areas where they
19 had issues where there was overlapping fire
20 responsibility and those caused issues because at the
21 time the Freeway Fire broke out a lot of equipment from
22 OCFA and the other firefighting authorities were
23 elsewhere because there were already two fires that
24 were burning elsewhere in California. So they didn't
25 have a full complement of equipment.

1 They've since changed their mix of equipment
2 and they've also gone through and done more
3 coordination between themselves and they're going to
4 have more of what they call emergency operation
5 centers.

6 The State Fire Marshall developed standards
7 for ignition resistant buildings, which is basically
8 hardened homes. And those were adopted for very higher
9 fire hazard severity zones. This was not designated as
10 a very high hazard zone at the time by the State Fire
11 Marshall because the maps hadn't come out yet.

12 But the City of Yorba Linda had designated
13 it as a zone with increased yield. So now those 2010
14 standards have been put in. And, in fact, they put
15 them in since then. I think we even are up another
16 one.

17 And then Yorba Linda Water District
18 completed the Hidden Hills Reservoir and made a lot of
19 other operational changes, which I'll show you. But
20 basically they were plagued by pressure problems in
21 addition to the pump that failed and Hidden Hills ran
22 out of water.

23 By the time the fire was up to it, there was
24 very little that could be done for some of those homes.
25 The Hidden Hills Reservoir is three million gallons.

1 It's over capacity basically.

2 And that's one of the reservoirs that we
3 originally thought because it was so over capacity we
4 could draw water from. As I'll show you later, Yorba
5 Linda Water District decided not to allow us to draw
6 water from the east for the same reason that we had the
7 failure here and it has decided we need to draw it from
8 the west.

9 And then the Orange County Sheriff's
10 Department designed the traffic control plan in 2013.

11 And then OCFA adopted the Ready Set Go
12 program for neighborhood emergency areas.

13 When we were going through and talking to
14 OCFA in one of our several meetings with them, they
15 said, look, we have a Ready Set Go program that we're
16 trying to promote. It's a state program. And it's
17 basically trying to educate people and get them once a
18 year to understand what they need to do to evacuate,
19 why they need to evacuate, what they need to do when
20 they evacuate, and so on and so forth.

21 And also to kind of practice it and have
22 some familiarity with where they're going particularly
23 if they live in a very high fire hazard zone.

24 They said would you join with us and put
25 into your community the Ready Set Go program. It's

1 designed for existing subdivisions. We would like to
2 you put it into ours.

3 And we said we would. Which means that the
4 HOA is going to have its own alert program. It's going
5 to have its own program where it conducts training once
6 a year and it has people coming in.

7 And as you'll see later, there's going to be
8 fuel modification putting in which the HOA will have
9 monitored by an independent audit once a year and it
10 will be maintaining those fuel mods.

11 That's important because most of the
12 communities around us and most of the communities in
13 Yorba Linda don't have HOAs and so consequently fuel
14 modification that comes out of a house has to come from
15 individual owners and it's a whole lot tougher to place
16 hundreds of individual owners than it is one big HOA.

17 Next slide, please.

18 This is a slide from the OCFA presentation
19 or the after action report. And the -- this is the
20 lessons that they show. It jives with everything that
21 we learned, which is basically the ember intrusion was
22 the biggest problem, water supply challenges was the
23 second biggest problem, coordination, EOC stands for
24 emergency operation center, mass notifications, because
25 those didn't work during the Freeway Fire, and then the

1 repopulation of residents is deciding when people can
2 come back in and what steps need to be taken then.

3 Next slide, please.

4 They decided that on their mitigation and
5 preparation that there needed to be some permanent
6 measures put in place. I put the circles around
7 these. And that's defensible space and construction
8 features. We've designed both of those into our
9 project.

10 Next slide, please.

11 Defensible space that they're talking
12 becoming is basically fuel modification. As you can
13 see on this slide, this is an example of what it looks
14 like.

15 Fuel modification that they're talking about
16 is basically 170 foot zone. There's a 20 foot zone
17 that's on your property that's supposed to be level.
18 Then there's a 50 foot zone that comes off of that that
19 generally will be irrigated, but have fewer plants on
20 it. And then another 50 foot zone that may not have to
21 be irrigated but will have fewer plants. And then
22 another 50 foot zone.

23 So basically it's a gradual thing coming up
24 and the reason that they picked an uphill deal is
25 because that's when the fire hits the greatest. It

1 likes to travel up hill.

2 Next.

3 Here is our problem. If you look at our
4 property and you look at what happened during the
5 Freeway Fire and you look at where the houses burned,
6 then you see that there's a plume that went down Blue
7 Mud Canyon and it went across San Antonio. Yes, it
8 burned some houses on San Antonio. It burned houses on
9 Durango. It burned some houses on Stonehaven.

10 But it burned a lot more houses on the other
11 side of San Antonio. And that's because it shot the
12 ember zone up. If you want to see a picture of what
13 those houses looked like or which houses were damaged,
14 OCFA has it on its website.

15 And when we went through this and we went
16 through it on a couple of windy days what we learned is
17 -- this is Hidden Hills that we're looking at and this
18 comes down looking towards us. This thing becomes a
19 wind funnel. Blue Mud Canyon becomes a wind funnel.

20 So if you've got 40 miles an hour winds,
21 they become concentrated and they sweep through there.
22 There's not a lot of vegetation in there now because it
23 got burned out before. But if you go through there and
24 you walk through there and you look at the slides or if
25 you look at the vegetation on each side, you'll see how

1 the vegetation in the park has become something where
2 it's not native grasses, the type of thing that will
3 pick up quickly in a brush fire.

4 It won't be as devastating as the type of
5 fire we had during the Freeway Fire because there
6 wasn't as much vegetation, but eventually as it grows
7 up, you're going to have the same problem again.
8 So from our perspective that was our number one problem
9 once we understood it. That's what we needed to do
10 something about.

11 Next slide, please.

12 So basically what we did was we went through
13 and looked at the standards for hardened homes and we
14 adopted all those standards for hardened homes and then
15 we went one step further. They require sprinklers in
16 the homes, but they don't require sprinklers in the
17 attic for some reason.

18 My partner is from Arizona. He's an
19 architect. He put sprinklers in the attic. So we've
20 gone one step above everything else so that there's
21 sprinklers in the attics of these homes.

22 In addition, these red lines, orange, and
23 blue lines are all of our fuel mod from the 150 feet
24 that goes around it and the little blue line is the
25 zone A.

1 what we have done in particular here is --
2 this is Blue Mud Canyon and we've taken Blue Mud Canyon
3 and we're going to make it into a mitigation area.

4 And the reason we need a mitigation area is
5 because there's a little bird called Least Bell's
6 Vireo. Least Bell's Vireo is a federally-protected
7 bird and it has nesting locations apparently on the
8 Cielo Vista property.

9 If we get one of our access roads across the
10 Cielo Vista property, then we're going to have some of
11 the potential habitat for the Least Bell's Vireo that
12 we'll need to mitigate.

13 So we've established a mitigation zone all
14 the way through Blue Mud Canyon where we're going to
15 irrigate and we're going to remove a lot of plants and
16 we're going to put in what we call California friendly
17 plants.

18 The California friendly are about a 70
19 percent native, 30 percent exotic mix. And they have
20 year-round color. They're more fire resistant.
21 They're more water use. We'll put them more sparse
22 because we're also going to put a trail system down in
23 there.

24 And then in Blue Mud Canyon itself we'll
25 irrigate that and have that to where we'll have

1 willows, we'll restore the walnuts, and so on and so
2 forth. So irrigated plants as Mike will tell is going
3 to go a long way towards stopping fires as it comes in,
4 but it isn't going to be enough.

5 So what we did also in addition to doing a
6 fuel mod zone that's going to cover the entire bottom
7 is we have a 300 foot swath and it's in an area where
8 we can reach it from both sides with paved roads and
9 we're going to make that area more sparse and more fire
10 resistant so it will form a break for the fires as they
11 come in.

12 So this should protect all of the neighbors
13 that currently are in there and it should help with the
14 direct radiant heat fires that come through. There's
15 still going to be ember storms that are coming from the
16 other places and the only thing that's going to stop
17 your houses from burning from an ember storm whether
18 it's coming from a fire two miles away or not is for
19 you to take some steps to harden your home as well.

20 Next slide.

21 This is another option. It's option 2B,
22 which is going out -- one of the exits going out and
23 I'll cover that later -- to San Antonio and then the
24 secondary exit going down to Stonehaven.

25 Oh by the way, on ours the other thing that

1 we're putting in is we're putting in two reservoirs.
2 There's a reservoir that is at the top where that
3 little blue line with the white dot is and then this
4 one right here (indicating). The reservoirs are
5 located at the 1200 foot and 1390 foot elevations. And
6 we're working with Yorba Linda Water District to decide
7 exactly where to put them and how much to put them on.

8 Those particular water tanks under the
9 Northeast Area Planning Study that Yorba Linda water
10 District adopted in March will provide the water for
11 not only our project, but if we can make deals with the
12 other developers and they play nice with us for also
13 the other projects in the area.

14 So those would also allow the Yorba Linda
15 Water District to put more water in this site and right
16 now we'll show you some slides later, but it'll fill a
17 gap in their system.

18 In addition to that, they have designed
19 eight booster pumps which will go over by the Fairmont
20 Reservoir. And the purpose for that is so they can mix
21 groundwater with the water coming out of there and also
22 have redundant systems.

23 Because one of the things that they've done
24 since the Freeway Fire and is gone through and tried to
25 get redundancy in their system so that if one system

1 fails, the other will pick it up so that they don't
2 have a repeat of anything that's gone on.

3 Next slide, please.

4 So our fuel mod is going to have the
5 irrigated area. It'll establish the modification zone.
6 It'll put a firebreak zone through Blue Mud Canyon.
7 We'll be removing non native fire friendly plants and
8 we'll establish fuel modification zones to be
9 maintained by the HOA in accordance with OCFA
10 standards.

11 Next slide, please.

12 The firefighting design features that we've
13 got up here is that when we bent to the OCFA and we
14 talked to them. They also wanted us to design some
15 staging areas in there.

16 So we've got staging areas that are going to
17 be designed on site. Two of the staging areas will
18 provide for five fire trucks and they'll be fed by
19 direct hydrants. So they'll be able to fuel up quickly
20 and then go out and fight whatever they need to do. In
21 a wildfire area they don't stay in a static location.

22 And then the third one will be at the bottom
23 of Blue Mud Canyon and that's going to provide for two
24 engines. The Blue Mud Canyon staging area if there's a
25 big fire coming through won't be used obviously because

1 it would be too dangerous, but if it's a grass fire or
2 something like that, they'll be able to get in. So
3 before they didn't have any firefighting areas in
4 there. Now they're going to have them.

5 The reservoirs I've already told you about
6 and that's going to provide over a million gallons of
7 water storage.

8 And then the roads are going to be
9 constructed for emergency ingress and egress
10 simultaneously so that you'll be able to get vehicles
11 out and you'll be able to get vehicles in at the same
12 time.

13 Right now the only way they can get in there
14 is the dirt roads that are maintained by OCFA once a
15 year and graded in connection with easements owned by
16 Southern Cal Edison.

17 As I told you, all the homes will be built
18 to the latest hardened home requirements with
19 sprinklers. We'll adopt the Ready Set Go program and
20 will maintain an imagine alert system in addition.

21 Next slide.

22 This is the result. Mr. Huff will get up
23 here and he'll show you what happens, but the slide on
24 the left is where the fire would be and what would
25 happen according to his computer software if nothing

1 goes on our site. The slide on the right is exactly
2 what it's going to look like if our project goes on the
3 site. It becomes a very huge firebreak for you on the
4 existing neighborhood and it will provide you with more
5 protection by putting you away from the fire and
6 providing breaks there.

7 Next slide, please.

8 The Yorba Linda Water District built the
9 Hidden Hills Reservoir and did the booster upgrades.
10 This is part of what they've done. And they've done
11 all these other infrastructure things in addition to
12 that to have a redundant system.

13 Next slide.

14 They've also joined the Water Emergency
15 Response Organization of Orange County and they got a
16 seat at the Operational Emergency Operations Centers.

17 Right now when there is a red flag warning
18 that appears then what happens is Yorba Linda Water
19 District fills reservoirs. So they make sure that
20 they're filled to capacity. In the case of the Hidden
21 Hills Reservoir they'll fill it up beyond what they
22 would ever need so that they'll have extra water
23 available.

24 When the 2008 Freeway Fire came through
25 there was no reservoir at Hidden Hills. The nearest

1 one was south down at Santiago. And that was a hole in
2 their system that's since been repaired.

3 And then they've got a mitigation plan where
4 they go through with other water utilities. Because
5 all these utilities at some point in time have some
6 connections. For instance, at the southern edge of our
7 property Metropolitan Water District has a huge pipe
8 that's going through. So now there's a lot more
9 coordination between the water districts as to what
10 they will do in the event of a fire.

11 Next slide, please.

12 This is just the things that they've gone
13 through and done to overhaul their deal since the
14 Freeway Fire. They've increased their pumps. they've
15 added seven million gallons of storage. If we go
16 through and complete this, that will become eight
17 million gallons of storage.

18 Next slide, please.

19 This is basically where we are (indicating).
20 Hidden Hills is right up here (indicating). That
21 wasn't built before. Santiago is down here and then
22 our property is right here (indicating).

23 So as you can see the next reservoir that
24 really could serve anything is what they call a Little
25 Canyon Reservoir which is that one at the 1000 foot

1 level. So there's a hole in their system right now.

2 And if we put our underground reservoirs in
3 there that fills that hole and also gives them
4 redundancy so that they can go through to the Fairmont
5 pumpouts over here to the left, which are in green,
6 increase those and then they're going to run pipes up
7 to Little Canyon to run down here.

8 Right now the Yorba Linda Water District has
9 no excess storage capacity to serve any of these
10 developments so it has to be built on site.

11 In order for it to serve the existing
12 developments like the planned Cielo Vista, Bridal Hills
13 if anything ever goes up there, and ours, you have to
14 have elevation. I'm a layman, but basically you need
15 to have about 130 feet above the maximum height of your
16 highest pad.

17 So that would mean that we need something
18 along the 1200 foot level, which we have designed, and
19 the 1390 foot level. There's insufficient elevation on
20 Sage to put anything in there. And for other reasons
21 there's insufficient engineering and so on and so forth
22 without a lot of construction cost to put it on Bridal
23 Hills. So it pretty much has to come on our property.

24 We spent an awful lot of money with our
25 engineers talking to Yorba Linda Water District,

1 talking to their engineers, designing things back and
2 forth. And the design we came up with was to run pipes
3 over from Hidden Hills to reservoirs on our site.

4 They did the Northeast Area Planning Study,
5 which they dropped adopted in March 2013, and they said
6 we won't run water over from Hidden Hills. We know
7 we've talked about it. It's not happening.

8 I sat down with them and said why and they
9 said because again, Doug, that's going to create a
10 single point of failure. We won't do it again. And
11 that's why they're running everything from the west.

12 Next slide.

13 So what we'll have on site is the 1200 and
14 the 1390 reservoirs and they've got 1.3 million gallon
15 zone. That would be enough to go through and serve
16 both us and Sage. And if we need to do more than that
17 for any other reasons that they come up with, we would
18 be willing to do that as long as we can get agreements
19 with the surrounding developers.

20 And then they would be serving it from
21 Little Canyon. So they would bring pipes from Little
22 Canyon over and then bring it in there so that they
23 keep the head pressure because that's from the 1000
24 foot elevation.

25 Next slide.

1 Basically the two blue dots are where on the
2 property the underground reservoirs will be. You won't
3 be able to see them because they're underground. They
4 won't agree to anything above ground. So they're going
5 to be flat pads as far as you can tell.

6 And then this is an engineering diagram that
7 shows you basically the water pressures. Our civil
8 engineers are here. If you have specific questions
9 about water pressure, we've already gotten a couple
10 people talking about them, and they can answer those
11 questions.

12 Next slide.

13 This is the Yorba Linda Traffic Control Map
14 for Evacuation and this is what Lieutenant Wren showed
15 people, but in just looking at this map you can't tell
16 very much unless you zone in it on it.

17 Next slide.

18 So that's what we did. We took it and we
19 took it in four different sections so we could see
20 exactly what he was talking about.

21 Next slide.

22 This is the first section and what he is
23 showing here is the direction that he's going to have
24 the traffic going. So he's going to have deputies at
25 each one of these intersections and they're going to

1 capture the intersection, they're not going to allow
2 traffic to come in, and they're going to set traffic
3 going in whatever specific direction they plan on
4 going. These are planning on going away from potential
5 fires.

6 However, since he's going to have radio
7 control with these guys, he's going to put the people
8 going in whichever direction he needs to make them go
9 and it's a fluid deal.

10 So, for instance, if you hit something even
11 in this particular area where you decide, wait a
12 minute, we want to go down San Antonio out to Yorba
13 Linda, they may turn you around go down to Fairmont or
14 they may have you going right on Yorba Linda, they may
15 have you going left on Yorba Linda, or they may have
16 you going down Yorba Linda for a very short way and
17 dump you into neighborhoods.

18 what he's not going to allow is the
19 bottlenecks that occurred before. The guy is
20 experienced. I've talked to him. He's done in this
21 Laguna and he's done it in a lot of other locations.

22 And he was here during the Freeway Fire and
23 saw what happened with Brea. He told me candidly what
24 happens is if you can't control the intersections, then
25 you can't control anything. And nothing was

1 controlled. There was no plan. And as a result,
2 nothing was controlled and that's why the traffic
3 backups occurred.

4 Next.

5 This is another section that's closer to us.
6 You'll see that the property we have is in the
7 upper-right corner. So he's bringing people down
8 San Antonio, but then as they come onto Yorba Linda,
9 he's putting them down Fairmont or Las Palomas.

10 He also told me that when Hidden Hills is
11 evacuated, it's going to be evacuated and it will keep
12 going straight on west onto Esperanza. He's not going
13 to allow them to go up into Yorba Linda.

14 Next.

15 Same thing as you get further to the eastern
16 part of the town, he's showing that he's going to keep
17 the traffic on La Palma and take it on out away from
18 the fire areas.

19 Next.

20 FROM THE AUDIENCE: Can I ask a question?

21 MR. WYMORE: At the end of the thing you can.

22 So the next thing that OCFA asked us was
23 whether or not we would design an evacuation program
24 for ours and so we did. Gary went back and did an
25 evacuation plan for our particular subdivision.

1 And what that showed us was that we had to
2 go in and we had to put in some additional roads and --
3 which we've done, and then we put that evacuation plan
4 in as part of our deal. And that evacuation plan
5 depending on the exit will have a secondary access
6 that's 28 feet paved which is their minimum standards
7 for an emergency exit. If we end up with option 2B,
8 we'll have two secondary -- we'll have two main exits
9 coming down.

10 Next.

11 This happens to be the one 2B. This is one
12 of our access options where one of our main roads would
13 go out to San Antonio below everything and then the
14 other one would go down to Stonehaven on a secondary
15 basis.

16 Next.

17 As part of the EIR process we have to
18 prepare a traffic study and everybody has asked me
19 about traffic. Our traffic study scope wasn't just the
20 streets on our area.

21 When we went to the county, the county told
22 us that to do your scope you need to go to the City of
23 Yorba Linda because they know the roads better and they
24 will tell you what the intersections are and where the
25 areas are that you need to study.

1 So this scoping study shows what they told
2 us to do. Everything that is on there that's a little
3 white dot is something that Keil Maberry studied.
4 Because the mitigation doesn't just occur at Via del
5 Agua or Stonehaven and Yorba Linda. They made us go
6 through and check traffic all along that particular
7 area.

8 And as a result one of the mitigations is to
9 contribute to I believe it's a right-hand turn lane
10 down near Savvy Ranch and some other items which Keil
11 can explain to you.

12 But the point is this wasn't something that
13 we came up with that we decided the scope on. This is
14 the something the county and city decided the scope on
15 and that's why our study is so thick and each one of
16 those access options that we're studying are in there.
17 So it isn't something where we're just looking at one
18 little area. We're looking at the entire thing they
19 told us to study.

20 Next slide, please.

21 The two collector streets we had to
22 establish capacities on. So we went back to the city
23 of Yorba Linda's general plan and found how those roads
24 compared to what they described in their deal. Because
25 we've heard criticism that San Antonio isn't going to

1 take on this traffic and Stonehaven and Via del Agua
2 aren't going to take on the traffic.

3 what our traffic engineer did was he went
4 in, he compared it to what he did that was in the
5 city's general plan, and he said these are most like
6 12,500 vehicle per day roads. One of the roads is 40
7 foot wide. One is 38 foot wide.

8 But then when he got to Via del Agua and
9 Stonehaven he cut that in half. And the reason he cut
10 that in half is those although they're wider more
11 neighborhood roads. They can't stand the traffic in
12 his opinion. So he cut those in half and kept San
13 Antonio the same.

14 Next.

15 In the Cielo Vista meeting people asked
16 well, what are the capacities of the road. We had to
17 come up with the capacities of the road and this is
18 what we came up with. We had to show what the existing
19 vehicles per day were on each roads. So we put traffic
20 counters out there to find out what the existing was
21 and it's on this chart. So Via del Agua had existing
22 of 1112 a day. Stonehaven had 1966. And San Antonio
23 had 3530.

24 Our project, which in our traffic study
25 since we knew that Bridal Hills could eventually put in

1 38 lots, we increased our traffic study to 378 instead
2 of just 340, which will account for them whether
3 they're ever built or not.

4 So if you put that in there then our project
5 will add 2351 on option 1 and then 1266. Option 1 has
6 both our emergency exit and our primary exit coming
7 down to Stonehaven. If we refer prefer to do is to go
8 down on what we call option 2B.

9 If you look at our EIR there are four
10 options. There's option 1, which has two roads going
11 down through to Stonehaven which is the one that we
12 have legal access to today.

13 Option 2 has our emergency going out
14 Stonehaven and then primary going up to Aspen Drive.
15 Nobody that we've talked to likes that option,
16 including the guy that's shaking his head who probably
17 lives there now.

