

Nate Farnsworth

From: Simon Xiao <segawehr@gmail.com>
Sent: Saturday, July 16, 2022 4:46 PM
To: Carlos Rodriguez
Cc: Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez; Nate Farnsworth
Subject: Objections to Zoning and General Plan Modifications

To: Mayor Carlos Rodriguez
cc: Yorba Linda City Council
cc: Mr. Nate Farnsworth, Planning Manager

Objections to Zoning and General Plan Modifications

Dear Mayor Rodriguez,

I oppose the proposed Zoning and General Plan Modifications described in this document:

Notice Of Public Availability Of A Draft Program Environmental Impact Report (DPEIR) And Notice Of Public Hearing Concerning Various Zoning And General Plan Modifications Related To The 2021-2029 Yorba Linda General Plan Housing Element Implementation Programs

and posted at:

<https://www.yorbalindaca.gov/DocumentCenter/View/6180/Housing-Element-DPEIR-Notice-June-2022>

I oppose the proposed re-zoning of the Site S7-001 to add to it Mixed Use Overlay.

I oppose re-zoning of the Site S7-005 to Residential Urban, Residential Multiple, and Residential High-density zones.

Low-income housing - if constructed - may facilitate or even mandate infusion of certain undesirable individuals, including felons and other asocial element. This, if it takes place, will likely result in increased crime rates, decreased security, and other detriments that are often plaguing housing projects across California and the nation.

Moreover, allowing high-density housing in areas currently not designated for such will gradually lead to higher density of population and less open space, which will make enjoyment of living here more and more difficult for all of us who value space, views, and nature, - never mind increased traffic that is already beyond bad in certain areas, and increased noise, water use, and air pollution.

In particular, allowing high-density housing in the hilly areas of potential fire hazard may lead to more fires. It appears imprudent and very risky to allow construction of clustered, presumably wood-framed homes (an excellent fuel for fire) at a brush-fire hazard area, the site S7-005.

Moreover, the location of the site S7-001 does not conform to the general requirement that the 'affordable housing' be located in close proximity to major hubs of public transportation. As a matter of fact, it appears irrational to develop large, densely-populated urban dwellings that are situated miles away from grocery stores and adequate means of public transit.

The single-family residential zones that we currently have in Yorba Linda do protect the residents from many negative

impacts mentioned above. The proposed re-zoning will allow and facilitate those negative impacts to lower residents' life quality, their safety, convenience, and enjoyment of their homes that so many of them worked so hard for decades to buy and pay off. It will also lower the values of those homes due their lower desirability once the mentioned above negative impacts take place.

Therefore, I oppose the proposed Zoning and General Plan Modifications.

I look forward to hearing from you, soon.

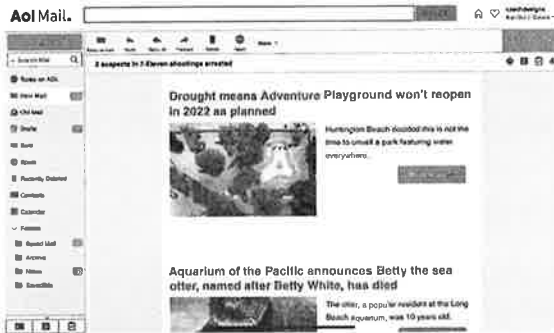
Best regards,

Simon Xiao
Bryan ranch resident.

Nate Farnsworth

From: czechdesigns@aol.com
Sent: Saturday, July 16, 2022 6:10 PM
To: Nate Farnsworth
Subject: Re: housing element / upzoning

I have to ask again, how is there enough water for all of these units? When a water park won't reopen? When cities cancelled fireworks shows due to lack of water/fire hazards?



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

From: Nate Farnsworth <nfarnsworth@yorbalindaca.gov>
To: czechdesigns@aol.com <czechdesigns@aol.com>
Sent: Thu, Jul 7, 2022 8:17 am
Subject: RE: housing element / upzoning

Thank you for your comments. The City will be preparing a response to all comments received at the conclusion of the 45-day public review period for the draft PEIR. We are also forwarding all comments to the City's Planning Commission, which will be conducting a public hearing on this on July 27, 2022, at 6:30 pm in the City Council Chambers. For more information, please refer to the agenda for this meeting: <https://pub-yorbalinda.escribemeetings.com/Meeting.aspx?Id=f658cc3a-fdda-492f-9c38-55804737d3e0&Agenda=Agenda&lang=English>. In the meantime, we would invite you to visit the City's Housing Element website for more information: <https://www.ylhousingelementupdate.com/>.