18 And then option 2A goes through what is
19 called the potential access corridor that's described
20 in the area plan for Cielo Vista and it winds around
21 through that canyon and then goes out to San Antonio
22 south of all the existing homes on San Antonio.

23 Option 2B is an option that we designed
24 after more consultation with various people and option
25 2B has our primary going in the same direction down San

1 Antonio and then -- and then a secondary access going
2 down Stonehaven. And we divided up the traffic saying
3 roughly 65 percent is going to go out San Antonio and
4 35 percent is going to go out Stonehaven.

5 At the end of the day option 1 will take the
6 level A, which is the best level you can have for
7 traffic, on Via del Agua and it'll turn it into a C.
8 It won't affect the level A on any of the other
9 streets. If we go with 2B, then all of the
10 streets will remain level A.

11 Next slide.

12 This is how Mr. Maberry calculated the trips
13 per day. Basically what it comes down to is each home
14 he put in assuming that it would be 9.57 daily two
15 trips a day. This is in the EIR, but again -- and the
16 378 units that you look at and you go wait a minute,
17 those guys are telling us we're only going to put 340
18 in. Yes, we're going to put 340 in, but we have to
19 account in these traffic studies for other
20 developments.

21 So you'll go through the traffic study and
22 you'll see that we have to account for developments
23 that are happening out in eastern Yorba Linda because
24 whatever traffic we generate has to be taken in context
25 of whatever traffic they generate as well because this

1 is a wider scope.

2 As soon as I'm done I'll take your question,
3 sir.

4 FROM THE AUDIENCE: Can we have somebody earmark
5 this slide to come back to this slide later?

6 MR. WYMORE: Sure.

7 Next slide.

8 The other thing we had to do that many of
9 you noticed was we in California, if you're in an AP
10 zone, which is an Alquist-Priolo zone, where there's an
11 active earthquake fault, like the Whittier Fault which
12 we have, then they establish a zone which is basically
13 either a quarter mile from where they either know the
14 fault is or where they project the fault is.

15 In this particular case the fault has never
16 been specifically identified on this property. We
17 needed to go through and figure out exactly not only
18 where the fault was but also figure out whether there
19 were any other faults, whether they're active or not,
20 within the AP zone. So that's why we had a half mile
21 of trenching. We also had some earthquake zones on
22 their there which is why we've done all the boring. We
23 also had some soils issues on there which is why we did
24 the soil testing.

25 So a lot of you have seen that out there.

1 what we found at the end of the day was we found
2 exactly where the Whittier Fault was. And this
3 particular slide shows the trace and then what we did
4 -- this shows 100 feet, but we actually decided to
5 offset 120 feet from there. So that nothing gets built
6 in there except roads and those roads will have to be
7 specifically designed for the earthquake fault. So you
8 can see there's not even a lot that has anything
9 bordering it.

10 Under California law if you find a fault and
11 it's an active fault, you can put a residence within
12 150 foot of the fault.

13 FROM THE AUDIENCE: Can you show the fault on that
14 picture?

15 MR. WYMORE: This line right here (indicating).

16 And then the offset is as it comes up. The
17 offset only goes to the north because we didn't
18 establish an offset to the south because we don't have
19 anything -- all of our lots are to the north of the
20 fault.

21 Next slide.

22 we've been asked if the City of Yorba Linda
23 General Plan whether we're consistent with it or not.
24 We went through the City of Yorba Linda General Plan
25 and basically you can look at this, but they had this

1 property set up for 630 units, not just our property
2 but the others as well. They had it set up for the
3 density of one unit per acre. They had the residential
4 use as being cluster which is what we've done. They
5 had circulation improvements to San Antonio Road and
6 Via del Agua or San Antonio, which is what we've done.

7 And then you can see there were access
8 easements that they were going to have because they
9 wanted to have all of the properties; Bridal Hills,
10 Yorba Linda land, the Nicholas Long, what we currently
11 own, the Simmons property next door, and the Cielo
12 Vista project all designed on specific plans. Right
13 now our project is the only one going through on
14 specific plan.

15 Then they wanted to complete the equestrian
16 trail network. As you'll see, we have trails that are
17 going to be going through along the northern edge of
18 Blue Mud Canyon and connecting into the Old Edison
19 Trail and Chino Hills State Park, which is the only
20 place the park would let us connect into.

21 None of the property was designated as
22 conservation or open space. None of it was designated
23 historic. None of it was designated as a wildlife
24 corridor.

25 Next slide, please.

1 Our density is .73 dwelling units per acre,
2 which is under the one dwelling unit per acre. And
3 it's going to be approximately the same density as
4 Casino Ridge. It will be considerably less than all of
5 the subdivisions and tracts around us.

6 Next.

7 These are basically our options.

8 So on option 1, which is the one we do have
9 legal access to, we'll go down through to Stonehaven
10 and our emergency exit will go through Cielo Vista. We
11 have litigation going on with Cielo Vista to contest
12 whether that easement exists or not even though it's a
13 matter of record. And the next hearing that's set up
14 for that I think is in March, which is our summary
15 judgment motion.

16 Next.

17 This was the option 2 that we put in there
18 which had our emergency access going out to Stonehaven
19 and our primary going out to Aspen. As far as I'm
20 aware, everybody that we've showed that to didn't like
21 it.

22 I will tell you, however, I got a comment
23 today from Bob Wren and I got one last Friday and he
24 said, well, for emergency purposes I am going to send
25 in a letter to the county and I am going to say that I

1 want you to put an emergency road up to Aspen even if
2 you're going to have your main one go out. He said I
3 want -- if I can get four, I want four. If I could get
4 five, I want five.

5 So basically what he's telling me after I
6 took him out on site is he wants this one, he wants the
7 one going up Aspen as emergency only, he wants the
8 other one going down here, which would be 2B, and he
9 still wants a connection going into Cielo Vista even
10 though that's something that we wouldn't necessarily
11 need. And he also told me today that he's probably
12 going to comment and see what he can do about an
13 emergency going out of Cielo Vista onto Dorinda as
14 well.

15 As you would expect, he's looking for every
16 emergency access that he can get under any set of
17 circumstances because he wants something that if he
18 needed to he could bring the residents from the south
19 through this development and then out up across
20 Fairmont if something like that became necessary. We
21 disagree with him, but nonetheless I'm telling you
22 that's one of the things he's going to do.

23 Next.

24 This is 2A. 2A has us with emergency only
25 going down to Stonehaven and our primary going down to

1 San Antonio.

2 Next.

3 And 2B has us going with exits to both, with
4 this being more of a private one, for residents only.

5 FROM THE AUDIENCE: What about for any of us?

6 MR. WYMORE: And that's it. I think that's the
7 end of the slides.

8 No? Next.

9 Okay. This is our open space exhibit which
10 basically shows that we've buffered the neighborhood
11 from everything and in Blue Mud Canyon pulled the lots
12 back up on the hill and then back up to the other hill.
13 You can see how that will look because there is a study
14 that's in the EIR that shows photographs from all the
15 locations around this.

16 Next.

17 And this is another one which will show
18 option 2B. This area down in 2B is because that's
19 where we were told that many of the residents would
20 want a park because they want a trail that would go
21 around so that they would go up through Blue Mud Canyon
22 and connect. So we've included a park that would be
23 down there just south of where we exit at San Antonio.

24 Next.

25 we've got an animation that will show you

1 what it'll look like when it's built. It will take
2 about three minutes and then we'll be taking questions.

3 (Animation playing.)

4 MR. WYMORE: I misspoke. We're going to have Mike
5 Huff up to give you the fire protection report.

6 FROM THE AUDIENCE: How long do we have this room
7 for, till 8:30?

8 MR. WYMORE: Oh, no. We have this room till
9 whenever we need this room. This isn't one of those
10 things where we're going to put you on a deadline and
11 kick you out.

12 I'm taking questions. So we'll be here.

13 FROM THE AUDIENCE: It's a school night. I've got
14 kids.

15 MR. WYMORE: I understand.

16 FROM THE AUDIENCE: We've all got to go.

17 MR. WYMORE: All right. As soon as Mr. Huff is
18 done, we'll be glad to answer your questions.

19 MR. HUFF: I won't be nearly as long as Doug was.

20 If you'll indulge me on the first few
21 slides, it's a lot about me. And I'm not here to brag
22 myself up, but I thought it was very relevant that you
23 understand a little bit about my background and what
24 qualifies me to be here to do what I did for this
25 project, which was basically I was retained to come in

1 and review the plan and the fire protection features
2 that were being provided for the plan and compare that
3 with projects that I've worked on.

4 My background. I have a background -- my
5 education is forest management with a fire ecology
6 focus. I've been in consulting and natural resources
7 for 21 years, 17 of that here in Southern California
8 doing fire protection planning for a wide variety of
9 projects.

10 I'm a principal. I head up the Urban
11 Forestry and Fire Planning Protection at a company
12 called Dudek, which is an engineering firm.

13 And then I have several certifications in
14 wildland fire ecology, forestry, and horticulture. I'm
15 an active member of the California Fire Chiefs
16 Association. I sit on the So Cal wildland-Urban
17 Interface Committee, which is a code committee that
18 routinely meets to discuss and implement codes that
19 eventually find their way into the California fire
20 codes. I'm an annual trainer at the Fire Prevention
21 Officers Institute each year.

22 And as I mentioned, we've done projects --
23 yes sir.

24 FROM THE AUDIENCE: Very impressed. Excellent.

25 My question is I guess how familiar are you

1 with this area?

2 MR. HUFF: I'm getting to that.

3 FROM THE AUDIENCE: Okay.

4 MR. HUFF: And if you have questions, please wait
5 until the end. Thank you.

6 we've done projects throughout Southern
7 California and throughout the state and most of my
8 projects are in Orange on San Diego Counties.

9 That is missing a slide.

10 But just for an example of the projects that
11 we work on. I just finished this last year a project
12 that was not so much fire protection related, but it
13 was -- it included fire protection, but it also
14 included a wildland open space area, the Nature Reserve
15 of Orange County. It's the 36,000 acres of open space
16 that you see across the 91 here all the way to the
17 coast. And that open space, like any open space,
18 including Chino Hills State Park, is being hammered by
19 repeated fires and it's causing considerable damage to
20 the habitat.

21 So what our plan focused on there was
22 reducing the number of fires, trying to help that go
23 back or revert to the climaxed vegetation condition,
24 which is actually much more ignition resistant than the
25 non native grasses that we're seeing out there now.

1 I've done fire protection planning for
2 large, very large development projects like Tejon
3 Mountain Village in Kern County. That's basically a
4 several thousand units and 30,000 people on a 26,000
5 acre project site.

6 I've done projects in Laguna Beach
7 routinely, almost ten a year over there for small
8 projects. All dealing with implementation of fire
9 protection and structures that are in high fire hazard
10 severity zones. So it's very relevant to this project
11 and if you have questions further about my background
12 afterwards, I'll be happy to answer those.

13 When I was asked to take a look and review
14 this project, we basically follow a standard protocol
15 on any of our projects and it starts with
16 implementation of kind of the latest science that's out
17 there. And there's a lot of research going on on the
18 wild urban interface and we try to apply that as much
19 as we can to our projects.

20 We follow typical risk assessment methods.
21 We want to learn everything we can about the fire
22 environment that the project is sitting in.

23 This is an overview real quick. We look at
24 the site risk, fire history, fuels, weather, existing
25 fire resources for response, access, fire behavior

1 modeling.

2 we conduct passive -- we're looking at the
3 project for how passive it's protection is. we don't
4 want a lot of systems that require human intervention.
5 we want it to be things that can stand itself out there
6 as did the Casino Ridge neighborhood. It didn't tie up
7 Orange County Fire Authority resources because it could
8 defend itself. It had a fuel mod and it had ignition
9 resistant construction. Those are the kind of things
10 we're looking for.

11 And then awareness so the community needs to
12 be aware and it cannot just be a community that is in
13 the wild urban interface and not realize things that
14 its residents need to know and do on a continual basis.

15 we look at the fuel modification that they
16 provided, we look at the infrastructure, and the fire
17 protection features.

18 So real quickly I'll go through our process.
19 while we're in the field on the site, we're looking at
20 topo, veg. we're looking at wind alignments. we're
21 looking at any unique features that might facilitate
22 fire spread.

23 And this one as many of our projects we have
24 a recent fire for which we can go back and look and
25 make sure that what we're seeing is how the fire

1 behaved in the -- in this case in the Freeway Complex
2 Fire.

3 This is -- that was the fuel portion.

4 Then we get to the geographic information
5 system portion, which is a powerful tool that we use.
6 And this particular data is a wind data and the models
7 will break down how the Santa Ana winds will flow
8 through these canyons.

9 So on this site it's interesting that
10 Mr. Wymore alluded to it, you actually have tunnels,
11 wind tunnels on this project within a tunnel. So you
12 have the 91 corridor, which funnels winds, and then you
13 have on this site additional funnels, and it can create
14 erratic, unpredictable winds, as you all know.

15 This is our vegetation component. We
16 usually get that from the project biologist where each
17 vegetation type is mapped and we convert those
18 vegetation types into fuel models to run that through
19 the fire behavior model.

20 We look at fire history. In this case
21 obviously the footprints of this and the Owl Fire are
22 fairly close. In general this site has burned twice
23 and other areas up north are burning a lot more
24 frequently.

25 This is the results of our basic fire

1 behavior modeling which in each of those vegetation
2 types we run it through an algorithm and it spits out
3 what the projected flame lengths, fire intensity. we
4 can model the distance that embers would be thrown.
5 All of that we can get and pretty accurate.

6 This is an exhibit we create that goes in
7 then into OCFA and when they're reviewing the work and
8 this let's them look at particular areas and see what
9 those flames would produce.

10 Then we run it through a more sophisticated
11 fire behavior model called Plan Map and that looks at
12 the entire landscape. so we feed it the same kind of
13 information across this landscape; the vegetation, the
14 slope percentages, the wind alignment. And then we
15 basically plug in what the weather is.

16 we can do it for a summer fire, which would
17 be a typical day, nothing major going on and see how
18 that will burn. Obviously that's going to have lower
19 results than if we pick a Santa Ana wind day, which in
20 this case we picked the same weather conditions that
21 occurred for the Freeway Complex Fire.

22 we look at the proposed land plan. we look
23 at the -- where the houses are, the where fuel mod is,
24 if there are areas where the fuel mod is deficient, and
25 we look at that in relation to the fire environment on

1 the site.

2 Then we take the land plan and we flip it on
3 its side so that we can get a look at it from a profile
4 view and just make sure that our flame length --
5 predicted flame lengths are not going to impact the
6 structures. So we're taking care of one of the main
7 concerns, which is radiant and convective heat.

8 The second concern then is the embers that
9 Mr. Wymore talked about. The embers are actually in
10 any of these projects or in existing the embers are the
11 most important component because the fuel mod and the
12 new building codes really take care of the radiant and
13 the convective heat.

14 Another thing we look at as part of the
15 hazard assessment is how far away is the nearest fire
16 station for response. In this case we have -- our
17 closest Fire Station Number 32 can arrive at the most
18 remote portion of the project in just under five
19 minutes. The standard in Orange County is for response
20 in under five minutes 80 percent of the time. So we
21 meet that code requirement.

22 So as our review of the project and
23 assessment continued obviously it's actually going to
24 have to be consistent with not the 2010 codes but the
25 2013 codes which are being adopted. There haven't been

1 too many changes for the wildland urban interface
2 areas, but it is a little bit more restrictive.

3 The project had all of the ignition
4 resistance already built in; the walls, the exterior
5 walls, the windows, the vents, any of the appendages to
6 the structures. They would all meet the ignition
7 resistant codes.

8 It included interior sprinklers which is a
9 requirement. What is not a requirement are the attic
10 sprinklers, which when we saw that we couldn't believe
11 it because we've not seen a developer actually do that
12 voluntarily before. And it's part of this redundant
13 layered system that we want to see for fire protection.

14 There's no one component of the system that
15 is relied on to prevent a fire from starting. Because
16 we know systems fail occasionally. So if we have a
17 system fail, like for instance the ember resistant
18 vents are meant to keep embers of your attic. If one
19 of those fails and an ember gets in and starts a fire,
20 there's two ways that that helps.

21 We have a head up there or more heads that
22 will likely extinguish the fire. The second part of
23 that is it's going to set off an alarm on the side of
24 the house that let's any responding fire engines that
25 may be patrolling the area during the wild fire know

1 that there's something going on and they can go into
2 the structure and take care of it.

3 we look at roads. The roads on this one the
4 widths are great. They're much wider than even the
5 requirements. All the cul-de-sac lengths hose pull
6 distances, hydrants are all at least to code. And
7 they've added some strategically located fire staging
8 areas and helispots, which of course is going to help
9 the response not only for the project but for the area.

10 This is one of the road system diagrams or
11 exhibits that we were looking at when we were doing our
12 analysis.

13 The water improvements improve the
14 reliability and availability for the area. The initial
15 response time is good. Fuel modification actually
16 exceeds requirements with the areas that Mr. Wymore
17 noted.

18 I'll just quickly go through the four zones
19 at the top he talked about already. Those are
20 requirements. Then we have the additional zones that
21 aren't requirements.

22 we have the fuel break zone, which is
23 approximately 300 by 700 feet.

24 we have the fire prone vegetation removal
25 zone. That's that large section in Mud Canyon as is a

1 fuel break zone.

2 special maintenance areas internally to the
3 project. We can't let the internal areas go. That's
4 even more critical in some cases than the external of
5 primary.

6 And then there's an irrigated riparian zone
7 down in Mud Canyon.

8 Now the key to this is -- because even in
9 HOA's that have fuel mod zones approved say 15 or 20
10 years ago, a lot of those haven't been inspected in the
11 last 15 or 20 years and there's no telling what
12 condition they are in.

13 In this case the HOA is going to fund that
14 inspection. Where OCFA has not had the staffing or the
15 funding to adequately inspect all the fuel mod zones.
16 This one is going to take care of that by getting
17 someone like me out there every year and writing a
18 letter that it either is or is not in compliance.

19 That fuel mod zone is a critical piece of
20 this considering the high fire hazard that it's in --
21 zone. So it will be maintained to function as it's
22 intended.

23 This is just to point out real quickly the
24 fuel mod zones. They do go around the community and
25 then these big swaths down here which are effectively

1 large fuel breaks.

2 This one you just saw, but what I wanted to
3 just point out is that these are actual model results.
4 These areas -- the irrigated maintained landscape areas
5 in fuel mod zones are all considered a certain fuel.
6 It's an irrigated urban fuel within the models that we
7 run and it's basically projecting that the maximum
8 flame lengths, if you get ignitions in here at all, are
9 one to two feet that a firefighter can handle with a
10 shovel or a, you know, water tank.

11 The other thing is the project has a
12 community evacuation plan and a very robust outreach
13 for its citizens. It's going to have a web base, there
14 will be fire safe council participation, drills with
15 the fire departments with OCFA.

16 Another thing we did was we looked at
17 potential evacuation trigger points. This was more for
18 our own edification, if you will. And when you look at
19 the after action reports, it took about two hours to
20 two and a half hours for the fire from its starting
21 location to get to the area where the project is. And
22 the typical evacuation time for a community like this
23 is anywhere from 30 to 60 minutes or so.

24 In this case the community has fully
25 endorsed the Ready Set Go program. And what that does

1 is it gets residents so that they are ready to go.
2 They have their critical things in a box, like I do at
3 home. And when I need to go, I put that in my car and
4 I'm out of there.

5 FROM THE AUDIENCE: I can't get my horses out in
6 time. I can't put them in a box.

7 MR. HUFF: I understand, sir.

8 FROM THE AUDIENCE: It takes longer than 30
9 minutes to get them out.

10 MR. HUFF: I understand. And that sounds like
11 something that you need to start planning for. There's
12 equine -- there's horse groups that come and help. And
13 if you don't have a trailer -- it sounds like you have
14 a trailer.

15 FROM THE AUDIENCE: I don't have a trailer. It
16 takes longer than 30 minutes.

17 MR. HUFF: So as I was saying, our community will
18 evacuate quickly. They'll be ready, drilled. And when
19 they get the call to go, they'll be going, if not
20 sooner.

21 FROM THE AUDIENCE: Enough is enough. We've been
22 the student for an hour and a half. How about you
23 right now get to the questions? We've seen your dog
24 and pony. Screw this dam situation. Get to the
25 questions.

1 MR. HUFF: So why does any of the stuff I'm
2 presenting matter? Because the after fire reports and
3 studies, not only from the Freeway Fire but from
4 multiple fires, indicate that the codes are working.
5 The codes are stopping structures from burning that
6 have been built to the codes.

7 So these structures on the site will be
8 built to the most strict codes in the country from fire
9 protection and I won't take the time to go through each
10 of these, but --

11 FROM THE AUDIENCE: Please.

12 MR. HUFF: -- the data supports that these houses
13 will not burn.

14 MS. MCCARTHY-WATERS: Let's let everybody ask the
15 questions in the manner that I outlined earlier.

16 FROM THE AUDIENCE: No.

17 MS. MCCARTHY-WATERS: Otherwise, if you just yell
18 from the audience, it won't get included in the final
19 document. You'll have a chance. Let him finish his
20 presentation and then I promise every single person
21 here will have a chance to ask their questions.

22 FROM THE AUDIENCE: When is this going to be done?

23 MR. HUFF: I'm on my last slide, sir.

24 FROM THE AUDIENCE: Speed it up.

25 MR. HUFF: The conclusion after reviewing the

1 project, applying our protocols for assessments and
2 risks, is that the project will perform very well
3 against wildfire.

4 Further, it provides a net benefit to the
5 area based on the fact that it creates a large fuel
6 break which will change the fire behavior, reduce its
7 spread rates and intensities through that area.

8 Thank you.

9 MS. MCCARTHY-WATERS: Okay. Can you all hear me?

10 As I described earlier, I've got comment
11 cards that you filled out. If you haven't filled one
12 out, please do so and raise your hand and Roger will
13 come. There's a couple of them over here.

14 We're going to go in the order that we
15 received --

16 FROM THE AUDIENCE: No, no, no.

17 THE REPORTER: Okay. I need to go to the restroom
18 before we take any questions.

19 Can I do that?

20 MR. WYMORE: What we're trying to do is we're
21 trying to get all of the comments on the record because
22 we want to get them on the record. She needs to be
23 able to take them down.

24 FROM THE AUDIENCE: She can hear us.

25 THE REPORTER: No, I can't.

1 MR. WYMORE: No, she cannot hear you, sir. If you
2 want to come up here and talk, then we'll do it in
3 order and everybody gets an opportunity to talk.

4 THE REPORTER: Can I go to the restroom before we
5 do that?

6 MR. WYMORE: Yes.

7 (Recess from 7:57 p.m. to 8:01 p.m.)

8 RALPH MUNDIA: My name is Ralph Mundia. I live on
9 the -- right off of Stonehaven.

10 And I'm listening to all these things that
11 this gentleman was saying, but he kept on saying the
12 same things over and over again about different routes
13 that we were going to be taking out of there in case
14 there was a fire.

15 when we had the last fire, the firemen told
16 me he says, you know, we got a nickname for your house.
17 He says you're at the top of the chimney. So I don't
18 see how are going to improve that. You're going to
19 have to clean out a whole canyon in order to prevent a
20 fire from coming up there again.

21 My fire insurance went up, but that's
22 understandable. But you're going to have approximately
23 thousands of people living up above us and if there is
24 a fire, you're not going to get them out of there. And
25 that's my thought.

1 I personally think that it's a big mistake
2 to put any more houses up there above us. We don't
3 need them. We don't want them.

4 Thank you.

5 MS. MCCARTHY-WATERS: Okay. The next person is
6 Johanna Mundia, M-u-n-d-i-a. You were together?

7 Okay. The next person is Kim Paul, P-a-u-l.

8 KIM PAUL: That's me. I am going to give my spot
9 to this gentleman.

10 MS. MCCARTHY-WATERS: Is Kim Paul here.

11 KIM PAUL: I'm right here.

12 MS. MCCARTHY-WATERS: You're Kim Paul?

13 KIM PAUL: Yes.

14 well, you know what, then I'll get up and
15 talk.

16 I have a couple of questions and I also have
17 some pictures regarding evacuation --

18 FROM THE AUDIENCE: Speak into the mic.

19 KIM PAUL: Oh. I have a couple of questions
20 regarding evacuation and I also have a couple of
21 pictures on this flash drive so I could ask my
22 questions there.

23 would that be okay to have her put them up?

24 FROM THE AUDIENCE: We can't hear you. You need
25 to talk into the microphone.

1 KIM PAUL: I have some questions regarding
2 evacuation because I think that's what the majority of
3 people want. We've all lived through this. We
4 couldn't get down our own streets. You're now wanting
5 to put 500 houses more on top of us.

6 And I have some pictures and I wonder if she
7 could put these in her computer so I could ask specific
8 questions?

9 MR. WYMORE: We can plug them in and see whether
10 they'll pop up or not. I don't know whether they will,
11 but we'll certainly try.

12 MS. MCCARTHY-WATERS: Does anybody else have
13 pictures they want to show in connection with what they
14 have to say?

15 KIM PAUL: I will be fast. Can you enlarge that
16 at all?

17 COMPUTER OPERATOR: Yes. Tell me when to click
18 through.

19 KIM PAUL: Okay. And I'm sure Mr. Wymore knows
20 these roads very well. I live at the stop of
21 Stonehaven and Heather Ridge.

22 MR. WYMORE: Okay.

23 KIM PAUL: So if you could point that out where
24 that is.

25 MR. WYMORE: Where you are here?

1 KIM PAUL: Right.

2 MR. WYMORE: Then you're going to be somewhere in
3 here I believe?

4 KIM PAUL: Okay. I'm right at the top of
5 Stonehaven and Heather Ridge.

6 And on that day according to the after
7 report at 1:35, between 1:35 and 2:15, in 40 minutes
8 100 homes burnt on Stonehaven between Hidden Hills and
9 Via de la Roca, which is right at the entrance.

10 MR. WYMORE: Meaning homes that burnt this
11 direction -- right -- coming down through here?

12 KIM PAUL: Correct.

13 MR. WYMORE: Right. And this being Hidden Hills
14 back over here?

15 KIM PAUL: They started even easterly.

16 At 1:33 Bryant Ranch Elementary, which is
17 right there near the bottom, was on fire. Within
18 minutes -- this is according to the actual transmission
19 which I have copies of it -- within minutes Saint
20 Francis Catholic School was on fire, which is right
21 adjacent to Stonehaven. That's Bryant Ranch -- where
22 that green area is Saint Francis.

23 At the bottom of Stonehaven on the
24 right-hand side is a senior citizen apartment of low
25 income over 55. Most are section eight applicants,

1 which I'm sure you know what that means. The majority
2 of them don't have cars. They rely on public
3 transportation.

4 Across the street is a Kindercare which
5 houses infants up to preschool, approximately 60
6 families take their children there.

7 And across the street on Yorba Linda
8 Boulevard between Stonehaven and Via del Agua, the
9 exact area that we've been talking about today, is
10 Travis Ranch.

11 MS. MCCARTHY-WATERS: Could you ask your question?
12 You have already talked three and a half minutes.

13 KIM PAUL: Okay. My point is when we evacuated,
14 we literally went with just the clothes on our backs.
15 We were watching it on TV. We thought it was at Green
16 River via the live coverage. The flames were going --
17 fire was spreading at over 100 feet per minute
18 according to the fire report.

19 I went upstairs, saw that the houses on
20 Heather Ridge were on fire. We literally ran down --
21 ran with our dogs and three cars. As we were coming
22 down the hill, as everyone was trying to literally run
23 for their lives, I looked to the left and saw
24 Kindercare, I looked to the right, and I looked at the
25 crosswalk in front of me.

1 And as I've lived there 26 years and have
2 seen children day in and day out coming and walking to
3 and from school, I thanked God that it was Saturday.
4 Because Saturday afforded everyone the luxury of being
5 at home, not at work, not at school, but being at home
6 so they could gather their family and run as fast as
7 they could.

8 Had that been on a weekday, we would have
9 people in a panic trying to get back to their children
10 from Bryant Ranch to Travis Ranch to we now have a
11 brand new high school in Yorba Linda. We would have
12 had unbelievable amount of tragedy on top of what was
13 already experienced that day.

14 We have all your proposal of building these
15 fireproof homes and this new evacuation plan that
16 sounds so great on paper, but you did not live through
17 what we lived through. There is no possible
18 conceivable way that 500 more homes could handle the
19 existing streets when we know those streets didn't
20 handle it in 2008. And since then there's been more
21 homes that have burnt.

22 It has nothing to do with a new evacuation
23 plan. There's no streets. There's no new streets.
24 There's no proposed streets. You simply want to pile
25 thousands of more people upon streets that could not

1 handle it in the first place.

2 I want you to go to the next slide real
3 quickly.

4 This is what the freeway looked like at
5 Yorba Linda Boulevard.

6 Go to the next slide. I know I'm under time
7 here.

8 This is how people had to leave their homes.
9 This is -- these are all streets that were in walking
10 distance of the entrance of Esperanza Hills.

11 Go to the next slide, please.

12 This is what it was like.

13 Keep flipping through.

14 These are how people could leave. This is
15 the only way people could get out. There was -- they
16 had to choose between either trying to go down streets
17 and be trapped in their car or choosing to get out of
18 their car and flee on foot in hopes to get to some
19 place to exit the city. It had nothing to do with an
20 evacuation plan. There were too many cars on too
21 little streets.

22 And nothing in all your proposal has changed
23 that other than adding more cars.

24 Next slide, please.

25 This is what it was like. I want you to

1 notice there's no fire trucks. There's no magical fire
2 trucks that live in your new development that would
3 have saved these homes.

4 Next slide.

5 This is what the freeway why looks like. It
6 had nothing to do with an evacuation plan. This was
7 mother nature.

8 Next slide please.

9 These are homes. This is a home right
10 around our corner. People were lucky if they could get
11 their dogs much less their horses.

12 I see you have equestrian trails in your new
13 gated development. So I don't know, are you going to
14 have horses there? Or I don't know what these trails
15 are for because the rest of the community can't get
16 into your development.

17 MS. MCCARTHY-WATERS: Can we let Mr. Wymore
18 respond?

19 KIM PAUL: No.

20 Keep going to the next slide.

21 MR. WYMORE: The trails --

22 KIM PAUL: This is --

23 MR. WYMORE: -- are for people to go through Blue
24 Mud Canyon and everybody will be able to get into the
25 trails.

1 KIM PAUL: Okay. So the next slide.

2 This is -- this was -- as we were watching
3 the news, this is a home on Heather Ridge. I live
4 right around the corner. I happened to see it go up in
5 flames. This is what our street looked like within
6 minutes of the fire. This is what we tried to escape
7 through.

8 Next slide, please.

9 This is what San Antonio looks like.

10 Next slide.

11 As hard as the firefighters tried to save
12 homes and as hard as the sheriff's department tried to
13 knock on doors, we just saw fire trucks go right by our
14 houses as our houses burned.

15 Next slide, please.

16 MR. WYMORE: May I make a suggestion?

17 KIM PAUL: No, sir.

18 Let me make a suggestion. Address the
19 fundamental problem and that is there is no evacuation
20 ability for the existing homes that are there much less
21 500 more homes.

22 And the fact that it was on Saturday when
23 people were home with their families and not at work
24 and not at school is probably the single reason that
25 lives weren't lost.

1 Because I guarantee you if I was at work and
2 I had a child at Bryant Ranch or Travis or Kindercare
3 or at a high school, I would do everything in my power
4 to get to that child because I know I couldn't get
5 through on a phone, I know I couldn't call the school
6 and have them answer, I know I couldn't call a
7 five-year old child to see where he is.

8 So you are going to have parents doing
9 everything they can, moving heaven and earth to come
10 back into an area that's trying to be evacuated to save
11 their child.

12 This does not just affect Stonehaven. This
13 affects everyone in east Yorba Linda, everyone, whether
14 they realize it or not. Because if they have a child
15 at Bryant Ranch, you can bet they're going to do
16 everything possible to get back into that city.

17 Next slide, please.

18 MR. WYMORE: My suggestion is that when you finish
19 with your slides -- how many more do you have?

20 KIM PAUL: Well, we had 100 homes burned --

21 MR. WYMORE: I understand.

22 KIM PAUL: -- within 40 minutes.

23 MR. WYMORE: Okay.

24 KIM PAUL: I only have a couple pictures of --
25 these are just homes on our streets right there.

1 MR. WYMORE: I understand.

2 KIM PAUL: Keep flipping through.

3 There's one. There's another. What you
4 don't see is fire trucks. Here you see a fireman
5 having to use a garden hose.

6 I know you have staging areas and
7 reservoirs. We should have reservoirs regardless.
8 That's a whole separate issue. That's a city issue.
9 We pay for reservoirs that were never built. Yorba
10 Linda City stance was go ahead and sue.

11 Well, you know what, the residents sued.
12 They were awarded 70 million dollars, but that does not
13 bring back their house.

14 Go to the next slide.

15 MR. WYMORE: My --

16 KIM PAUL: No.

17 MR. WYMORE: No, no, no. Just listen. I'm not
18 trying to cut you off. What I am going to make a
19 suggestion is we're here to get comments, you're making
20 comments, you have the slide. If you let her copy
21 that, then we can forward that to the county as part of
22 your comment.

23 KIM PAUL: I have a 120 pages of actual
24 transmission documented transcripts from police and
25 fire of just of what happened in our hills. I have

1 these pictures and much more that's going to be sent in
2 my -- please flip through. I just want to show one
3 last picture and then I'll let other people speak.

4 MR. WYMORE: I just want other people to be able
5 to speak.

6 KIM PAUL: And they will. I just want to show --
7 because you had this really nice graphic -- that's
8 another house right by our house.

9 As you can see, people -- again people --
10 keep going one more. That's the Honda dealership,
11 San Antonio.

12 You had a really nice graphic that you guys
13 probably spent a lot of money to create the entrance of
14 your development. I want to show you what the entrance
15 your development looked like on 2008.

16 Keep going.

17 MR. WYMORE: So the bottom line is --

18 KIM PAUL: Keep going.

19 MR. WYMORE: -- so that people are going to be
20 able to talk, other than yourself, --

21 KIM PAUL: Yeah, right there.

22 This is the entrance. These people couldn't
23 even leave in their car. They were trapped by the
24 traffic and the flames and the intensity.

25 MR. WYMORE: Where are you saying this is?

1 KIM PAUL: This is Via de la Roca, right at the
2 entrance, the exact entrance.

3 FROM THE AUDIENCE: (Inaudible.)

4 MR. WYMORE: I'm sorry. Just a minute.

5 what was the exact address?

6 FROM THE AUDIENCE: It was across from

7 4795 Via de la Roca.

8 MR. WYMORE: 4795 Via de la Roca.

9 FROM THE AUDIENCE: That's our address and there's
10 four houses and it's coming in.

11 MR. WYMORE: All right. Thank you.

12 Okay. So we can take this and put it into
13 the county along with your comment. I want to give
14 other people an opportunity to do it or you can do it
15 yourself.

16 KIM PAUL: No, I have everything that I'm
17 submitting not only to the newspapers, but to the
18 county.

19 But I just want -- we've watched all your
20 pretty pictures. I want you to see what our pictures
21 look like.

22 MR. WYMORE: I understand.

23 KIM PAUL: Thank you very much.

24 MS. MCCARTHY-WATERS: Thank you, Ms. Paul.

25 Our next speaker is Kent E-b-i-n-g-e-r,

1 Ebinger.

2 Please, try to keep it to three minutes and
3 form it as a question so we can respond.

4 KENT EBINGER: I am going to give you a bunch of
5 questions.

6 MS. MCCARTHY-WATERS: Good. Go for it.

7 KENT EBINGER: So start writing down.

8 Okay. First of all, you sit there and say
9 that you -- by the way, Kent Ebinger, 26 year resident.

10 FROM THE AUDIENCE: Talk into the microphone.

11 KENT EBINGER: Kent Ebinger, 26 year resident.

12 You say you have legal right to these roads,
13 but is it not just -- you don't need to answer right
14 now because I am going to keep going. Right now you're
15 going through a rezoning because it's an open area. So
16 you're having to go to the county and the county is
17 asking you to come here and address this. That's
18 number 1.

19 Number 2, I find nowhere and I know for a
20 fact that you and your company specifically has
21 approached both Friends and Texaco as far as their
22 ownership yet no mention is mentioned whatsoever. Why
23 not?

24 MR. WYMORE: Do you want me to answer that right
25 now?

1 KENT EBINGER: No.

2 MR. WYMORE: Oh, okay.

3 KENT EBINGER: Number 3, you can have the greatest
4 plan as far as fire exit and all of the other things,
5 then please tell me how you can have the greatest of
6 efforts and plans and today 210 Freeway because of the
7 reverse 911 became a parking lot. You gotta start
8 taking -- your figures can lie and liars can figure.

9 MR. WYMORE: Okay. Thank you your comments.

10 MS. MCCARTHY-WATERS: Do you want to answer
11 anything?

12 MR. WYMORE: No, just keep going.

13 KENT EBINGER: Oh, you're not going to answer?

14 MR. WYMORE: Oh, I didn't think you wanted me to
15 answer.

16 KENT EBINGER: Absolutely.

17 MR. WYMORE: Oh, all right.

18 Well, as far as the 210, I don't have a
19 comment because I don't know anything about what's
20 going on with the 210.

21 With regard to Yorba Linda land, I'm not in
22 negotiations to purchase Yorba Linda land. It's 40
23 acres at the top that we don't consider developable.
24 We loaned them money, because Gary's brother is a
25 partner in it, in order to pay their taxes before it

1 went to tax sale and right now one of the partners
2 doesn't want to pay us back. I have no intention at
3 the present time or in the future of ever developing
4 anything on that particular piece. It's 40 acres.
5 It's a canyon.

6 The Bridal Hills property is owned by the
7 Friends family and I have talked to them. I have not
8 made an offer to them to purchase the property.
9 They've got it listed. They had it listed for
10 approximately a year at some number. I can't remember
11 what it was. And they have since gone to a different
12 broker. I've not made an offer to them. I don't know
13 whether I am going to make an offer to them.

14 The only way that the Friends property is
15 developable, frankly, is if it gets about 3,000,000
16 cubic yards of dirt from our property that we have
17 under option up in the corner, which is the Yorba Linda
18 Estates North property and then we would have to shift
19 that over. That makes that property very expensive to
20 develop.

21 However, knowing that some day somebody
22 might develop that property and knowing that we put it
23 a design on it for 38 units, I included all that in our
24 traffic plans.

25 And the third question I think I answered.

1 I don't remember.

2 Did I answer them?

3 KENT EBINGER: Yes.

4 MR. WYMORE: Okay. Thank you.

5 MS. MCCARTHY-WATERS: All right. Thank you very
6 much.

7 Okay. The next speaker is Rob Bartels,
8 B-a-r-t-e-l-s.

9 ROB BARTELS: Well, I gotta give you guys credit.
10 The last developer chickened out and had the county do
11 their presentation for them. So I gotta hand it to you
12 guys for taking the heat here.

13 Just got a letter from Todd Spitzer
14 apologizing for that last meeting that the last
15 developer chickened out on. And Todd was very
16 apologetic, the county supervisor, and in it he
17 characterized our evacuation in 2008 as -- and I'm
18 quoting -- "virtually impossible."

19 Now this is the county supervisor who has
20 the lead on approving this thing. That isn't very
21 encouraging words from the head of the county
22 supervisors who is going to be overseeing the approval
23 of this.

24 Now how do you characterize putting another
25 500 homes in? Is there a word for more virtually

1 impossible? I mean the insanity of what you guys are
2 proposing really, really staggers the mind.

3 I know that you probably all have college
4 degrees and you've got all of your credentials that
5 you're trotting out here today, but this is really 6th
6 grade math, fellows. I mean come on, a 6th grader
7 could look at this and know that adding another 1,000
8 vehicles to a virtually impossible evacuation with no
9 new roads being proposed, using the existing roads that
10 we're all going to have to use, is just sheer insanity.

11 Mr. Wymore?

12 MR. WYMORE: Yes, sir.

13 ROB BARTELS: Can you tell me how many sheriffs --
14 I'm retired law enforcement -- can you tell me how many
15 sheriff's deputies are on a typical shift --

16 MR. WYMORE: I can't.

17 MR. ROB BARTELS: -- in the City of Yorba Linda?

18 MR. WYMORE: I can't. But I have talked to
19 Lieutenant Wren about what would happen --

20 ROB BARTELS: Okay. That's all great.

21 MR. WYMORE: Allright.

22 ROB BARTELS: But if you talk to Lieutenant Wren,
23 I'm surprised he didn't tell you, that there's
24 typically four deputies on a shift. And you're already
25 showing --

1 MR. WYMORE: No, I don't -- I've been to his
2 office on multiple occasions. I have seen him in his
3 office on multiple occasions during the day. I have
4 never seen less than six or eight guys in that
5 particular office. So I would be shocked if there wa
6 only four on.

7 ROB BARTELS: Okay. Well, you're probably
8 including the staff, the detectives that they have.
9 Uniforms on the street. Okay? Tops; five or six.
10 okay? So all of these intersections that are magically
11 going to be manned by a deputy. It ain't going to
12 happen.

13 Okay. Have you ever worked an evacuation
14 before?

15 MR. WYMORE: I've been in an evacuation. I
16 wouldn't say I worked it.

17 ROB BARTELS: Okay. Are evacuations do they --
18 are they real -- do they go real smoothly? People
19 panic.

20 MR. WYMORE: Right.

21 ROB BARTELS: Okay. And when people panic, all
22 bets are off. Accidents happen, accidents can happen
23 on evacuation routs. And when that happens, that
24 compounds the problem infinitely when an evacuation
25 route gets shut down because people panic and they run

1 into another vehicle and now emergency vehicles can't
2 get in to clear that because all of the outgoing
3 traffic is filling all of the lanes. Emergency
4 vehicles are not going to be getting up to your
5 proposal.

6 I was there during the duration of this
7 fire. I had a towel wrapped around my head knocking
8 down fires with a garden hose. And OCFA never showed
9 up. They're your big experts on this.

10 Okay. But the sad thing is that adds insult
11 to injury because they aren't familiar with the
12 dynamics and the specifics that are associated with the
13 fire that happened in our neighborhood.

14 Here are your experts right here
15 (indicating). These are your experts (indicating).
16 Okay. These are the people -- these are the people
17 that you need to be talking to.

18 Not -- OCFA can give you generalities about
19 what happens in a wildfire, but we have some very
20 specific dynamics that we were exposed to. And you're
21 not going to get that picture if you talk to OCFA and
22 you're not going to get that picture if you talk to
23 people who just deal in theoreticals.

24 Okay. Most of the people here saw the
25 impossibility of that evacuation.

1 And the other thing is -- before my time is
2 probably already run out.

3 MS. MCCARTHY-WATERS: Your time is run out, but
4 that's okay. Go ahead.

5 ROB BARTELS: -- the governor has just declared a
6 drought emergency. Where do you propose all this water
7 for 350 hillside homes are going to come from?

8 MR. WYMORE: There's a water supply study that was
9 done by the Yorba Linda Water District based on their
10 supplies and they have that study. That's a 2010
11 study. That says that they have sufficient water to
12 serve this site and the rest of their need.

13 ROB BARTELS: Well, the thing of it is, Yorba
14 Linda Water District is going to be shutting us off.
15 Our lawns are going to be dying. And that's going to
16 be real hard to justify for them when they're going to
17 be creating the demand for 350 hillside homes. And I
18 imagine that they're going to be taking the heat from
19 people showing up at their meetings who can't keep
20 their pools filled or keep their landscape alive
21 because you guys are going to be soaking it up up here
22 on the hill. So that's another thing you guys had
23 better --

24 words that come to mind for me when we talk
25 about this development are unethical, immoral. And if

1 there are deaths or injuries that result from this, if
2 this thing goes forward, I think we're going trip over
3 into the criminal. Because you guys have been warned.
4 we're up here warning you tonight.