Sincerely,

NATE FARNSWORTH
Planning Manager

From: czechdesigns@aol.com <czechdesigns@aol.com>
Sent: Wednesday, July 6, 2022 12:54 PM
To: Nate Farnsworth <nfarnsworth@yorbalindaca.gov>
Subject: housing element / upzoning

I'm reading the HCD 9.15.20 memo on the HAA. You are allowed to deny a housing development based on public health and safety concerns - fire risk, evacuation, lack of water, lack of electricity, environmental hazards. Has your office considered all of these concerns that have been raised at public meetings? it doesn't appear so.

Specifically, the Bryant Ranch site is sandwiched between a RR track, highway, gas station. All adjacent uses that are discouraged for affordable housing. The bryant ranch site is located within 100' for a RR track, which would negate eligibility from HUD financing

Under the Housing Accountability Act, if a housing development project is consistent with local planning rules, can it be denied or conditioned on a density reduction?

Yes. However, a local government may deny a housing development that is consistent with local planning rules, or condition it on reduction in density, only under very specific circumstances. (Gov. Code, § 65589.5, subds. (j)(1)(A), (B).) The local government must make written findings based on a preponderance of the evidence that both: (1) The housing development project would have a specific, adverse impact upon public health or safety unless disapproved or approved at a lower density; and (2) There is no feasible method to satisfactorily mitigate or avoid the impact. (See definition of and specific requirements for finding of “specific, adverse impact” discussed below.)

Under the Housing Accountability Act, can a housing development project affordable to very low-, low-, or moderate-income households (including farmworker housing) or emergency shelter that is inconsistent with local planning requirements be denied or conditioned in a manner that renders it infeasible for the use proposed?

Yes, but only under specific circumstances. The local government must make written findings based on a preponderance of the evidence as to specific criteria. However, inconsistency with zoning does not justify denial or conditioning if the project is consistent with the general plan. (See Page 11 for more details). See also Gov. Code, § 65589.5, subds. (d)(1)-(5).)

Is there a definition for “specific, adverse impact” upon public health and safety?

Yes. The HAA provides that a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation is not such a specific, adverse impact upon the public health or safety. (Gov. Code, § 65589.5, subds. (d)(2) and (j)(1)(A).)

Nate Farnsworth

From: Becky Croghan <pbcx3@aol.com>
Sent: Monday, July 18, 2022 6:28 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Safety Concerns with Proposed Rezoning

City Council and City Officials,

My name is Becky Croghan. I live at 4441 Acorn Court.

I'm reaching out for assistance and guidance regarding concerns that members of my community have recently raised to the planning department about several of the properties in the Housing Element within our neighborhood. We ask that you please take the time and consider our concerns.

The properties we are concerned about are:

- 1) 4791 and 4811 Eureka Ave
- 2) 4341 Eureka Ave
- 3) Islamic Center of Yorba Linda
- 4) Shinnyo-En USA 18021 -1811 Bastanchury Road
- 5) 18101-19251 Bastanchury
- 6) 17651 Imperial Highway

Unfortunately, we only recently learned about these plans after a neighbor notified us. I was not notified by the city although I reside in very close proximity to these sites. City officials also did **NOT notify residents** of the scope meeting on May 23rd where big changes to our very own neighborhood were being discussed. This is inconsiderate as we didn't know to voice our opinions and opposition.

We are requesting that the above sites be removed from the potential of being re-zoned on the **"Housing Opportunity Sites List"** which could potentially add 468 households to an already dangerously congested

neighborhood. The addition of potentially 468 more families and vehicles into this area would nearly double Ohio the density of our small neighborhood which would be catastrophic.

Our request is to **REMOVE** these 6 properties and choose other's that do not have the following **SAFETY** issues. When looking at the aerial map it is obvious that there are many other areas in the city of Yorba Linda that are more suitable to fulfill the state mandated requirements. These properties total 42.2 **acres** squeezed into a neighborhood that for generations has been designated as Low Density.

Impacts to Safety:

1) There are very few entry and exit points into/out of our neighborhood which are already very congested during peak times.