5 You can't claim ignorance. When they're
6 pulling bodies out of houses, you guys can't say we
7 didn't know because it's all going to be on the record.
8 So keep that in mind.

9 I mean, yeah, you know, there's going to be
10 some money made here, but is it worth going to prison
11 for?

12 MS. MCCARTHY-WATERS: Thank you, Mr. Bartels.

13 Our next speaker is Kenneth Peterson.

14 KENNETH PETERSON: Hello. a few comments.

15 First of all, my name is Kenneth Peterson.
16 I live on Casino Ridge.

17 A lot of the pictures that you have as far
18 as the before and after is actually a part of my home.
19 If you look down from where my house is and you see the
20 new and improved version of what's going to happen,
21 what you see really is where they've moved a mountain
22 into that area. So it's a huge, huge project. And my
23 first objection is to the scope of this project. I
24 concur with the prior speakers and their concerns for
25 evacuation in this area.

1 You mentioned in your discussion with
2 Lieutenant Wren and Lieutenant Wren was indicating that
3 he wanted to have some more emergency exits here. And
4 what I am hearing from you is that what you're having
5 difficulty is that -- I think the words you used -- the
6 other developers, if they play nice, might be able to
7 work a better improvement with regards to the water,
8 the access.

9 My thinking is that this is sort of
10 backwards. That it really shouldn't be a situation
11 where, well, we're going to work our project and then
12 we're going to maybe work with the other developers
13 depending upon how it is. That shouldn't be what's
14 happening here.

15 First and foremost when you have an
16 individual like Lieutenant Wren and he's saying that we
17 want to have emergency exits; five, four, whatever it
18 may be, then that should be number 1. It shouldn't be,
19 well, maybe after the fact, after we've decided to do
20 this, maybe if they play nice, we'll be able to get
21 these exits. That's the wrong way this is going about.

22 It should not be that way. It should be
23 first and foremost. What is the absolute best exit
24 procedure that we can have here. What can we do to
25 make this better than best. Not in a sense of making a

1 project to work for us, but making the project work for
2 the community. And that isn't the way it's being
3 developed.

4 I understand that you're using the technical
5 knowledge that you have, but you're not focusing this
6 in terms of all the projects together and what is the
7 absolute best way to approach it. You said it yourself
8 with regards to the water we're talking about if they
9 play nice. That shouldn't have even been an option.

10 You should absolutely have that to make sure
11 that Cielo Vista and all of the other projects are
12 incorporated. It should be first and foremost. Cielo
13 Vista should be also having to do that as part of their
14 development. It shouldn't be piecemeal coming in and
15 if we can work together. That shouldn't be the way it
16 is.

17 And what we're getting is this project
18 that's being hodgepodged in putting it together and it
19 might or might not be safe the way it is.

20 And the way -- I'm concurring with the other
21 speakers. I don't see that here. I think it's a very
22 large project, extremely large in comparison to what
23 the actual area will allow.

24 Thank you.

25 MS. MCCARTHY-WATERS: Thank you.

1 BRIAN GASS: I actually have to run. I've got a
2 daughter who has got a project.

3 I just wanted to real quick --

4 THE REPORTER: Wait. Can I have a name?

5 BRIAN GASS: Sure. My name is Brian Gass,
6 G-a-s-s.

7 MS. MCCARTHY-WATERS: Okay. You were the next one
8 up anyway.

9 BRIAN GASS: Perfect. Awesome.

10 The thing that really strikes me as really
11 funny as I sit here and I look at your rendering of
12 this really beautiful property that you have is that
13 the opening to your property is actually wider than
14 San Antonio.

15 MR. WYMORE: I think it is.

16 BRIAN GASS: And it strikes me as really odd that
17 the opening to your property is wider than the street
18 that needs to get thousands of people off the mountain.
19 I don't know. Maybe it's just me. I don't know.
20 Anybody else find that strange? It's pretty big.

21 That being said, I am going to get a little
22 technical. I know that two of the four of your sides
23 of your property border Chino Hills State Park. A
24 couple of things bother me about that. I'm concerned
25 about light intrusion into the park, how it affects the

1 whole predator-prey balance. We all love living in the
2 rural part of Yorba Linda.

3 You guys hear -- you hear coyotes. Last
4 night it was amazing. There were so many coyotes on
5 the hill last night with the full moon out. It was
6 unbelievable.

7 What's going to happen when we take away
8 their cover of darkness? How are they going to hunt?
9 Your houses on these hills are not going to allow them
10 to do that.

11 Secondarily, I'd like to know how your
12 proposed 340 plus homes and the 112 plus homes for
13 Cielo Vista are going to affect my dark skies. I moved
14 into this neighborhood a year ago, a little over a year
15 ago, because I could see the stars. I lived in Anaheim
16 for 12 years and I never saw the stars.

17 So I want to know what you guys are going to
18 do about that. How are you going to adjust it?
19 Because all the current LED lighting, everybody says
20 we're going to point it down, it won't intrude. It
21 doesn't happen. Go to any of the existing
22 neighborhoods that are out there right now and you lose
23 that. I want to know what you're going to do about it.

24 MR. WYMORE: Okay. Do you want me to respond to
25 that?

1 BRIAN GASS: Please.

2 MR. WYMORE: Oh. In the EIR we have -- what we
3 have issues on the light pollution there are ordinances
4 that we have to follow. There are particular types of
5 light that you put in. We call them dark sky lighting
6 ordinance over in Arizona, but everywhere you've got
7 different types. And it's very likely that we would
8 design our own lights that would be lower and that also
9 would create less pollution.

10 As far as pollution going into Chino Hills
11 State Park, the park borders as you know on the north
12 and on the east. And there's also hills that pretty
13 much separate us from the park in both directions.

14 The main entrance to the park, which would
15 be the lower area, would be through Blue Mud Canyon.
16 And the only lighting that would be going in through
17 Blue Mud Canyon would be along the road going in and we
18 can adjust that lighting to be lower lighting along the
19 roads rather than the big overhead lights.

20 BRIAN GASS: What about your homeowners in their
21 backyards? Are you going to tell them what lights they
22 can install and not install?

23 MR. WYMORE: Yeah, there's going to be some pretty
24 severe homeowner restrictions on what kind of lights
25 can go in. The homeowners association in this area has

1 to handle not only a lot of things having to do with
2 the fuel modification and streets, but it's going to
3 maintain streets, it's going to maintain lights, it's
4 going to maintain those types of things at its expense.
5 So, therefore, it will be the one that is going to say
6 here is what you can put up.

7 BRIAN GASS: You're not going to be able to police
8 lights in people's backyards and their patios that
9 shine unless you've got light police running around.
10 That's not happening. You know that and I know that.

11 MR. WYMORE: Well, what I know is that there's
12 going to be more light there when this is built than
13 there is now. You're absolutely right about that. The
14 only thing we can do is mitigate that and that's what
15 we're trying to do.

16 BRIAN GASS: Well, I'm not comfortable with the
17 mitigation.

18 MS. MCCARTHY-WATERS: Okay.

19 BRIAN GASS: And I'd also like to have you explain
20 why your --

21 MS. MCCARTHY-WATERS: Do you want to say that into
22 the microphone?

23 BRIAN GASS: And I'd also like for you to tell me
24 -- that looks like it's about 75 feet. And San Antonio
25 as you witnessed said it was 40 feet and could handle

1 12,000 cars a day. I don't know about you, but I don't
2 want to live on street that has 12,000 a cars a day.

3 MR. WYMORE: It doesn't have 12,000 cars a day.

4 BRIAN GASS: That's the capacity.

5 MR. WYMORE: Yeah. The capacity is 12,000 cars a
6 day. The existing is I think somewhere in the
7 neighborhood of 3,000, 3,500 cars a day. And this is
8 going to increase that. There's no doubt about that
9 that it'll increase the traffic.

10 And, yes, the reason that we have wider
11 roads going in and going out is so that we have right
12 and left turn lanes coming out when you get to the end.
13 So, yes, they're wider than San Antonio.

14 BRIAN GASS: Are you willing to widen San Antonio
15 or Via del Agua as part of your project?

16 MR. WYMORE: I don't know that I can widen Via del
17 Agua. I talked to the city about widening San Antonio
18 to see if that's what they wanted to do. At the time
19 Mark Stowell was the city engineer and he said, well,
20 he didn't think there was any room to widen roads. I
21 don't know whether there is room to widen roads down
22 there or not.

23 At the time we were going with Aspen Drive
24 which, you know, went up and then through that other
25 neighborhood and I don't -- there's not an opportunity

1 to widen it up there.

2 Is there an opportunity to widen it down
3 below? I don't know, honestly.

4 BRIAN GASS: Obviously, you know, you guys said
5 that it's 40 feet, but the big issue is that's a
6 bottleneck right now. That's the issue.

7 MR. WYMORE: I think there's about 370 homes on
8 average that use that as their main daily deal today.

9 BRIAN GASS: For San Antonio?

10 MR. WYMORE: Yes, sir.

11 BRIAN GASS: Including landscapers, poolmen,
12 gardeners, maids.

13 MR. WYMORE: Well, no. I'm telling you there's
14 370 homes. In order to do judge the traffic, you have
15 to do traffic counts. That's what Keil did. So he did
16 traffic counts. That's how he came up with his traffic
17 report.

18 BRIAN GASS: Did he take into account the Cielo
19 Vista project?

20 MR. WYMORE: He took into account the Cielo Vista
21 project when it comes out to the Stonehaven traffic not
22 when it comes to the San Antonio traffic.

23 BRIAN GASS: That's garbage in garbage out.
24 That's what that is.

25 MR. WYMORE: You want to make a comment that it's

1 garbage in and garbage out on the microphone, that's
2 your right. I don't agree with you.

3 BRIAN GASS: Well, they're still going to drive
4 out that exit.

5 MS. MCCARTHY-WATERS: Okay.

6 BRIAN GASS: Thank you for your time.

7 MS. MCCARTHY-WATERS: Thank you for the comment.

8 we have 12 people who still want to speak.

9 The next speaker is Steven Pollack,
10 P-o-l-l-a-c-k.

11 STEVEN POLLACK: That's right.

12 MS. MCCARTHY-WATERS: If you could focus into a
13 question that we could respond to -- almost everybody
14 has gone over time and I want to respect the fact that
15 you want to share your experiences, but it's more
16 useful to the process if you can focus it into a
17 question.

18 STEVEN POLLACK: All right. Thank you.

19 First of all, I think I got an idea of what
20 -- part of what I wanted to ask about the 370 homes?

21 MR. WYMORE: Yes, sir.

22 STEVEN POLLACK: In other words. We're going to
23 have double what we have now accessing San Antonio;
24 right?

25 MR. WYMORE: San Antonio has 11 more lots that are

1 up by the Casino Ridge subdivision that I think were
2 approved but weren't built because the Yorba Linda
3 water District wouldn't approve booster pumps,
4 individual booster pumps. My understanding is those 11
5 are going forward.

6 And then in addition to that it depends on
7 which exit we have. If we have option 1, then it would
8 all go out Stonehaven. If we have options 2, 2A, or
9 2B, then most of it would go out San Antonio.

10 If it's 2B, then 65 percent of it would go
11 out San Antonio. So would it double up? No, but would
12 it increase by 60 or 70 percent? Yes.

13 If it's option 2, then it would roughly add
14 340 units and eventually 370 which would be exactly
15 doubling up assuming Bridal Hills goes.

16 STEVEN POLLACK: At least that gives me an idea
17 proportionally what I'm possibly facing. I live right
18 on San Antonio and I'm still rebuilding that house.
19 And that's dramatically impressive to me to have
20 possibly twice as many cars as I have now coming down
21 the street in front of me.

22 The option about going down the canyon
23 behind my house, which is what you're talking about
24 instead --

25 MR. WYMORE: Right.

1 STEVEN POLLACK: -- of Aspen going all the way
2 down. Nobody's thought about the noise in there
3 because that whole area acts as an amphitheater. So
4 there may only be a few dozens homes in there but all
5 those people along there are going to be listening to
6 cars that are going down through there instead of
7 coyotes and that completely eliminates -- it destroys
8 whatever privacy or peace that we have now.

9 It's going to be a huge impact. I don't see
10 any way you could do that other putting in sound walls
11 and then we're looking at sound walls instead of a
12 beautiful canyon. So that's a major concern for me.

13 The traffic study I still don't understand.
14 I tried reading it and it didn't really make sense to
15 me, but I don't read that stuff.

16 How was that done? When was it done? I
17 never saw strips across. What is it done on a Saturday
18 or on a busy school morning?

19 MR. MABERRY: I can answer that.

20 MS. MCCARTHY-WATERS: Go ahead.

21 MR. MABERRY: There was an a.m. peak period and a
22 p.m. peak period, which is 7:00 a.m. to 9:00 a.m. and
23 4:00 p.m. to 6:00 p.m. at the intersections. This
24 study actually was done in May 2012 and the two counts
25 were done in I believe October of 2012. Those were

1 done on a typical weekday. So either a Tuesday,
2 Wednesday, or Thursday.

3 STEVEN POLLACK: With clickers or with strips or
4 what?

5 MR. MABERRY: The peak hours counts are done by a
6 person by manual. He counts every moment and those are
7 extremely accurate. The technology on the road tubes
8 are very accurate as well. I would say they're very
9 accurate.

10 STEVEN POLLACK: I never saw any road tubes so I
11 was concerned about that.

12 All right. And then the thing about the
13 evacuation plan and the sheriffs getting down there. I
14 volunteer with the Sheriff's Department and I know a
15 lot of those guys.

16 And I want to ask about egress or ingress,
17 whichever it is. If you're not allowing people to come
18 back into the area because they're feeding off the
19 freeway, et cetera, what about the people that other
20 people referred to who need to get back to our home
21 that aren't home at the time and need to get back to
22 our families and animals and evacuate?

23 Is that -- are we going to be blocked off or
24 are we going to be able to get through there because
25 there's going to be some serious problems even with my

1 buddies not letting me back up to my house.

2 MR. WYMORE: I don't know the answer to your
3 question. All I can tell you is that wren said once an
4 area is evacuated, that once people came out, they
5 wouldn't be allowed to get back in.

6 STEVEN POLLACK: well, there are going to be some
7 huge problems with people needing to get back in there
8 and six cops are not going to stop, you know, a mother
9 from getting back to her children or me getting back to
10 my animals or family. That should be addressed.

11 Do you have to disclose to the people buying
12 these beautiful homes that they're living 120 feet from
13 an active fault? Do you think that will be an issue?

14 MR. WYMORE: Nobody's going to be living 120 feet
15 from an active fault. But the answer is you have to
16 disclose everything and where the active fault is and
17 furthermore there's no reason why we wouldn't. We
18 spent hundreds of thousands of dollars to study the
19 fault and we got a fault report that we had to get
20 approved by Orange County, had the state geologist out
21 there. So we'll disclose the fault to everybody.

22 There would be -- it would be in our best
23 interest to disclose it to everybody so somebody
24 doesn't come in later and say, hey, you didn't tell me
25 about this.

1 STEVEN POLLACK: It looks like the lines were
2 right behind the homes.

3 MR. WYMORE: No, the fault goes through Blue Mud
4 Canyon, then we had 120 foot offset from where we found
5 the fault going north. There are no homes within that
6 120 feet. There are no lots within that 120 feet.
7 Then the lots start. So the nearest home is going to
8 be 3 or 400 feet away.

9 In addition to that, our engineers -- our
10 geotechnical engineers will go through and make
11 recommendations and requirements on any homes to be
12 built on any of those lots and they're going to have to
13 certify the pads on any of these lots and so on and so
14 forth before we can build a home. The answer to your
15 question is we'll disclose it to everybody.

16 STEVEN POLLACK: Okay. Thank you.

17 MS. MCCARTHY-WATERS: Thank you very much.

18 FROM THE AUDIENCE: Does the fault cross San
19 Antonio?

20 MR. WYMORE: Yes, it does.

21 You know where Aspen Drive is where it cuts
22 off, do you see that house that's just south of Aspen
23 Drive that has that area in it, you know, that looks
24 like a corral and then the house starts. That's the
25 fault. From -- according to a previous fault --

1 THE REPORTER: His light is on behind you.

2 MR. WYMORE: I'm sorry?

3 THE REPORTER: This light is on.

4 MR. WYMORE: Oh. well, that won't take it all the
5 way to Aspen, but the bottom line is that's where it
6 is, but at Aspen, right below Aspen, just south of
7 Aspen on that particular area is where a previous
8 developer has identified the fault.

9 Is that correct, Jeff?

10 MR. HULL: Yes, the fault's been identified pretty
11 clearly along it's 40 kilometer length all the way up
12 through Brea. The fault has been located quite well
13 throughout the past 30 years of developments and it
14 according to our studies matches really well where
15 everybody expected it to be. And there's parks and all
16 kinds of different land uses that are not residential
17 that it occupies.

18 MS. MCCARTHY-WATERS: Okay. We have -- a speaker
19 is before you, James Kroman.

20 JAMES KLOMAN: well, thanks for being here and
21 trying to explain this stuff to us but we obviously
22 don't believe a lot of it.

23 The evacuation plan I don't get. I mean I
24 was here. You couldn't get out. And I guarantee you
25 four or five or six cops aren't going to make any

1 difference. And then you've got fire engines that are
2 going to go up Stonehaven to get to those houses to put
3 out the fire. Come on. Who are you kidding?

4 But my concern, which is a little bit
5 different, is this gentleman who is talking about how
6 many cars are able to go down Stonehaven in a day,
7 24,000 or something. What was that number?

8 MR. MABERRY: The modified capacity was 6250.

9 JAMES KLOMAN: Okay. That's what, 24 hours a day?
10 There's nobody going down there at night. We're
11 talking -- you know, the problem is 7:00 to 9:00 and
12 then in the afternoon.

13 You also said that in I believe it was every
14 home will only make two trips a day; right? And that's
15 not true. My wife makes at least two trips. I make at
16 least two trips a day. And if I've got a couple kids,
17 they're going to make two trips a day. Come on.

18 We've got 200 homes in the Stonehaven area
19 right off of Stonehaven, probably 200 homes at the
20 most. And in the morning at 8:00, 7:00 trying to get
21 out of Yorba Linda Boulevard, there can be five to ten
22 cars lined up. That's 200 homes.

23 Now you got 500 more homes that you say are
24 all going to go down Stonehaven and, let's see, that's
25 two and a half times more. So we're going to have,

1 what, 10, 20, 30 some cars lined up on Stonehaven to
2 get out onto Yorba Linda Boulevard at 7:00 in the
3 morning to go to work. We're all going to have to get
4 up about 30 or 40 minutes earlier just to get to work.

5 what's the deal?

6 MR. MABERRY: I can try to answer those in order.

7 The 6250 is the capacity. It's not an
8 actual volume. Stonehaven the actual volume is in the
9 order of like 1200 on a daily basis. The trip duration
10 estimation per home is 9.57, so 10 trips, not 2. So we
11 estimated almost 10.

12 The queuing issue that you're anticipating
13 on Stonehaven at Yorba Linda or Via del Agua, there's
14 service calculations that are in the analysis that will
15 give us the estimated queuing and I don't know each one
16 for every intersection, but the level of service is
17 adequate except at Via del Agua currently operates
18 below service and that's because of the left-turn
19 movement is stop controlled, but the recommendation in
20 the mitigation is a traffic signal which will mitigate
21 that delay. But the level of services there are
22 adequate based on the analysis.

23 JAMES KLOMAN: Adequate. If you don't mind
24 sitting at the light for two or three minutes now,
25 times 30 cars, you know they're going to be lined up

1 there because that light is not going to change any
2 more or any faster because we've got more cars. It's
3 not going to happen. Because right now it's two
4 minutes to get out there. So anyways.

5 MS. MCCARTHY-WATERS: You've got one minute left.

6 Do you have any more questions?

7 JAMES KLOMAN: No, I'm telling you it's the
8 traffic that bothers me and the evacuation plan is a
9 joke. It's -- it looks nice on paper, but as the
10 gentleman said, there's not enough cops to move that
11 traffic and I don't know where they're going to move it
12 to.

13 It just is -- I've been here 26 years. The
14 day I came down some guy crashed into somebody because
15 he tried to go up the parking lane and he was just out
16 of his mind, obviously, but a car tried to turn left
17 and bam, there he went. And so good luck.

18 MS. MCCARTHY-WATERS: Okay. Thank you.

19 The next speaker is Ken Ryan.

20 KEN RYAN: Thank you very much. I appreciate your
21 time tonight.

22 I have six questions and they focus on
23 public benefit both from a design and from a safety
24 perspective, not just about your project but in terms
25 of all of our immediate neighborhoods that surround

1 this project.

2 I'm over a 20 year resident in this
3 neighborhood. I live off of Via del Agua. I also have
4 a lot of background with our city; two years on park
5 and recs, six years on our planning commission, two
6 terms as mayor, two stints or two terms on the council.
7 And for current council members and past council
8 members that are here tonight in dog years that equates
9 to about 100 years.

10 I'm also a partner -- I'm an urban planner
11 and I'm a partner with one of our counties most
12 well-respected architectural and planning firms.

13 we didn't evacuate. I'm a mayor and I did
14 not evacuate. It was total chaos. And the idea that
15 you could get out on Yorba Linda Boulevard was not
16 real. we didn't put our family in jeopardy. I was
17 ready to go, but we stayed.

18 And there was no fire personnel. And I do
19 want to talk about all the science. It's not just
20 science. One of the reasons more homes did not burn
21 down, particularly in our neighborhoods, is because we
22 stayed.

23 That car that -- that picture of that car
24 that was burned out, that car was on fire when myself
25 and my two sons and many of my neighbors behind me put

1 out fires in people's houses to keep those houses from
2 burning down. And Sharon Ringwire can tell you about
3 that.

4 So I know fire is a big, big issue, but the
5 reality is one of the previous speakers was more
6 eloquent than that about that these are the folks that
7 know what really happened.

8 My six questions are both this project and
9 Cielo Vista and all the other ownerships should be
10 coordinated from a process and from a design
11 perspective to analyze impacts. It's how we've treated
12 every area including not just your project, but this
13 area.

14 Vista del Verde was the same way. It didn't
15 matter how many owners were in that area. There needed
16 to be -- if there was going to be future development,
17 it needed to be coordinated and not have this pointing
18 thing going on well, that's these guys and that's those
19 guys.

20 So my question of that is what's the status
21 of that?

22 Second question is that primary access
23 should be at the base of San Antonio. It's not going
24 to make everybody happy, but it minimizes impacts to
25 our friends and neighbors on San Antonio. It minimizes

1 impacts to folks that live on Stonehaven. It minimizes
2 impacts to those of us who live on Via del Agua.

3 And to say it's an option I think does us a
4 disservice. What's the status of that? Just because
5 it's an option in the EIR that doesn't answer your
6 question. I know it takes coordination with Yorba
7 Linda leaders, with resource agencies, with other
8 landowners. What's the status of that?

9 Third question is I strongly believe a less
10 intense alternative should be looked at, considered. I
11 asked this before. It would reduce the number of
12 units, reduce the impacts we're talking about,
13 particularly on aesthetics.

14 All we're talking about is fire tonight, but
15 I have a question regarding hillside grading required
16 and what I believe is still a very over engineered
17 plan. And our longstanding general plan has more than
18 what you showed tonight. It has a policy we've
19 implemented this over the years that as you get into
20 the higher topography and steeper topography in Yorba
21 Linda, you get less dense. And that's just not an
22 overall density number. It's the product that's on
23 those areas and what does it look like and how dense is
24 it.

25 And my question to that is what's the status

1 of an alternative that's more sensitive from a design
2 perspective?

3 Fourth option, and you talked about it a
4 little bit. This is the question. I didn't see it on
5 the graphic completely, but I do believe in terms of
6 all of our names, not just this project, how does the
7 open space component at the base of Blue Mud Canyon
8 that would connect -- and you don't have to be a billy
9 goat. We all use our trails in this area.

10 How could you do something that's a larger
11 public benefit? And I believe it takes coordination
12 between me and the other landlords. Between our
13 project of our neighborhood and between San Antonio.

14 Where is the passive open space and trails
15 that connect those neighborhoods, not just to say
16 there's a connection, but a meaningful connection, that
17 creates value and aesthetics and beauty. I still don't
18 see that.

19 My fifth question is vision. People don't
20 move to Yorba Linda because we're a very efficient,
21 fire-resistant neighborhood with wide streets and
22 minimal landscape. I've heard words today about sparse
23 planting, about limited planting, about fuel
24 modification, about widening streets even in our
25 existing neighborhoods. I would oppose that adamantly

1 in terms of widening our streets.

2 You know, this is not about just protecting
3 fire. It's about beauty. People move to Yorba Linda
4 because it's one of the most beautiful places to live
5 anywhere in Orange County. I start having visions of
6 somewhere up in the high desert where there's minimal
7 landscaping and with all due respect the engineering --
8 the over engineered plan that's very fire resistant.
9 That should not be the vision for anything above our
10 homes. My question is what's the vision and what's the
11 balance?

12 My last question is public benefit. And I
13 heard the word clustering. And we have once in a while
14 in Yorba Linda we've allowed clustering to occur.
15 Probably the best example of that is the Vista del
16 Verde project.

17 But there was a major, major public benefit
18 that went along with that. It was a 150 acre golf
19 course, there was an orange grove trail park above the
20 schools, there was trails that connected down to Carton
21 Canyon that would allow those residents to go down to
22 the redwood forest. It was about future park sites and
23 it was about permanent dedication of other open space
24 areas that were already entitled for development. That
25 was the trade off about why we clustered.

1 So my last question to you is clustering,
2 where's the public benefit, not just for your project,
3 and if it's only just because you're going to have fire
4 resistant homes and wide streets, I don't believe
5 that's good enough.

6 thank you.

7 MR. WYMORE: So, Ken, did you want me to address
8 those questions one at a time or do you want me to
9 address it later? I can answer some of them.

10 Give me the first one again.

11 MS. MCCARTHY-WATERS: Do you want to come back up
12 here?

13 KEN RYAN: Sure. I don't care how you do it. I
14 just want them answered.

15 MS. MCCARTHY-WATERS: It was a lot of questions.

16 KEN RYAN: You only gave me three minutes. I can
17 talk really slow. You gave me three minutes.

18 MR. WYMORE: Let me --

19 KEN RYAN: First question was what's the status
20 with the coordination of all the landowners because we
21 have a longstanding policy that all this area -- we
22 don't really care how many landowners there are. This
23 should be coordinated and planned together and that way
24 you end up with a better project.

25 MR. WYMORE: We have under option the Nicholas

1 Long property which is 156 acres. We own 277 acres.
2 We have the Simmons property under option and are
3 looking to close on that faster than later.

4 The remaining property that's left are three
5 pieces. It's Yorba Linda Land, which we don't think is
6 developable for more than one or two units and we don't
7 have any coordination going on with them because of the
8 dispute I arose earlier and I don't think they intend
9 to develop it any time soon.

10 We put 38 units in a preliminary design that
11 I think we've shown to you already for the Bridal Hills
12 property, but again depends on what Bridal Hills wants
13 to do and right now they don't have a plan and I think
14 they're just trying to market it to somebody who does.

15 With regard to the Cielo Vista, I've gone
16 out and visited with Cielo Vista twice and I've asked
17 them for other meetings and they don't want to meet
18 with us right now and so the coordination seems to end
19 there.

20 KEN RYAN: And you know their answer is the same
21 that you just gave me.

22 MR. WYMORE: Well, as I told you when I met you in
23 the office, you get a meeting with them, I'll be there.

24 KEN RYAN: It's not my job. It's your guy's job.

25 MR. WYMORE: Well, I can't meet with somebody who

1 won't meet with me.

2 KEN RYAN: I did that for 16 years. I don't have
3 to do that anymore.

4 MR. WYMORE: So the bottom line is I've done what
5 I can do with regard to that. But if they walked in
6 the door or they called me, of course, I would
7 coordinate with them.

8 As far as the public benefit goes, I must
9 not have made myself very clear because what I said was
10 if we go down option 2B going down onto San Antonio,
11 we're going to put a park in there which was something
12 that we decided we ought to do after talking to you.
13 And then bring trails off of San Antonio that would
14 wind around through the canyon through Blue Mud and
15 then up to the Old Edison Trail, which would be
16 accessed by anybody from the public and there's parks
17 in there.

18 As far as your comment about --

19 KEN RYAN: Before you leave that though, it's an
20 option in the EIR. That doesn't make me feel
21 comfortable. It should be the preferred alternative.

22 MR. WYMORE: Well, the bottom line though is that
23 takes a lot of other things to make that happen.

24 KEN RYAN: So --

25 MR. WYMORE: The 21 --

1 KEN RYAN: -- make it happen.

2 MR. WYMORE: -- acres that --

3 KEN RYAN: Make it happen.

4 MR. WYMORE: It's easy for you. There's 21 acres
5 that's owned by that that would be necessary for us to
6 do. It's owned by the city. So the city would have to
7 agree to it.

8 As you know, we also have issues with the
9 gas main which we've designed around, but there's a
10 major gas pipe that goes in there. That took us a
11 while to get through so we could put a road in there.

12 There's also waters of the United States in
13 Section 404 waters. We had the Corp of Engineers out
14 there and we believe we have a design that they'll
15 approve that goes through there.

16 So, yeah, we've spent a lot of money and a
17 lot of time trying to make that work. If the city came
18 back to us and said we want 2B and the county
19 supervisors were willing to grant us approval for 2B,
20 then we would do 2B. That would be our preferred
21 alternative as well.

22 But you can't go through with your main
23 design being something that's totally hinged on
24 somebody else and that's why we've got option 1 being
25 the one we've got legal title to.

1 Your comment about the arid landscape, no.
2 In the fuel modification areas is where
3 we're talking about the California friendly plants.
4 And the way that we came to that is because we received
5 a comment on the water quality management plan from
6 Coast Keepers. Coast Keepers told us we don't like
7 your water quality management plan, particularly in the
8 northeast area. We think you need to make some of your
9 water quality management basins better.

10 And so what we did is we went through to
11 Summers Murphy, who are our architects down in
12 Dana Point, we looked at some things that had been done
13 in other areas, we looked at some parks that for
14 instance were down in San Juan Capistrano. And it's
15 going to look very good and it isn't going to be arid.

16 The part that you're focusing on is what I'm
17 focusing on in Blue Mud Canyon. You're going to have
18 an area that's very lush because it's a mitigation area
19 and then you're going to have some areas that go more
20 for fire protection.

21 And when you go between the houses on the
22 hills, you're going to have areas there that are fire
23 protection, but it isn't going to look like a desert by
24 any stretch of the imagination.

25 And as far as the vision for the project, as

1 you know, because at one point in time you worked with
2 Gary on part of it. This has been a six or seven-year
3 project and he's worked on it for a long time. And we
4 think that the density levels that we've come up with
5 are appropriate. We understand you disagree.

6 KEN RYAN: Great.

7 MR. WYMORE: Okay. Thank you, Ken.

8 KEN RYAN: Thank you.

9 MS. MCCARTHY-WATERS: Okay. Our next speaker is
10 Marlene Nelson.

11 MARLENE NELSON: I'll make this brief. I just
12 have a few.

13 Just for clarification, after entitlement
14 will you be the builder or are you going to sell the
15 land off to an outside builder? Do you know who the
16 builder is at this time?

17 My other question is -- and I don't expect
18 an answer. I haven't dug through this myself -- have
19 you relied upon the recent County General Plan
20 Amendments that were a result of the Saddlecrest
21 Development that were recently struck down by the
22 Orange County Superior Court and which is pending that
23 developer's decision to appeal?

24 I have a question on your primary access
25 route going off the Stonehaven route, there is a

1 notation on that there's a bridge to go across Blue Mud
2 Canyon. What measures have been taken or addressed for
3 emergency access or ingress or egress with an
4 earthquake? Because your homes are going to be north
5 of the fault and that trail coming down is a primary
6 access that's going to have this bridge and what's the
7 process if you have something that happens to Blue Mud
8 Canyon that disrupts that ingress and regress?

9 And I have another question. I was noticing
10 that you had in the comments of the evacuation and you
11 commented tonight that you have lanes dedicated for
12 ingress and egress and you've got some divided roads
13 that are ingress and egress.

14 And like other speakers have told you, you
15 can say that that lane is for going up and that lane is
16 for getting out, but when the panic sets like it did
17 for Agua, there were three wide coming down and there
18 was nobody going up.

19 And I agree wholeheartedly with a lot of
20 people that the sheriff's office may know that they
21 need so many deputies at each of these intersections to
22 get out. They will not -- as it came as fast it came
23 in '08, they will not get to those intersections fast
24 enough before they are clogged with people trying to
25 get out and they will not get their apparatus up.

1 I think that I'm going to be really brief
2 today. So that's all I have.

3 Oh, and just as a visual, I was looking at
4 the traffic and so people are saying, you know, the
5 traffic -- the roads can handle it and so forth, but I
6 did notice that in -- with respect to Agua being the
7 main entrance with the traffic signal control and/or
8 San Antonio that visually the turn -- the left-hand
9 turn going up to Agua as you're going south on Yorba
10 Linda Boulevard where you would turn left to go up Agua
11 is stating that that left-hand turn niche would have to
12 be extended from the current 100 feet to 286 feet.

13 And I looked at the map and visually that
14 turnout niche would just about almost be to Yorba Ranch
15 Road where the minimarket is. And so if the traffic
16 isn't going to be so bad, when you visually think about
17 having to have a turnout niche that long and that much
18 longer than it is now -- well, it tells me that
19 somebody is expecting a whole lot of business going
20 down there.

21 I know when I come up Yorba Ranch Road and
22 turn right to get to Agua, I turn right and then I have
23 a ways before I can turn into the left-hand turn lane
24 to go up Agua.

25 As I'm envisioning it now that left-hand

1 turn niche is going to almost be to Yorba Ranch Road.
2 So when you make that right-hand turn if that queuing
3 is filled, you're going to have cars with their rear
4 ends sitting out in the traffic lanes and I expect some
5 rear-enders are going to occur there.

6 Just the visualization of having those
7 left-hand turn ques go two and a half times longer
8 tells me that we've got a whole lot of cars coming up
9 there. That's it.

10 MS. MCCARTHY-WATERS: Thank you. Thank you very
11 much.

12 MR. WYMORE: Okay. Let me see if I -- first off,
13 I'll take the last one as a comment.

14 MARLENE NELSON: Yeah.

15 MR. WYMORE: Okay. All right. With regard to the
16 earthquake and the bridge. We've got a span that would
17 go across the jurisdictional delineation in Blue Mud
18 Canyon which would require not necessarily a bridge but
19 a culvert anyway -- not a culvert, but a -- yeah. It
20 has to be specially designed. It has to be
21 perpendicular to the fault. It would have to go to
22 certain design standards because of where it is and
23 what it's doing.

24 And that's something that's been covered in
25 our geotechnical letters that are a part of the deal.

1 Saddlecrest, yes, I'm aware that there was a
2 Saddlecrest approval through the county. I'm aware
3 that the EIR was challenged in court. I'm aware that
4 the county and developer lost on it. That's as much as
5 I know. I don't know anything else about it.

6 And your first question was?

7 MARLENE NELSON: who's going to build?

8 MR. WYMORE: Oh. Our plan is to build it. So --
9 and as far as talking to -- but our plan is not to
10 build the vertical construction for the homes. We do
11 build homes in Arizona. We don't intend to be the home
12 builder in California.

13 So the next question is what homebuilders
14 have we talked to during the process. We haven't
15 talked to any homebuilders specifically about building
16 homes on this property with regard to contracts, but we
17 did talk to the builder that built Casino Ridge and we
18 talked to him and he's interested in doing something.

19 We talked to Standard Pacific and they said
20 that they were interested. And we talked to The New
21 Home Company and met with them. But again nothing's
22 gone beyond that because there's no point. Until
23 something at some point in time is approved there's
24 really not very much to talk about.

25 And the last person I think Gary met with

1 the president of Toll as he was designing the project
2 and that's kind of how the lot sizes were determined,
3 70 by 140 on the bottom and 90 by 110 on the top.
4 Those are the building pads, not the actual lot size.
5 The actual lot size I think averages 18,000 square
6 feet.

7 MS. MCCARTHY-WATERS: Thank you.

8 Okay. The next speaker is Jan Horton.

9 we still have nine more speakers left so
10 just keep that in mind and try to keep your questions
11 succinct so we can get to everybody.

12 JAN HORTON: It won't be so succinct, but we'll
13 try.

14 MS. MCCARTHY-WATERS: Just try. That's all we
15 have ask.

16 JAN HORTON: Thank you.

17 Jan Horton. I was on city council during
18 this time and I was the representative of OCFA. So I
19 have a little different take on some of the --

20 FROM THE AUDIENCE: We can't hear you.

21 JAN HORTON: Sorry.

22 Okay. First of all, we were just blessed
23 nobody died in 2008. It was only by the grace of God
24 that nobody died in that fire because people really had
25 a hard time. You saw the pictures and you heard

1 testimony from people that actually lived in the area
2 and it was only by the grace of God.

3 I can tell you in going on water tours and
4 meeting with MWD that I have never seen the water
5 district deny a project. Their stand has always been
6 they can always get water, you just have to pay more
7 for it. And so I don't trust when they say, well, this
8 project is going to be great and you're going to have
9 enough water. I don't believe them.

10 Your evacuation plan that includes Southern
11 California Edison roads and access on the dirt roads
12 that are going to be built, you're taking people right
13 to the direction of the fire. Those areas are --

14 MR. WYMORE: My evacuation are plan doesn't
15 encourage that.

16 JAN HORTON: Well, then I misunderstood at the
17 beginning.

18 MR. WYMORE: Yeah. There's no evacuation from
19 this property going over the Southern California Edison
20 plans into the park.

21 JAN HORTON: Okay, I misunderstood that --

22 MR. WYMORE: I think what I said was -- well, if I
23 misspoke, I misspoke and I apologize.

24 But my understanding was all of the
25 evacuation is going to the west and to the south.

1 However, we have been requested that our roads will
2 still allow Southern Cal Edison or whatever to go out
3 those roads so they still have to connect. But none of
4 our residents are going to be expected to go out that
5 direction.

6 JAN HORTON: Okay:

7 MR. WYMORE: They have easement rights. They have
8 road rights. We're not denying them those rights.
9 We're still connecting to them. But there's not going
10 to be any evacuation from this project to the east --

11 JAN HORTON: Perfect.

12 MR. WYMORE: -- or the north.

13 JAN HORTON: Thank you.

14 How do your experts suggest handling the
15 traffic load from the 91 Freeway? People coming east
16 from Yorba Linda and Hidden Hills and Bryant Ranch -- I
17 am going to run through these and you can answer me
18 later.

19 MR. WYMORE: Okay.

20 JAN HORTON: I'm trying to stay under my three
21 minutes.

22 Are you using Esperanza, Orangethorpe, and
23 La Palma? And they were already clogged with the
24 disaster. And has anybody that you know of worked with
25 highway patrol on how to handle when the freeway is

1 also closed?

2 Great job evacuating your site.

3 Unfortunately, it doesn't help anybody else in the
4 area. It's not only about controlling the
5 intersections.

6 We had a traffic overload that was
7 unbelievable. People did not leave in one car. They
8 filled up two, three, four cars and left the area. So
9 if you're looking at households evacuating, it's not a
10 good number. It's the number of cars that people have
11 up there and if you have children that drive, that's
12 how many cars were leaving in that one area.

13 Your traffics are good on a normal day, but
14 how about disasters? Do you plan for a disaster or do
15 you plan for a good day? And at least what I'm seeing
16 you're planning for a good day.

17 The firefighter response -- they were
18 overwhelmed by this. There was all the traffic coming
19 down, as one of the speakers mentioned. Nobody could
20 get back up because panicked people are leaving in mass
21 and they're just using any roadway that they possibly
22 can.

23 And the five officers, the six officers we
24 have on duty are not going to be able to cover it. We
25 had people going up Bastanchury from Lakeview going

1 back up into the hills. There's just not enough police
2 to cover the wide area that you can get access up into
3 those areas.

4 Is your homeowner training that you
5 mentioned going to include shelter in place? If you're
6 hardening your homes well enough, I've read articles
7 about hardening homes that people really don't have to
8 leave. Is that going to be part of your training where
9 you're asking them to stay in place while the fire is
10 raging around them and will they?

11 And then -- let's see what. And then how
12 many -- how does adding more people help with egress?
13 I still don't understand that and it's been asked over
14 and over again.

15 As part of your project, what are you going
16 to be doing to help existing homeowners, people that
17 are living there? I mean have you thought outside the
18 box? So, for example, there was a company that came in
19 and it was a private insurance company that as part of
20 their homeowner policy they actually flew airplanes in
21 and dropped that fire retardant stuff, that pink stuff
22 on the homes that their insurers had, and it saved
23 those homes.

24 Have you considered stuff like that? Have
25 you considered offering sprinkling systems to existing

1 homeowners? Have you considered hardening their homes?
2 Things that will help the existing homeowners be able
3 to handle some of the load that you're going to be
4 putting on them.

5 And I think that was it.

6 MS. MCCARTHY-WATERS: Thank you. Thank you very
7 much. Just slide it back in there.

8 Okay. Did you want to respond to some of
9 those?

10 MR. WYMORE: Well, we've considered a lot of
11 things with regard to fire protection. I'll have Keil
12 answer the ones on the 91.

13 I don't recall -- and you had another
14 question there, Jan.

15 JAN HORTON: Which one?

16 MR. WYMORE: I'm trying to think. Shot it to me
17 again.

18 JAN HORTON: Which one?

19 MR. WYMORE: Well, I think it was like your third
20 question.

21 JAN HORTON: I jumped.

22 MR. WYMORE: Oh, shelter in place.

23 JAN HORTON: Right.

24 MR. WYMORE: One of the things that we had on
25 shelter in place is part of the plan is when to

1 evacuate and when not to evacuate. If the roads are
2 clogged then this development is going to be one of
3 those developments where shelter in place would be an
4 option because it is hardened so that these people
5 wouldn't necessarily need to leave.

6 It depends on the circumstances. However,
7 the minute I say that, and I've said that before, then
8 I get articles from people saying what, why, you're
9 going to have people die because they're staying up
10 there?

11 The bottom line is like the gentleman
12 sitting to your left says, things are changed in a
13 panicked situation when things are out there. If these
14 people are safer to stay where they are then to go out
15 on the open roads, then they should stay where they
16 are. But if I sit here and I say, well, they're always
17 safer to stay where they are. That's not correct going
18 to be correct. And if I say they're never safer to
19 evacuate, that's not going to be correct.

20 It's a situation that's going to have
21 training that goes with it and then they'll have to
22 make that call as it comes down. And that will have to
23 be made in conjunction with whatever the evacuation
24 orders are.

25 As far as thinking outside the box as to

1 what I can do with -- to benefit the existing
2 homeowners in the neighborhood. That's why we were
3 constructing trails. That's why we were constructing
4 some of those other things.

5 If there are other options out there, then
6 we would need to sit down and have discussions. And as
7 I've indicated to many of the neighbors who have
8 contacted me, if you want to sit down and discuss
9 things, I'm open to sit down and discuss things. It
10 doesn't have to be these public meetings.

11 And I don't expect you to necessarily be
12 nice to me. But I am open to sitting down and
13 discussing anything.

14 MS. MCCARTHY-WATERS: Okay.

15 MR. WYMORE: And then as far as the 91 Freeway.

16 MR. MABERRY: We conducted a CalTrans analysis. I
17 believe your question was more related to an event. I
18 think it started as what's the issue and part of the
19 analysis we analyzed the freeway main line and the
20 interchanges consistent with CalTrans requirements.

21 During an event I think that falls under the
22 evacuation process and I think that's a coordinated
23 issue with all the agencies.

24 MS. MCCARTHY-WATERS: The next speaker is Cindy
25 Ensign, E-n-s-i-g-n. Cindy Ensign is not here.

1 Ed Ehrman, E-h-r-m-a-n.

2 ED EHRMAN: Thank you for having us here today.

3 Been here since '73 and only a of couple
4 questions.

5 A lot of the stuff that's already been
6 spoken about was on my agenda so I'm got not going to
7 go and rehash that again.

8 But I would like to say is that, number one,
9 as a historian your number of fires in Yorba Linda I
10 think is missing one. In '78 there was a fire where
11 across from Kellogg that was evacuated. So add that to
12 your list.

13 The other thing I kind of picked up on was
14 the wind directions that occur in Yorba Linda. As we
15 all know -- and I have to say that I have some
16 firefighting experience -- wild fires generate their
17 own winds. So it's nice to have a map that says where
18 the winds normally go. There's 19 firefighters in
19 Arizona that would probably debate that with you, their
20 families would.

21 I guess my biggest concern really goes to
22 traffic and I think Keil and I already discussed this
23 and that's one of the options was to have a traffic
24 signal at Agua and Yorba Linda Boulevard.

25 And Yorba Linda Boulevard is run during peak

1 times as a coordinated program, which means if you had
2 a signal at Agua and Yorba Linda Boulevard, I would
3 assume if it is coordinated, that it would not be on
4 demand. It would be on time of day.

5 So if there were an evacuation during that
6 period that actually that could even be worse than
7 having it as it is today.

8 Do you agree with that or not?

9 MR. MABERRY: I would expect that during an event
10 the signal would be controlled by a peace officer.

11 ED EHRMAN: SO one of these four police officers
12 that are around could put it into flash? Because
13 that's all they can do. They can't change the timing.
14 They would put it into flash. So it's now a three-way
15 stop.

16 MR. MABERRY: I can't say for sure, but another
17 option potentially would be for the city to have some
18 kind of special event coordination. Some of the
19 signals are very advanced to do that kind of thing. I
20 would be speculating.

21 ED EHRMAN: They could be down. Because I don't
22 think Yorba Linda has a system that could download a
23 timing program to that intersection in that period.

24 The traffic counts in Agua, where were they
25 done and when? I don't remember traffic counts being

1 done on Agua at all.

2 MR. MABERRY: The roadway segment 2 counts were
3 done -- some were done in May and some were done in
4 October.

5 ED EHRMAN: You don't have to look it up right
6 now.

7 MR. MABERRY: I'll give you my card.

8 ED EHRMAN: All right. The last thing is -- and I
9 guess the reason I'm sensitive to this is because we're
10 on Via del Cerro and to get out to Yorba Linda
11 Boulevard you go Via del Cerro, Via del Puente, Via del
12 Agua.

13 And it's like four car lengths between Via
14 del Puente and Yorba Linda Boulevard. And to merge
15 onto Via del Agua during the Freeway Fire was
16 impossible.

17 And I guess one of my concerns is not only
18 the fact that you can't get out of Via del Cerro, but
19 also that people -- and somebody said this before --
20 you know, you managed the great thing, it's the people
21 that screw it up. Because people when there's an
22 emergency do things you wouldn't normally expect them
23 to do.

24 And if they back up across Via del Agua
25 trying to get out of Via del Puente, then first

1 responders aren't going up Via del Agua or will be
2 delayed in getting up Via del Agua.

3 So I don't think the signal is necessarily
4 the right thing to do and I don't see a signal being
5 able to help getting out of Via del Puente onto Via del
6 Agua.

7 You want to comment to that?

8 MR. MABERRY: Well, relative to the congestion at
9 that location during an event, we talked a little bit
10 and I think that that warrants some input to the
11 developer or whoever is going to administer the plan.
12 And that's a concern.

13 Relative to a typical day situation, it's a
14 public street. And what typically happens when there's
15 queuing at a signal -- and understand the signal is a
16 mitigation measure in the report and it doesn't
17 necessarily obligate the county or the city to require
18 it as a condition of approval.

19 If they deem that they're better off without
20 a signal, they certainly don't have to require it. But
21 I think that that's an option that they likely would
22 investigate since it would probably be a mitigation
23 measure.

24 ED EHRMAN: I think they need to look at it as an
25 option.

1 MR. MABERRY: But if there was a que on Via del
2 Agua as a result of the signal, I think a typical
3 situation would be some kind of keep clear striping to
4 protect the intersection so movements could be done on
5 a regular basis.

6 ED EHRMAN: Have you ever to Rose and La Palma,
7 the keep clear? When people are going to go around the
8 corner and there's no place to go it -- whether it says
9 keep clear or not -- and think about this during the
10 fire like the Freeway Fire, do you actually think that
11 people would -- we would hope they would -- but people
12 are people.

13 And they're trying to get out just like
14 everybody else is. And if you can't get onto Via del
15 Agua in the four car lengths that it takes to get to
16 Yorba Linda Boulevard, what would you do?

17 MR. MABERRY: Well, in my opinion during an event,
18 they probably wouldn't respect that. But my comment
19 was relative to the traffic study we're talking about a
20 typical worst case situation or like a congested time
21 of day. Relative to an event, I can't comment either
22 way. I'm not sure what I would do. It would be
23 speculation anyway.

24 ED EHRMAN: Okay. That actually -- again, this
25 lady -- oh, she's gone. Her slides were actually

1 outstanding because it really showed what took place.

2 KIM PAUL: I'm here.

3 ED EHRMAN: Those were great. They were good and
4 everything everybody else said was excellent. We
5 didn't want to make this adversarial because that's not
6 what it's about. We understand you're in business and
7 you want to make some money out of this and you want to
8 do some things, but we're only concerned about the
9 impact that it has on us with our experience from what
10 happened during the Freeway Fire.

11 MR. WYMORE: I understand. I appreciate the fact
12 that you showed up and I appreciate the fact that you
13 let me make my presentation when a lot of you didn't
14 really want to hear the presentation, but -- and I
15 appreciate the fact that you come up here and you give
16 me these comments.

17 And like I said, if you want to meet with me
18 outside of the meeting, I'll be glad to meet with you
19 outside of the meeting. I do appreciate the fact you
20 showed up. I think it makes for a better deal.

21 Just like after August 2012 when you came in
22 with a lot of things, that changed a lot of things
23 about this project. Just as many other agencies and
24 other people have come in and said what about this and
25 what about that. And just as some of your city

1 councilmen have said well, we don't like this or we
2 don't like that or go look at this or go look at that.
3 we don't know what we're going to do next. Take a look
4 at this. Take a look at that. we've done that.

5 And I think those things make for a better
6 project. The more interaction you get I think it gets
7 better. That doesn't mean you're going to like it. It
8 doesn't mean that we're going to agree. But at least
9 we move to a better point. So I do appreciate it.

10 MS. MCCARTHY-WATERS: Okay. Our next speaker is
11 Mark or Marg Garvey.

12 FROM THE AUDIENCE: I think she left.

13 MS. MCCARTHY-WATERS: She's left.

14 Okay. The next speaker is Scott and I can't
15 read the last name.

16 SCOTT KIRBY: Kirby.

17 MS. MCCARTHY-WATERS: If you could repeat your
18 last name for her that would be great.

19 SCOTT KIRBY: Sure. My name is Scott Kirby. I
20 live at 4785 Via de la Roca in Yorba Linda. I've lived
21 there since '93 or '95 or something. I'm a good
22 republican. I believe in personal property rights.
23 I'm not a tree hugger. I'm not a hill hugger.

24 But I've got some questions and first thing
25 I'd like to do is give some props to people in the

1 room. I give props to you. This is much better than
2 the other developer we had. So thanks for taking the
3 heat. I appreciate all your experts.

4 I want to thank Ken Ryan because Ken and his
5 posse of ten people saved my house back in that fire.
6 And the reason they were there is because there were no
7 firemen and when the firemen that did finally show up,
8 they were from Orange and Santa Ana. They weren't from
9 around here. So that's something to keep in mind.

10 I had three questions regarding slides. I
11 don't know if we can still get the slides up.

12 You have one slide up there that showed the
13 entrance. That entrance is directly right off of Via
14 de la Roca and Agua. It's awful flat in that picture.
15 What's there is not flat.

16 So there's going to be a remarkable amount
17 of --

18 MR. WYMORE: I'm sorry, Via de la Roca and --

19 SCOTT KIRBY: Agua.

20 Is that your entrance?

21 MR. WYMORE: No.

22 SCOTT KIRBY: Okay.

23 MR. WYMORE: But that's where my emergency would
24 go through. I can answer your question.

25 SCOTT KIRBY: Okay.

1 MR. WYMORE: All right.

2 SCOTT KIRBY: So we'll get back to that one.

3 MR. WYMORE: Okay.

4 SCOTT KIRBY: So we have serious questions about
5 the amount of dirt that's going to be moved and how
6 long it's going to take to move that dirt because every
7 depiction I see shows this wonderful flat space and
8 that's not flat.

9 MR. WYMORE: Okay.

10 SCOTT KIRBY: There's a -- there's a creek there.

11 MR. WYMORE: All right.

12 SCOTT KIRBY: There's hillside there and most of
13 the depictions I've seen tonight are showing flat. So
14 there's going to be a lot of dirt moved.

15 MR. WYMORE: There's -- I can hit that really
16 quick if you want.

17 SCOTT KIRBY: Okay.

18 MR. WYMORE: We have a 50 foot easement right to
19 go through there, which is why the only thing that
20 we've got going through there would be the emergency
21 exit. They contest that. So we're in court to
22 determine that.

23 Assuming that we would go through with a 50
24 foot emergency exit if Cielo Vista is built, then we
25 would hope to work with them to determine, you know, to

1 hook into their roads and then they would be coming
2 across.

3 If we don't work with them, if they
4 determine not to go forward with their project or we
5 build earlier, then we would bring our road down -- we
6 would have to go through that hill back there -- and
7 then our road would be flat and it would follow the
8 existing road. In other words, it would just go down
9 and come out because again it would only be used for
10 emergency purposes.

11 If Cielo Vista is built, then that road has
12 to be built over the easement. As you know,
13 Metropolitan Water District has a large pipe there and
14 as part of their easement, they have a restriction on
15 how much overburden you can put on there. And they
16 also have a restriction against any kind of building
17 over it. So that would be something that you would
18 have to resolve with Metropolitan Water District.

19 SCOTT KIRBY: I would have to resolve that?

20 MR. WYMORE: No. We. Us the developer. You
21 don't have to resolve anything. You can just come in
22 and say I don't like it and turn around and leave. I
23 have to resolve it. As the developer, that's what we
24 have to do.

25 So it's something we would have to go

1 through. For instance, if we were the developer on
2 that piece or if we were doing something in conjunction
3 with them and their grading plan that I've looked at is
4 just a review grading plan, but, yeah, there's a lot of
5 dirt moving on our property. It's moving away from the
6 homes, but there is still going to be --

7 SCOTT KIRBY: So there's a creek there not just a
8 pipe?

9 MR. WYMORE: There's a creek there.

10 SCOTT KIRBY: So there would have to be massive
11 some kind of bridge or overpass or something like that.

12 MR. WYMORE: Okay. If you look at the Cielo Vista
13 draft EIR and if you look at the biology report, you'll
14 see that in that particular area there's Least Bell's
15 Vireo there. So you have to mitigate whatever you
16 disturb, meaning you have to replace it a one to one,
17 two to one, or whatever it happens to be.

18 And then in addition to that going through
19 that area you would have to raise that area so it would
20 be flat. Our civil engineer Ken looked at it.

21 He's talking about the entrance to Cielo
22 Vista and what they would need to do.

23 Can you answer that question?

24 SCOTT KIRBY: There's a creek there. So you just
25 said you're going to put in two creeks instead of one?

1 MR. WYMORE: No, there isn't -- it's the end of
2 Blue Mud Canyon coming around and again those are
3 jurisdictional waters that would be subject to Army
4 Corp of Engineer jurisdiction.

5 So you would have to go in with a plan and
6 say, okay, this is what I want to disturb. Now I've
7 got to mitigate that so you're going to have to show
8 them where you're going to recreate that. In that
9 particular area it's problematic because that's where
10 Blue Mud Canyon drains to.

11 SCOTT KIRBY: Yeah, we noticed that.

12 MR. CRAWFORD: In the review of their plan there's
13 an existing storm drain that drains Blue Mud Canyon and
14 the inlet to that, if I remember correctly, is about 50
15 to 60 feet from Via del Agua. And in their plan they
16 call for the extension of that roadway and they would
17 need to extend the storm drain pipe along with that
18 roadway to a point where they could drain the rest of
19 Blue Mud Canyon.

20 And they're planning on filling in that area
21 there and filling it about 20 some feet or so something
22 along those lines, sir.

23 SCOTT KIRBY: Okay. So if Cielo Vista is not
24 approved, that is not an emergency exit for your
25 development?

1 MR. WYMORE: If Cielo is not approved, we would
2 still use it as an emergency exit, but only if we
3 couldn't get option 2B. If we got option 2A or 2B,
4 then the emergency exit for 2A would be the existing
5 road that's a dirt road going in would be paved to put
6 a bridge across and that would be going out to
7 Stonehaven, but it would be emergency only.

8 If it's 2B, then there would be traffic
9 going down to Stonehaven and there would be traffic
10 going out and we wouldn't necessarily -- we wouldn't
11 probably need any emergency road going through Cielo
12 Vista, but once Cielo Vista is built then the Orange
13 County Sheriff's Department would want an evacuation
14 road.

15 So they would want us to connect into their
16 orders as an additional emergency exit so they could go
17 into ours or we could go into theirs.

18 SCOTT KIRBY: Okay.

19 MR. WYMORE: As I understand it.

20 SCOTT KIRBY: Okay. So --

21 MR. WYMORE: Now I'm speaking for a lot of people
22 that, you know, are going to tell you I can't speak for
23 them and they're absolutely right.

24 SCOTT KIRBY: I get it.

25 MR. WYMORE: Okay.

1 SCOTT KIRBY: So your -- one of the other
2 questions I had was the traffic study. There's been a
3 lot of questions about it. I didn't -- I wish we could
4 see the slide, but I don't -- I don't recall seeing on
5 the slide -- I saw the 1200 trips a day current on Agua
6 and --

7 MR. WYMORE: I am going to get that slide.

8 SCOTT KIRBY: Good, good.

9 So is there a -- if I'm reading this right
10 -- existing traffic on Agua, for example, 1112 trips a
11 day.

12 Do I understand that?

13 MR. MABERRY: That's correct.

14 SCOTT KIRBY: And then modified capacity meaning
15 it could absorb 6250 transcripts a day?

16 MR. MABERRY: Yes.

17 SCOTT KIRBY: And then is there a column up here
18 that shows if everybody left all at once? If you had
19 800 homes that evacuated at once, was that traffic part
20 of this traffic study?

21 MR. MABERRY: No.

22 SCOTT KIRBY: Okay. That's all -- I just wanted
23 to hear that.

24 MR. WYMORE: Come on. Let him -- I made him do
25 this. You're going to have to let him answer the

1 question.

2 MR. MABERRY: I did -- in anticipation of
3 discussions relative to the evacuation plan, I did
4 estimate the number of homes that would essentially if
5 you were to say everybody go now and everybody was home
6 and everybody had two cars I did kind of look at what
7 that number would be. And then --

8 SCOTT KIRBY: Okay. You just said you didn't, but
9 you did you include that in your traffic study, did
10 you, or did you not include a mass evacuation all at
11 once? Is that included in any of these numbers up
12 here?

13 MR. MABERRY: No.

14 SCOTT KIRBY: You know I saw -- the last thing I
15 saw was the video. It's a very nice video. I'd like
16 to live next to those houses. That would be good for
17 my property I'm sure.

18 But I just heard you say that there is no
19 builder for those homes. So those homes are
20 theoretical. We don't know that those homes are going
21 to look like that; correct? I know that the lot sizes
22 are zoned for that.

23 MR. WYMORE: I'm not going to have any problems
24 selling them. I mean I've got builders interested in
25 doing it.

1 SCOTT KIRBY: But if --

2 MR. WYMORE: The problem is that there's no point
3 in me trying to enter into a contract with a builder
4 today. There's lots of builders that will enter into
5 contracts with me and then they'll say well, I want to
6 do it at this price and then you go solve all the
7 problems, but you know, is that --

8 SCOTT KIRBY: I understand. But I saw a video
9 that had massive Italian looking homes. They were
10 beautiful. I'd like to live in them.

11 These things look like they were 5 and 6 and
12 8000 square foot homes.

13 MR. WYMORE: No.

14 SCOTT KIRBY: You don't have anybody that's said
15 they're building that?

16 MR. WYMORE: What we did -- what we did in the
17 models is we set the homes up at 45 to 5500 square feet
18 and that's what you saw in the video. And the homes
19 that were done were basically done off Toll designs
20 that are being built in Eastern Yorba Linda.

21 MS. MCCARTHY-WATERS: Any more questions because
22 we're well over the three minutes?

23 SCOTT KIRBY: Okay. So the point is that we don't
24 -- you could get this approved -- and to I think the
25 earlier question -- we don't know that the houses that

1 are going to be built on those lots are going to look
2 like these houses. There is no guarantee.

3 There is no builder. There are no houses
4 that are set out there because, you know, with all due
5 respect, like you said, you don't have it approved so
6 you don't have anybody, but everyone in this room
7 should understand that there is no guarantee that those
8 houses that you showed in the video is what is going to
9 be built up there.

10 MR. WYMORE: Not those specific ones, but we have
11 specific guidelines as to what can be built up there
12 and they're going to be very similar to what you saw.

13 SCOTT KIRBY: Okay. So with that I have three
14 observations.

15 MR. WYMORE: Okay.

16 SCOTT KIRBY: I think Orange County Fire
17 Authority, number one, is anything that they -- if
18 you're using them as your credible source that's going
19 to validate this, there's nobody -- there's not many in
20 this room that consider Orange County Fire Authority as
21 a credible source.

22 They came and spoke at Yorba Linda City Hall
23 in the postmortem and I watched that and I saw the
24 chief come up there and if I hadn't lived here and
25 didn't know, I would have thought everything worked

1 perfectly. And then some 200 families got up and half
2 of them in tears and got the real story.

3 So not to mention the credibility problems
4 they have now with the inspections that they've charged
5 people for that they didn't deliver so that's not a
6 credible organization.

7 You know, the second assumption that you
8 make is that your houses will not burn and this will be
9 a firebreak. You know, in a hell fire of 70 mile an
10 hour winds, dark smoke and ashes, if you watched
11 Glendora this morning -- and I was watching. And that
12 fire broke out in the dark at 5:50 in the morning in
13 the dark and there was no fire people up there.

14 I'm sure it wasn't as well planned as yours,
15 but it's hard for people in this room to believe that
16 the firebreak -- that that's going to be a firebreak.
17 That those houses will not burn.

18 So that seems to be a rudimentary foundation
19 of your discussion and, you know, at the end of the day
20 most of this is built around the evacuation plan that
21 we've all talked about. Your own expert, who was very
22 good, said a key point was to make sure that no people
23 were involved. The best plan included no people.

24 Okay. That means roads. That means not
25 chained ingress/egress emergency roads. Who is going

1 to be up there at 5:50 in the morning with a key to
2 unlock a chain five years from now, six years from now,
3 seven years from now when my grandmother carrying my
4 kid at 5:50 in the morning is trying to weave her way
5 down a 70 mile an hour windstorm in the dark with a
6 fire burning.

7 And you won't be there. None of these
8 people here will be there to say, well, I don't know
9 what happened. Okay. And that's what this whole thing
10 is built on.

11 So if you want an evacuation plan, it should
12 have streets and roads that could accommodate the
13 people and we don't have those now. You need a road
14 that connects to Esperanza. You need a road that
15 connects to Bastanchury.

16 And if we were talking about building 25
17 houses that were \$5 million bucks a piece, these people
18 wouldn't be in this room homes. But we're talking
19 about 500 homes. So you need to make the investment in
20 the infrastructure that's going to connect those roads
21 going out to different areas, not onto Stonehaven, not
22 onto Agua.

23 Thanks.

24 MS. MCCARTHY-WATERS: Thank you very much.

25 we really need to keep the questions to

1 three minutes. I stop the clock when you're getting
2 answers because that's not fair, but let's try to think
3 the questions through so that they're real concise.

4 The next person is Ken Newman.

5 KEN NEWMAN: Good evening. I know it's getting
6 late. I'm Ken Newman. I live on 4580 San Antonio.
7 I'm about halfway up as you go up the road. I am going
8 to be definitely affected either front or back of my
9 house it sounds like.

10 I just want to talk about some things just
11 to piggyback on what he was just saying about the
12 entrances and exits. I agree with them him.

13 I'm in the petroleum industry and I'm
14 trained in emergencies. And we have weekly drills and
15 those type of things and I'm part of the instant
16 command and all that. I'm an engineer so I understand
17 petroleum real well, been doing it all my life.

18 I've got lots of things to talk about about
19 that canyon. First of all, I agree what that gentleman
20 is saying about the entrances and exits. When we have
21 to evacuate, we go upstream, we go sideways. We don't
22 go downstream with the fire.

23 The question I have is what wind speeds did
24 you calculate coming down San Antonio? When you're
25 talking about a road, behind the houses or in front of

1 the houses? where did the traffic come out?

2 when you're evacuating with the wind
3 direction, did you plan on 70 mile an hour winds with
4 fire in them?

5 MR. HUFF: The model used the wind speeds from the
6 Freeway Complex Fire, the sustained and the max wind
7 speed.

8 KEN NEWMAN: We have had 70 mile an hour winds. I
9 lived through that fire. I was there when it was
10 burning. And I was there for 24 hours putting fires
11 out every around me. There was 18 homes right around
12 me that I watched burn, no firefighters.

13 Okay. It doesn't make sense to try to send
14 people down a road that's on fire. Right?

15 MR. HUFF: That's not -- if you're evacuating at
16 that point, you've -- you're too late.

17 KEN NEWMAN: Right. I was too late. I came back
18 into my home because my dogs were still in the
19 backyard. I had to go get them. My wife didn't have
20 her purse. We didn't have any of our belongings with
21 us. We had to come back into our house.

22 I followed the flames down San Antonio. You
23 could not cross San Antonio. Flames were jumping
24 across the road. Don't count on that as your exits. I
25 saw the first house, Thayer's house right there at the

1 first, it was shooting flames from his home across San
2 Antonio all the way to the next hill. You could not
3 get out that way. People had to go up the other way.

4 Did you guys study going to the other
5 direction towards Fairmont because that's the direction
6 you need to go? You don't go west. You gotta go east.

7 MR. WYMORE: When we looked at the evacuation
8 plans and we ran over them we looked at going two
9 different directions. When you go to San Antonio one
10 direction you can go is north and then out Fairmont and
11 the other direction you can go is down Yorba Linda.

12 I don't know what the actual evacuation was
13 that day, but when you're asking us what did we look
14 at? we looked at everything. We even looked at the
15 road that's on the Metropolitan water easement between
16 Hidden Hills coming down to our property that they call
17 an evacuation road because as you know that's going to
18 be covered by fire and you're going to have panicked
19 people and you can drop off either side. So we've
20 looked at everything.

21 KEN NEWMAN: When I came back home, thank God that
22 I got held up on the police block 20 minutes and that's
23 when the canyon burned. When I tried to come back up
24 San Antonio, they wouldn't let me near -- they said
25 that the street was on fire.

1 There's no entrance or exit out of San
2 Antonio during the fire. You've got the 70 mile an
3 hour winds with the embers and everything else and
4 houses on fire. It's not going to change. It's going
5 to happen again.

6 MR. WYMORE: well, I disagree with the change and
7 the reason I do is because if you are handling fuel
8 modification in Blue Mud Canyon -- let's say Cielo
9 Vista is built. Okay. Cielo Vista is built. So
10 that's going to remove fuel from that fire.

11 Then you're going to have fuel modification
12 from us. And so the fire is not going to continue
13 through just like our models show.

14 KEN NEWMAN: I disagree with you. Why --

15 MR. WYMORE: well, I understand.

16 KEN NEWMAN: -- I disagree is because embers fly
17 -- today in the Glendora fire they had embers flying a
18 half a mile and starting fires. They hit here. They
19 hit Yorba Linda like that. They hit this section.
20 They hit that section.

21 No matter what you do up on that hill it's
22 not going to help us. You're still going to have
23 embers shooting down at us.

24 MR. WYMORE: There's no doubt that you're going to
25 have embers. That's why I kept hitting embers. Embers

1 are the problem for you. Even if we go in there, you
2 still have embers and the embers are going to enter
3 homes that were built before 1995 without a doubt.
4 That's the problem.

5 There's steps that those people can take
6 because the embers were -- the ember storm in this
7 particular fire was a mile high I heard. So it's going
8 in and some houses burned two days later because people
9 were out of there. They came back in and the embers
10 started then.

11 KEN NEWMAN: Okay.

12 MR. WYMORE: But I don't agree with you for the
13 reasons I've cited and I'm not going to argue with you,
14 but I don't agree with you.

15 I think that even if we do 2B going down, 2B
16 going down is going to affect the fuel through that
17 canyon and I think it will make it safer.

18 KEN NEWMAN: Now I'd like to talk about the
19 canyon.

20 MR. WYMORE: Okay.

21 KEN NEWMAN: Do you know what goes on in that
22 Canyon?

23 MR. WYMORE: I'm not out there every night.

24 KEN NEWMAN: Okay. You know what roll processing
25 goes on there?

1 MR. WYMORE: The what?

2 KEN NEWMAN: Live oil wells out there working?

3 MR. WYMORE: Yes, sir. I'm very familiar with all
4 those wells.

5 KEN NEWMAN: Okay. Were you aware that the vapor
6 recovery ruptured during the fire and it was shooting
7 flames out of that?

8 MR. WYMORE: I'm aware --

9 KEN NEWMAN: I was there that whole night when
10 those flames were shooting out and we got it blocked
11 in. It was like a blowtorch.

12 MR. WYMORE: I've never talked to Yoland, which
13 has the well site closest to your deal, but I talked to
14 Santa Ana Canyon Development. I understand what
15 happened to them and I understand what happened to
16 Darco.

17 Darco I'm in a lawsuit with because he
18 hasn't been producing and I want to get him out of
19 there, but if he stays then he's going have to stay
20 with a lot more safety features in place.

21 KEN NEWMAN: What about all the gathering lines
22 when you start to work on the road behind us?

23 MR. WYMORE: I'm sorry?

24 KEN NEWMAN: What about all the oil gathering
25 lines that lay on the ground in Blue Mud Canyon? I'm

1 on San Antonio.

2 MR. WYMORE: Oh, that was our challenge in
3 designing 2B. In other words, when we were going
4 through designing 2B, we had to be able to, A, miss
5 Mr. Yoland's tank farm, --

6 KEN NEWMAN: Right.

7 MR. WYMORE: -- avoid the pipe for that large two
8 line transmission pipe that feeds, whatever, 14 percent
9 of the L.A. Basin or more, and also turn around and
10 make arrangements to not disturb those pipes or
11 relocate those pipes. We did all that.

12 KEN NEWMAN: The transmission lines is not what
13 I'm getting at right now. I'm talking about the
14 natural gas small gathering lines that come off the oil
15 wells.

16 MR. WYMORE: What I'm saying is --

17 KEN NEWMAN: They're right on top of the ground.

18 MR. WYMORE: -- we can mitigate those lines by
19 relocating those lines.

20 KEN NEWMAN: Are you aware what happens in a major
21 rainstorm, what happens to that canyon?

22 MR. WYMORE: Today?

23 KEN NEWMAN: It fills up completely with water.

24 MR. WYMORE: Our understanding --

25 KEN NEWMAN: All the way from the top of the hill

1 all the way across.

2 MR. WYMORE: We've done a drainage study that goes
3 through that canyon to determine what we would need to
4 do and that was part of our design for the road going
5 to 2B.

6 KEN NEWMAN: Now let's talk about the transmission
7 lines.

8 You know the sizes of them?

9 MR. WYMORE: You mean the large ones that are
10 Southern Cal Edison?

11 KEN NEWMAN: Right. Southern Cal Gas. There's a
12 difference.

13 MR. WYMORE: Oh, the two large ones that go to
14 Southern --

15 KEN NEWMAN: Right.

16 MR. WYMORE: -- Cal Gas?

17 KEN NEWMAN: Major --

18 MR. WYMORE: I'm very aware of them.

19 KEN NEWMAN: Major transmission lines.

20 MR. WYMORE: I've talked to them.

21 KEN NEWMAN: 30 inch lines.

22 MR. WYMORE: That's correct.

23 KEN NEWMAN: They cover one-seventh of the
24 L.A. Basin's natural gas capacity.

25 MR. WYMORE: That's correct. And that's why we

1 had to design option 2B so that we avoided those lines
2 and we didn't put any grading down on their easement.
3 And we did that.

4 KEN NEWMAN: Are you aware of San Bruno and the
5 fire they had up there when someone nicked the lines
6 several years ago?

7 MR. WYMORE: No, I'm not.

8 KEN NEWMAN: Major catastrophe, about five years
9 ago. Took out a good portion of several blocks, major
10 fire.

11 Are you familiar with the Olympic pipeline
12 up in Washington state in Bellingham where a line
13 ruptured after a backhoe rubbed the insulation on the
14 line and then some years later it ruptured?

15 MR. WYMORE: If your point is that dealing with
16 gas lines is a very dangerous deal and particularly
17 those gas lines, we got that a long time ago. That's
18 why we met with them, that's why we talked with them,
19 that's why we're running plans past them, and that's
20 why we didn't want to go through what we call option 2A
21 initially because it took us four passes to be able to
22 go through and figure out a way to get around it to
23 avoid that very problem that you're talking about, but
24 we did.

25 KEN NEWMAN: I just do not want people digging

1 around pipelines and some years later we have a
2 rupture.

3 MR. WYMORE: We don't need to dig around the
4 pipelines. We can avoid the pipe lines. The Gas
5 Company has made it very clear that you're not going to
6 be digging anywhere around our gas lines. That wasn't
7 the challenge so much.

8 The challenge so much was that you also
9 can't put any dirt on top of those lines.

10 KEN NEWMAN: That's right.

11 MR. WYMORE: So you've got to design a system
12 where you can get up away from those lines and then
13 have your roadway come down so that the road that comes
14 off of it and the grading that comes off of it is still
15 safe enough to be approved by the Gas Company.

16 KEN NEWMAN: I don't think there's enough room
17 because their easement is pretty wide.

18 MR. WYMORE: Well, I think there is.

19 KEN NEWMAN: The other -- you talked about the
20 Metropolitan Water District. They have their
21 eight-foot diameter line across the San Antonio and you
22 have that issue. That's another thing that was on
23 here.

24 MR. WYMORE: We're not going to be disturbing
25 that.

1 KEN NEWMAN: Okay. Then --

2 MR. WYMORE: We come in just north of that.

3 KEN NEWMAN: Then there' -- I remember I was
4 coming back home that day of the fire and looking down
5 and I was standing out there and I wished I had a fire
6 hydrant and a fire hose. And got to looking at it and,
7 you know, the fire hydrants are all across the street
8 from us. They couldn't even use the fire hydrants if
9 they wanted to. We would be blocking San Antonio road
10 with the fire hoses.

11 If you ever looked at it, it's on the north
12 side or on the west side of all those homes. It's
13 opposite the homes is where all the fire hydrants are.
14 So we're not protected now.

15 MR. WYMORE: I understand. I haven't been in your
16 neighborhood and looked at that. But I know that
17 specifically with regard to our fire hydrant design we
18 ran it through our civil engineers and we've also run
19 it through Mr. Huff's company and we've also run it
20 through OCFA.

21 And we're putting in more hydrants than we
22 need to because of the fire staging areas and
23 everything that we talked about earlier.

24 KEN NEWMAN: It doesn't solve the problem we're
25 going to have, you know, if you wanted to use the fire

1 hydrants if you've got a fire in our area. And that's
2 part of your evacuation route. The fire hoses are
3 across that. We're going to be putting fire hoses
4 across the evacuation route. That needs to be looked
5 at.

6 MR. WYMORE: Okay.

7 KEN NEWMAN: As I said before, I really agree with
8 what the first gentleman said here right before me was
9 that you need to look at your east and west, you know,
10 escape routes and ingress/egress and whether to try to
11 go down San Antonio.

12 I think you're making a mistake going right
13 into the line of fire and the wind direction and that
14 really needs to be considered. If you would just take
15 that into consideration, I would sure appreciate it.

16 MR. WYMORE: Okay. Thank you.

17 MS. MCCARTHY-WATERS: Thank you, very much. Thank
18 you.

19 We've got four people and I appreciate the
20 four of you for being so patient.

21 Rob Carrillo, is he here?

22 ROB CARRILLO: I'm Rob Carrillo. I live at 21100
23 Ridge Park Drive. I'm off of San Antonio up on the
24 hill.

25 Actually I saw the whole fire from the start

1 to the finish. I lived through it. I stayed 24 hours
2 -- up 24 hours, fought fires around the houses around
3 my property, put out some of my own property and
4 existing neighbors, saw a few neighbors' houses go
5 down.

6 The problem I have -- question I have I
7 guess on the traffic study the problem I'm getting --
8 I'm having a problem dealing with is the San Antonio
9 traffic study.

10 How many days did you do that and when was
11 it done? How many days did you do the traffic study?

12 MR. MABERRY: The traffic counts, just one day.

13 ROB CARRILLO: You only did it for one day?

14 MR. MABERRY: Correct.

15 ROB CARRILLO: Is there a reason why one day or
16 two days some hours -- and what day of the week was it?

17 MR. MABERRY: I'll have to check my appendices and
18 I can tell you the date.

19 ROB CARRILLO: The problem I have --

20 MR. MABERRY: I can provide --

21 ROB CARRILLO: Yeah.

22 MR. MABERRY: -- it to you, --

23 ROB CARRILLO: Yeah.

24 MR. MABERRY: -- but the --

25 ROB CARRILLO: The numbers that are coming out now

1 is like 3500 and then if you get the option B, which it
2 looks like what you guys are pushing for and or this
3 option 2 -- what is the difference between option 2 and
4 option 2B?

5 MR. WYMORE: Option -- I could -- go ahead.

6 ROB CARRILLO: Because option 2 is actually more
7 traffic.

8 MR. MABERRY: Correct. Option 2 is an access to
9 Aspen way. That's the only -- that's the primary
10 access for all the residents. Emergency is down San
11 Antonio.

12 Option 2B is a combination of resident
13 access to San Antonio about 800 feet south of Aspen way
14 and also to Stonehaven.

15 ROB CARRILLO: Okay.

16 MR. MABERRY: So 2 is all to San Antonio. 2B is a
17 combination between the --

18 ROB CARRILLO: In the traffic study did you take
19 into account the left-turn lane off of San Antonio off
20 of Yorba Linda Boulevard turning into San Antonio?

21 MR. MABERRY: Yes, we did.

22 ROB CARRILLO: Because there's only a four to five
23 car niche in there and you can't extend that because
24 the other left-turn lane behind that turns into the
25 other street off of Yorba Linda Boulevard. That cannot

1 be expanded.

2 MR. MABERRY: See --

3 MR. ROB CARRILLO: The problem what you may run
4 into here is you maximize that at four to five cars now
5 and then you get another 1,000 cars coming or you got
6 another 3,000 trips coming through, that's going to
7 pull out into the main traffic of Yorba Linda
8 Boulevard. You can't expand that turnout lane. It's
9 physically impossible.

10 So I guess was that taken into account as
11 well?

12 MR. MABERRY: Yes.

13 ROB CARRILLO: So what are you going to do to fix
14 that?

15 MR. MABERRY: We analyzed the que at that location
16 in order to --

17 ROB CARRILLO: How many cars?

18 MR. MABERRY: I'll have to look that up. But
19 there is a figure 17.3 in the traffic study that does
20 show a physical extension of that pocket. It can be
21 extended.

22 ROB CARRILLO: Are you going to go behind it?
23 It's not possible because there's another turnout
24 behind it going off to the other street going to the
25 left.

1 MR. MABERRY: Right. There's a median --

2 ROB CARRILLO: This is not possible.

3 MR. MABERRY: There's a median there that can be
4 extended. It's about half -- the pocket is about half
5 the distance between those two roads and there's a
6 modification -- there's a figure in there. I can show
7 it to you.

8 ROB CARRILLO: There's a turnout. There's another
9 road that you have to turn left into. So I don't know
10 how you're going to do that. Are you going to do away
11 with the left turn?

12 MR. MABERRY: Are you talking on San Antonio to
13 the west?

14 ROB CARRILLO: No, I'm talking Yorba Linda
15 Boulevard -- yeah. Right by the fire station.

16 MR. MABERRY: Correct.

17 ROB CARRILLO: That turnout right there.

18 MR. MABERRY: The eastbound left-turn pocket.

19 ROB CARRILLO: Yes -- northbound.

20 MR. MABERRY: No, the eastbound. It's semantics.

21 ROB CARRILLO: Yes.

22 MR. MABERRY: Traveling eastbound to go north?

23 ROB CARRILLO: Right.

24 MR. MABERRY: Right. There's a road to the west
25 that's a --

1 ROB CARRILLO: Right by the fire station.

2 Okay. But behind that there's another
3 turnout to go into the neighborhood right to the left.
4 They can get through now.

5 You're going to take that away or how is
6 that going to happen?

7 MR. MABERRY: We're -- one of the -- one of the --
8 I won't say it's a mitigation measure. It's a
9 recommendation under option 2 is to extend that
10 left-turn pocket.

11 ROB CARRILLO: So you would cut out the access for
12 the people wanting to turn left?

13 MR. MABERRY: No, that doesn't change anybody's
14 access. It's just going to extend the queuing storage
15 for that lane.

16 ROB CARRILLO: To how far? I don't think there's
17 enough room to do it.

18 FROM THE AUDIENCE: (Inaudible.)

19 MR. MABERRY: That's correct. The median will be
20 modified.

21 ROB CARRILLO: And to how many cars? Right now
22 it's maybe only four to five. But if you have this
23 extra traffic coming down there, it's going to really
24 impede Yorba Linda Boulevard and then you're going to
25 have potential accidents, which is what I'm looking at.

1 And also the San Antonio is just not wide
2 enough, I feel. It's actually the -- San Antonio -- I
3 feel sorry for anybody living on San Antonio because
4 the city actually put in that narrowing feature.
5 That's that little grass in the middle of the --

6 MR. MABERRY: Yes, I know.

7 ROB CARRILLO: They actually added that to slow
8 the traffic down. So when they did add that, --

9 MR. MABERRY: Correct.

10 ROB CARRILLO: -- they took away the downhill
11 parking for anybody on San Antonio. They cannot park
12 on the downhill side. So if they park in front of
13 their house, I don't know how these construction
14 vehicles are going to get through there with the
15 narrowing feature. And if they park in front of their
16 house, I don't see how it's going to be -- it's going
17 to a mess for any kind of construction vehicles going
18 through there getting to your development. It's just
19 my observation.

20 MR. MABERRY: And we're talking about that traffic
21 going through there --

22 ROB CARRILLO: There's a couple of them.

23 MR. MABERRY: -- and the lane width is adequate to
24 accommodate construction vehicles. Construction
25 vehicles are at most nine feet wide, ten feet wide. So

1 I think there's enough room for them to get through.

2 ROB CARRILLO: If someone parks a guard by their
3 house?

4 MR. MABERRY: I don't --

5 ROB CARRILLO: Or are they going to take away
6 their parking in front of their house on the street?

7 MR. MABERRY: I don't know where the parking is
8 intended for them.

9 ROB CARRILLO: Yeah.

10 So that's just -- so that's a problem I had
11 is with the option 2 on San Antonio, there's just not
12 enough because it's going from 3500 to 6400 and
13 possibly 7600 trips. And you only did the study for
14 one day and you don't know what day.

15 I think it should be done for more than one
16 day. It should be for an average. You should do it
17 for three or four days or do it for like a week. And
18 why don't you do that? Why don't -- I mean I don't
19 know why wasn't it done. Was that not normal or --

20 MR. MABERRY: I can answer all of those questions.

21 And I do know what day. I just have to look
22 it up. So I was trying to pay attention to your other
23 questions.

24 ROB CARRILLO: Oh, okay.

25 MR. MABERRY: The requirement --

1 ROB CARRILLO: Even another couple of --

2 MR. MABERRY: The requirement is that you do it
3 for one day. Some cities require multiple days.

4 ROB CARRILLO: But you guys want to go above and
5 beyond?

6 THE REPORTER: Okay. Would you like me to take
7 down what you have to say or not?

8 ROB CARRILLO: And who are you?

9 (Off-the-record discussion.)

10 ROB CARRILLO: Okay. Just a couple observations
11 that I had.

12 I know your property looks like it's going
13 to be bullet prove and then fireproof, but I think
14 what's going to happen is you guys will get up on this
15 hill and this fireproof compound and then what happens
16 if the houses down on San Antonio catch fire and then
17 you can't get out because you're going to be stuck up
18 there because there's going to be fires on San Antonio
19 or other properties -- or the other houses that don't
20 have your standards.

21 So they're going to be choking your access
22 points to leave the property because that's where all
23 the fire trucks will be. That's just an observation
24 that I had.

25 And then --

1 MS. MCCARTHY-WATERS: Okay. You're way past your
2 three minutes.

3 Can you wrap it up?

4 ROB CARRILLO: Can you answer the question?

5 MR. MABERRY: I can answer the question on the
6 traffic count. It was -- the tube count was placed on
7 Wednesday, May 30th, 2012.

8 ROB CARRILLO: The whole day or the --

9 MR. MABERRY: 24 hours.

10 ROB CARRILLO: Okay. With a guy with a clicker or
11 what was --

12 MR. MABERRY: It's the tubes in the roadway.

13 FROM THE AUDIENCE: Some high schools are out by
14 then.

15 ROB CARRILLO: I never saw them. I never saw the
16 strip.

17 MS. MCCARTHY-WATERS: Okay. We've got three more
18 speakers here.

19 ROB CARRILLO: That's about it.

20 MS. MCCARTHY-WATERS: Is that it?

21 ROB CARRILLO: Yeah.

22 MS. MCCARTHY-WATERS: Okay. Thanks very much.

23 Bob Kanne, K-a-n-n-e.

24 BOB KANNE: Hi, I'm Bob Kanne. I've got about
25 seven questions.

1 I'd like to start with traffic. We were
2 talking about that.

3 Option 1 the main way in is to come off
4 Stonehaven and zigzag down to Blue Mud and back up out
5 of the canyon. There's two hairpin turns.

6 Since this is the main access road in option
7 1, what's your recommended speed as far as going
8 through those two hairpin turns, one going over the
9 ridge and then the other diving down to the bridge at
10 the bottom taking two -- making two 90 degree turns
11 there? Do you have a recommended speed? It seems like
12 that's kind of an important thing since this is your
13 main access road.

14 MR. MABERRY: Okay. I believe you're talking
15 about the one that's going to be improved on site
16 essentially.

17 BOB KANNE: It's certainly a dirt road that
18 connects to Stonehaven.

19 MR. MABERRY: Okay. I'm not sure what the design
20 speed on that would be, but I would anticipate, you
21 know, 25 to 30 miles an hour.

22 BOB KANNE: Okay. In an evacuation you're going
23 to have people trying to go through those hairpins as
24 quick as they can.

25 In general, who will be responsible for the

1 car accidents that happen at those hairpin turns when
2 kids and other people are just going fast and don't
3 make the curb or go off the cliff into the ditch in
4 Blue Mud.

5 I understand this is a private gated
6 community -- right -- but that's outside the gate? Is
7 that going to -- are they going to sue the homeowner's
8 association or are they going to sue the County or are
9 they going to sue the City if the City takes over?

10 MR. WYMORE: They're not going to sue anybody if
11 it's done right because it will probably be their own
12 negligence if they decide to run off the road.

13 But the bottom line is that the roads will
14 be maintained by the HOA, but the laws will be enforced
15 by the Sheriff's Department just like it is anywhere
16 else. It's not a private police force.

17 They'll be designed to go for a particular
18 speed. And if necessary then if things got out of
19 hand, then they would have the right to go in and put
20 speed bumps or whatever it would take because, again,
21 they're going to be privately maintained roads.

22 BOB KANNE: Let's see. Can the traffic engineer
23 show me a similarly tight curve somewhere in the city
24 or somewhere nearby and what the warnings are for a
25 similar hairpin turn?

1 MR. WYMORE: We didn't bring any designs for any
2 other things in the city.

3 BOB KANNE: Yeah. It's remarkable for the main
4 access road to have those two sharp turns and I can't
5 imagine who would want to be on the board of this HOA
6 and take the responsibility and the liability for the
7 hazards that are being created by this proposed
8 development.

9 Let's see. Let me go to the traffic slide
10 that Mr. Kirby was talking about with -- I forget his
11 name.

12 MR. WYMORE: Mr. Maberry.

13 BOB KANNE: I spent ten minutes looking in the
14 document for that and I couldn't find it and the lady
15 spent another 15 minutes or so looking for it.

16 Is that page in the document?

17 MR. WYMORE: No, that's a page that I put together
18 and he put together that took the numbers from various
19 sections throughout the document. So what we did was
20 we took numbers that were in the document and put it
21 into that chart so it would be something we could show
22 you all at once. Otherwise --

23 BOB KANNE: The stuff in the document is quite
24 confusing.

25 MR. WYMORE: I understand. I'm trying to get it

1 in a fashion so you could understand it quickly. So I
2 took it through.

3 what he did was he analyzed option 1, option
4 2, option 2A, and option 2B, and he had to hit those
5 numbers with each one. I wanted to get something that
6 I could show you that would be very easy to see
7 quickly.

8 BOB KANNE: Could this PowerPoint be on the
9 internet so -- I couldn't find those numbers, the
10 numbers that were in the document.

11 MR. WYMORE: Sure. I'll be glad to take this and
12 see what I can do about getting the PowerPoint posted.

13 BOB KANNE: Okay. The 1966 vehicles per day on
14 Stonehaven, the 1100 on Agua, and 3530 on San Antonio.
15 I couldn't find the numbers in the document, so.

16 MR. WYMORE: They're difficult to find because you
17 have to go through the options which is why I created
18 the chart.

19 BOB KANNE: Okay.

20 MR. WYMORE: And I will try to make the PowerPoint
21 available to you.

22 BOB KANNE: Okay. Let's see. I don't understand
23 why you only brought one copy of planning document.

24 How many of the full documents have been
25 printed up and how many are available at public

1 locations?

2 MR. WYMORE: I only brought one copy of the
3 complete technical appendices because I didn't
4 anticipate that there were going to be 100 people going
5 through it and there haven't been.

6 As far as making it available, everybody who
7 made an NOP comment was sent an copy of the EIR on a CD
8 -- you probably as well.

9 BOB KANNE: Yeah.

10 MR. WYMORE: That's right.

11 And then in addition to that, I've had
12 neighbors e-mail me and I've sent that out to them. In
13 addition to that, I believe it's online at the County
14 and it's online at the City.

15 BOB KANNE: Okay. I was just asking about hard
16 copies.

17 MR. WYMORE: Hard copies. There's hard copies
18 available that were set up on the notice that we sent
19 out. I think there's one at the Yorba Library. I
20 think there's one at the City of Yorba Linda. I think
21 there's one at the County. I'm not sure how many other
22 locations to be honest. I know about those.

23 BOB KANNE: The screen that was up here for a long
24 time showing the entrance gate. The whole video was
25 pretty unrealistic. The entrance gate doesn't have a

1 gate and it shows cars just driving through. My
2 understanding is we can't just drive through.

3 The road that was shown was wide enough for
4 two cars to park or a car to park next to the car
5 that's driving, but I'd like to know where is the
6 public parking for the access to the equestrian trails,
7 hiking trails, bike trails, sidewalks.

8 where is that for the option 1 and other
9 options or does it not exist?

10 MR. WYMORE: There's no public parking on site.
11 If there were access to trails and we went with 2B and
12 put in the park, then there would be public parking off
13 of San Antonio in that park down there.

14 BOB KANNE: Way down in the lower elevation for
15 parking on Stonehaven and walking up all the way from
16 Stonehaven. That's the only option.

17 MS. MCCARTHY-WATERS: Do you have any more
18 questions? You're way over your three minutes.

19 BOB KANNE: I'm almost done.

20 well, I'm only -- what about their comments?

21 MS. MCCARTHY-WATERS: No, I've stopped the clock
22 whenever they're talking.

23 BOB KANNE: Let's see. I would like to get a show
24 of hands from our experts how many are Yorba Linda
25 residents? None. How many in live in Brea? How many

1 live in Anaheim Hills?

2 FROM THE PANEL: Placentia.

3 BOB KANNE: Placentia.

4 Okay. But generally speaking I still feel
5 like you guys don't know Yorba Linda, don't know our
6 community. Mr. Wymore still calls it Via de Agua when
7 it's Via del Agua. I know you study your plan very
8 thoroughly, but it's just -- I don't feel like the
9 people making the plan have -- really know our
10 community.

11 Let's see. Almost there. Yeah. Just a lot
12 of the promises are being put on the HOA and the
13 promises about fuel modification, the promises about
14 flood control, about park maintenance, about landslide
15 prevention, the pressurized water pipes that go
16 underneath the earthquake faults, the sewer pipes that
17 cross the earthquake fault.

18 I just -- how can you guarantee that the HOA
19 will fulfill all of those promises?

20 MR. WYMORE: Because you write it up in a set of
21 CC&Rs and legal documents and then that requires them
22 to do certain things. And then you set it up for
23 funding, you put in reserves, and then they have
24 monthly fees that are due just like any other HOA.

25 BOB KANNE: I just don't see it really happening.

1 MR. WYMORE: well, you know what, every one I've
2 done happened and it did just fine.

3 MS. MCCARTHY-WATERS: Thank you very much.

4 Okay. Our next speaker is Paulette Byrne,
5 B-y-i-n-e or r-n-e.

6 Linda Miller.

7 (Off-the-record discussion.)

8 LINDA MILLER: Thanks for coming.

9 This is my first meetings for Esperanza
10 Hills. I'm a resident on Via Corzo, which is right on
11 the corner of Alder and San Antonio. My property backs
12 down onto San Antonio.

13 And six years ago we were new to California,
14 had no idea what Santa Ana winds were, had no idea what
15 a California wildfire was like. We were glued to our
16 TV watching the news coverage not knowing what quite to
17 do.

18 Evacuation plans are a great thing to have,
19 but when you're in a panic you do two things, including
20 us, we tripped over our bag of valuables as we were
21 running out the frontdoor and left them behind.

22 And one of the things that happened was we
23 saw the Thayer house explode into frames and as you
24 said at that point it's too late to leave. Well,
25 nobody told us that we were supposed to leave. We

1 didn't know. We know now.

2 We made the right decision by going up San
3 Antonio instead of down San Antonio and there happened
4 to be a horse trailer coming down. And as we were
5 screaming at them that they were running into the fire,
6 she made a U-turn in middle of San Antonio and got
7 stuck. So no traffic came up and no traffic was going
8 down. I don't know how long that lasted for.

9 By the grace of God, the first guy who was
10 stuck behind the horse trailer worked for Orange County
11 Fire Prevention. He turned up on Via Alder, saw the
12 fire hydrant on my property, hooked up a fire hose, and
13 saved my house. The two houses right next door burned
14 to the ground.

15 The first firefighter took four hours to get
16 there and the only reason they came was because this
17 gentleman's wife had called to say that she thought her
18 husband was dead and they GPS'ed his truck and got my
19 address.

20 When the fire department arrived, they threw
21 him a second hose to hook up on the other side of the
22 hydrant and they left. I don't know where they went.

23 But my real question for you is after six
24 years of having the same homeowners insurance I thought
25 as it's coming up for renewal that I would call to see

1 if I could get a quote from another homeowner -- or
2 another home insurance company and was shocked to find
3 that Allstate is refusing to write policies in Yorba
4 Linda, period. Mercury won't write. Safeco won't
5 write. And -- just a second here.

6 It was AAA, Safeco, and Mercury flat out
7 rejected me because I'm within 1500 feet of a brush
8 area. So I gave up after that. That's four insurance
9 companies that won't touch me so I'm staying with my
10 current provider.

11 But what are these people going to do when
12 they come in and they need homeowners insurance because
13 everybody's living within that brush area?

14 MR. WYMORE: We checked on the homeowners
15 insurance question because that was asked of us at the
16 August meeting as well. And we've talked to a couple
17 of different homeowners insurance who are willing to do
18 homeowners insurance, but there are restrictions that
19 go with it.

20 And, frankly, they want to see what we would
21 put as far as fire safety features into our subdivision
22 before they'll tell us what they'll write us. So I
23 honestly don't have an answer to your question right
24 now, but it's something that we were thinking about
25 from the last time that we talked.

1 I think there's two or three providers that
2 will quote it. The question becomes what's the cost,
3 is it worth it, and how can do you things that will
4 make it cheaper going forward.

5 LINDA MILLER: And are they accredited?

6 MR. WYMORE: Oh, yeah. They're larger insurance
7 companies. It's just that what it's really coming down
8 to is, you know, it's a hardened home, but it's also
9 coming down to, okay, where are you located, what's the
10 HOA required to do, what are the reserves on the HOA.
11 I mean, you know, in other words, it's not -- they're
12 not just sitting there going oh, any old home sitting
13 right there they're going to cover.

14 LINDA MILLER: Okay.

15 MR. WYMORE: We're trying to get better rates.

16 LINDA MILLER: But you have 500 homeowners that
17 are going to be forced to use only two insurance
18 companies that will quote them.

19 MR. WYMORE: I don't think there's only going to
20 be two from what we talked to, but I think that we have
21 to do more than just say we want to put a home there.

22 LINDA MILLER: Okay.

23 MR. WYMORE: In other words, we're having to go
24 the extra mile to get better rates. I haven't found
25 that we're having trouble getting homeowners

1 insurances. I've found that what we'll have is trouble
2 getting homeowners insurance at competitive rates.

3 So that's why when we plan these things, we
4 try to go through and say, okay, well, if the HOA does
5 this, will you give these people better rates here? If
6 the HOA pays this, then how about these people paying
7 that?

8 So you're trying to put buying power
9 together with fire protection that's embodied in an
10 insurance. That's basically what it comes down to.

11 We started that process about three months
12 ago. We've talked to two different insurance
13 companies. I don't remember which ones they were and I
14 don't know who is carrying things in Yorba Linda.

15 But it's just the beginning to the process,
16 but I didn't get the impression that we're going to
17 have trouble getting it. It's just a question what do
18 we need to do and what do we need to spend to make it
19 much better cost effective wise and what buying power
20 can we do if we do things through an HOA. That's kind
21 of how I started it. And I think that will result in
22 better deals.

23 LINDA MILLER: Okay.

24 MR. WYMORE: And then the next question is if we
25 can get that in there, does that affect any of you

1 depending on what happens? You know, we don't know the
2 answer to that question.

3 LINDA MILLER: I just find it interesting that
4 four of the neighborhood insurers aren't going to take
5 a risk on Yorba Linda, but you guys are.

6 MR. WYMORE: Well, we're at the beginning of the
7 deal and we've got a lot more power to be able to do
8 things. You're already living there with the
9 infrastructure that's there.

10 And so, you know, most of the fire
11 protection people or fire insurance companies are
12 looking at how much money can I make insuring these
13 particular dwellings in this particular area. So you
14 have to go in and say well, what are your -- what are
15 your losses, your experiences, your ratings, and how do
16 those all go into it.

17 And so, you know, it just happened we talked
18 to four or five of them and then we got down to two of
19 them that were more serious and two of them that just
20 said, well, we don't want to cover things and cover
21 things in California.

22 There's definitely resistance in the market
23 which is why we started the process, but I don't have
24 an answer that helps you necessarily and I don't have
25 an answer as to what it will cost us or what we'll have

1 to do to get it.

2 But I do think if we do it on buying power
3 using again the HOA and some of the things that we're
4 going to do that we'll be able to supply it
5 competitively.

6 LINDA MILLER: well, it's not that I'm looking to
7 help myself. I was thinking about the poor residents
8 that would be buying these homes that are going to find
9 once they buy it that they can't get insurance.

10 MR. WYMORE: No, they're going to be able to get
11 insurance. If they can't get insurance, then we would
12 have to cover that in the real estate report, and we
13 would never be able to get a real estate report, and we
14 would never be able to sell them.

15 LINDA MILLER: Okay.

16 MR. WYMORE: Thank you.

17 MS. MCCARTHY-WATERS: Thank you.

18 And last but not least Jim, I believe it's,
19 wohlt, w-o-h-l-t.

20 JIM WOHLT: Good evening. My name is Jim Wohlt.
21 I'm currently on the planning commission here in Yorba
22 Linda and I'm a 30 year law enforcement veteran.

23 One of the things that I keep hearing about
24 is evacuation, evacuation. It was briefly touched on
25 by another law enforcement person here and I would ask

1 all the veterans here, or prior fire and prior police,
2 with all due respect to your plan when it goes down, do
3 you think I am going to read that? No.

4 My last 12 years was a tactile team leader.
5 They always put the big guy in front. I was on the
6 line.

7 what I want to know -- and let's do a little
8 role play -- I come up to you, it's going down now,
9 I've got 12 men coming in, how am I going to get them
10 up there?

11 MR. WYMORE: How am I going to get them up to --

12 JIM WOHLT: How am I going to get them up there?

13 MR. WYMORE: You're going to take them up one the
14 roads that goes in.

15 JIM WOHLT: No, sir.

16 where's the helipad? I've got them coming
17 in from Santa Ana right now.

18 MR. WYMORE: Oh.

19 JIM WOHLT: I've got them coming in from L.A.

20 MR. WYMORE: We have all opportunities --

21 JIM WOHLT: I need a helipad.

22 Do we have that?

23 MR. WYMORE: We had -- we went to OCFA and asked
24 them if they wanted a helipad. They said no, we
25 didn't. So we set up areas in two different locations

1 for a helicopter to be able to land.

2 So in the northeast area there's an area
3 that we originally had as a soccer field. It's a QMB
4 base and then we flattened it out. And then we have an
5 area where they can land up there.

6 There's another area where they can land on
7 the staging area. It would be along the main drag. It
8 would be on the north side about halfway up.

9 And then there's another area that we're
10 looking at that they may be able to land that will be
11 right at the entrance, depending on how we do that
12 part.

13 JIM WOHLT: Okay. What basic tactic here is I
14 want to take the high ground and I'm going to be flying
15 in at least a squad of 12 men -- L.A. is going to bring
16 it 64 men. All this stuff is going on behind the
17 scenes right now.

18 So when that's going down, once I get my
19 people up there, where are my resources up there? Do
20 we have any areas for water preps, bulldozers, any
21 engines? Is there going to be any facility up there
22 that perhaps the people that are down at San Antonio
23 and Yorba Linda can go up there and access that and
24 attack the fire or the earthquake. I mean we're right
25 on the earthquake fault there.

1 MR. WYMORE: We set up two staging areas. We --

2 JIM WOHLT: No, not staging areas.

3 I mean are my assets up there where I can
4 take men up to the top of the hill, get my assets, and
5 start rendering aid.

6 Do we have any plans for that?

7 MR. WYMORE: Well, I don't have any plans for
8 that, but I'm trying to understand your question. The
9 bottom line is --

10 JIM WOHLT: I'd like an answer.

11 MR. WYMORE: -- that there is areas where you can
12 bring --

13 JIM WOHLT: I want a fire station. I want a fire
14 station with some real live assets.

15 MR. WYMORE: Oh, no, I don't have any -- I don't
16 have any fire stations planned for up there. OCFA
17 hasn't indicated that they want one.

18 JIM WOHLT: Okay. That's a fair answer.

19 MR. WYMORE: Okay.

20 JIM WOHLT: And that was my suggestion. Just
21 based on my real life experience, Rodney King one and
22 two, the soccer riots, I want to take the high ground,
23 I want assets, and I want them within the first five
24 minutes.

25 Because before I get to your plan, that's

1 going to be an hour down the line where a white shirt
2 is going to come down with his grease board. Okay. So
3 just as a first responder that's what I want. My
4 suggestion is get me a helipad, get me some assets that
5 are up there.

6 MR. WYMORE: And by assets you're talking about
7 not just water?

8 JIM WOHLT: Physical assets; get me two fire
9 trucks, get me a bulldozer that sits down at Gypsum
10 Canyon behind that fire station.

11 why can't it sit up there?

12 MR. WYMORE: We have room for it.

13 JIM WOHLT: I want physical assets. That's what I
14 would need as a first responder.

15 MR. WYMORE: We have room for that and we can
16 design for that as well.

17 JIM WOHLT: Just a suggestion for the EIR, so it's
18 on record, as a first responder with experience that's
19 what I need.

20 MR. WYMORE: Okay. Thank you.

21 MS. MCCARTHY-WATERS: Thank you very much.

22 I think that wraps it up.

23 FROM THE AUDIENCE: I just want a quick question.

24 MR. WYMORE: Sure.

25 FROM THE AUDIENCE: Okay.

1 MS. MCCARTHY-WATERS: Okay. This gentleman had
2 his hand up first.

3 THE REPORTER: Come and tell us your name first,
4 please?

5 MS. MCCARTHY-WATERS: Give us your name.

6 DANNY PAUL: My name is Danny Paul. I live on
7 Stonehaven Drive and Heather Ridge.

8 I've got a fairly simple question. You've
9 got an exit strategy. I think the burden -- the
10 problem isn't so much on you guys. I think you've
11 probably done as well as you possibly can under the
12 circumstances.

13 I think the City and the County are the ones
14 that are really culpable in helping solve the problem
15 of traffic congestion going into Stonehaven or going
16 into Yorba Linda Boulevard.

17 I haven't seen one workup that says there
18 are 2 or 3 or 4,000 cars coming down those exit
19 streets. And the very -- there's a very likelihood
20 that there's 4,000 cars coming into Yorba Linda
21 Boulevard to pick up children at the schools.

22 I think that the City needs to develop or
23 the County or you or somebody has to come up with the
24 plan that people will believe. How are you going to
25 get people in and out of that, not in a day, not in six

1 hours, but in 45 minutes? Because that's how fast this
2 thing moved.

3 So the big unanswered question is how are
4 you really going to cope with the real world situation
5 of people coming in and going out simultaneously? How
6 is that going to work? I don't think you can give me
7 an answer and if you did, it would be too impromptu,
8 but an answer needs to be developed.

9 MR. WYMORE: No, I mean what I can do is give you
10 tell answer I've already given you. Your point that it
11 requires more than us to do something is absolutely
12 correct. And your point that it requires City and
13 County coordination is absolutely correct as well.

14 And we've tried to at least initiate that
15 and we've gotten some parts of that done. Obviously,
16 you don't think it's good enough. I understand that
17 totally. But getting somewhere is better than getting
18 nowhere. And this is something that we're trying to
19 do.

20 DANNY PAUL: But getting somewhere is not good
21 enough if that's what the final answer is.

22 MR. WYMORE: No, my --

23 DANNY PAUL: We did the best we could, but it
24 still wasn't good enough.

25 MR. WYMORE: No, I understand.

1 what I'm -- what I'm trying to say to you is
2 that you're right, I don't have an answer for you
3 because I don't have the authority to do everything
4 that needs to be done. what I can do is start talking
5 to people which prompts those people to start looking
6 at things.

7 Remember, when we came here in August, you
8 remember if you were at that meeting and I think you
9 were at that meeting, do you remember how many people
10 were yelling at me from the back and saying I don't
11 really care about this, I don't care about that, and I
12 mean guys were talking to me in the parking lot
13 afterwards saying, you know, if you want to do this,
14 then you need to do this, this, this, this, this. And
15 we listened. we started that.

16 Can we solve these problems? Absolutely
17 not.

18 DANNY PAUL: Here's the frustration on the part of
19 the homeowners. We've been singing the same song for
20 18 months and everybody keeps coming at us with these
21 wonderful proposals, but the solution has never
22 materialized.

23 The problem was the access. The roads 18
24 months ago. The problems is the roads right this
25 minute. As far as you've developed it, that's still

1 the problem. The problem is getting people in and out
2 of this area and there is no solution available today.

3 MS. MCCARTHY-WATERS: Thank you so much.

4 We've just gotten a note from the custodian
5 and unfortunately they need to close the building up.

6 FROM THE AUDIENCE: I just have something real
7 quick.

8 MS. MCCARTHY-WATERS: There are some notepads back
9 there if you have anything else that you want to add.

10 BETH STOLEN (name spelled phonetically): I just
11 want --

12 THE REPORTER: I need a name.

13 BETH STOLEN (name spelled phonetically): My name
14 is Beth Stolen. I'm on San Antonio. I agree with
15 everyone here.

16 The only thing I'd like to say is that
17 putting a road behind my house and having a road in
18 front of my house is not fair. I mean that's all I can
19 say. I strongly object to having a road going behind
20 my house and in front of my house.

21 Thank you.

22 MS. MCCARTHY-WATERS: Thank you, again.

23 Please if you've got any more questions,
24 fill out one of the comment cards there and we can add
25 it into the EIR.

1 Do you want to finish up?
2 MR. WYMORE: We're done.
3 (Whereupon, the proceedings concluded at
4 10:19 p.m.)
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REPORTER'S CERTIFICATE

I, Loretta Epperson, Registered Professional Reporter and Certified Shorthand Reporter No. 8161, duly licensed in the State of California, do hereby certify:

That the foregoing proceedings were taken before me at the time and place therein set forth;

That the public hearing was recorded stenographically by me and was thereafter transcribed, said transcript being a true copy of my shorthand notes thereof;

That the dismantling of the original transcript will void the reporter's certificate;

That I have no interest in the outcome of the public hearing.

In witness whereof, I have subscribed my name this 28th day of January, 2014.

Loretta Epperson, RPR, CSR 8161