Linda Verde Street dead ends into 5531 and 5541 South Ohio St. which puts the children at risk of being trapped in Linda Vista Elementary School, should there be any type of an emergency in that area. South Ohio Street dead ends at the Linda Vista Elementary School property. Everything piles up in this area from school buses, to hundreds of cars per day plus parents & grandparents walking or parking.

2) Our neighborhood consists of narrow two-lane streets throughout and cannot accommodate increased density.

There is Extreme HIGH Traffic between certain hours of weekday. Noise Levels are high and Air Quality is extremely bad, during these times.

High density and low density should not share the same narrow two-lane streets.

3) Emergency responders will not be able to access our neighborhood during peak times.

Should an unfortunate event happen where an Emergency Vehicle such as a Fire Truck, Ambulance, or Police need access this area it would NOT be accessible to them. It is a basic bottleneck and is dangerous during these times.

4) Very little streetlights, sidewalks throughout the proximity of the 6 sites. Essentially doubling the density of the area would greatly intensify the risk to children, parents, and residents in our neighborhood.

We hope that the Community Development Dept. and your Council will re-consider their decision on these 6 sites by designating different locations that are more suitable for Re-Zoning and will realize that the very soul of Yorba Linda still has only a few areas left with its UNIQUE LOW-DENSITY country feel (our

neighborhood is one of them) and is WHY many families choose to live in Yorba Linda. This unfortunately is disappearing one property at a time. Please do not start with our neighborhood!

Respectfully,

Becky Croghan

4441 Acorn Court

Sent from my iPhone

Nate Farnsworth

From: Caroline Johnson <reply-to+9fc2437d2dac@crm.wix.com>
Sent: Monday, July 18, 2022 8:19 AM
To: Housing Element 2021
Subject: [Ylheu] Website Public Comments - new submission

Caroline Johnson just submitted your form: Website Public Comments
on [Ylheu](#)

Message Details:

First Name: Caroline

Last Name: Johnson

Email: mowse2001@yahoo.com

Message: Having evacuated because of the major Freeway Complex Fire and subsequently evacuated 2-3 more times since I believe it would be exceptionally irresponsible to build additional housing units in the Bryant Ranch area. After being told to evacuate by police, the roads were blocked with traffic escaping down the hill in standstill traffic. Families living here remember sitting in traffic while flames raged around and behind them as they escaped down the hill to La Palma and over the Gypsum Canyon bridge. Not only does the road structure prevent timely evacuation of our area currently for residents, but it also puts additional endangerment to accessing Bryant Ranch Elementary students located above the proposed development. During a recent evacuation I was part of the staff that waited over 40 minutes with frightened students for buses to arrive. Additional traffic on La Palma from these units will completely block access to our school. Our residents and our students have equal rights to living in a safe community as other Yorba Linda residents and adding any amount of housing units will endanger us all. Thank you for your help in locating a better location for this plan.

If you think this submission is spam, [report it as spam](#).

To edit your email settings, go to your Inbox on desktop.

Ascend BY WIX

Nate Farnsworth

From: Marissa <mtachavit09@gmail.com>
Sent: Monday, July 18, 2022 8:57 AM
To: Nate Farnsworth
Subject: Re: Housing definitions

Good morning Nate,

Thank you for the detailed explanation. If we wanted to suggest other options of development instead of housing, how would we go about in expressing this?

With the expanding growth in the city, wouldn't it be beneficial to add another school- junior high to the area? Place the importance towards our children's education/future?

A dog park would be very beneficial to the area as there are so many owners who use vista del verde park as one already.

Also, if we are in a drought, wouldn't adding the projected 228 residents only increase the demand of water utilization?

I wasn't sure where to project the concerns and proposals for the open areas and hopefully this is one area.

Thank you for your time,

Marissa

Sent from my iPhone

> On Jul 18, 2022, at 8:41 AM, Nate Farnsworth <nfarnsworth@yorbalingda.gov> wrote:

>

> I'll try to address your questions for the two sites below:

>

> 1) Site S3-210 (Shinyo-En USA) - This site is currently part of the West Bastanchury Planned Development (PD) as is currently built as a church. The property has development rights based on the City's Residential Agricultural (RA) standards, which allows for residential development at a density not to exceed 1.0 dwelling units per acre. Within the City's General Plan, the property is designated as part of Shell Property Area Plan (AP). No changes are proposed to the Area Plan. However, the City is proposing to create a Congregational Lands Overlay (CLO) zone for the property that would allow the church to construct housing as an option if they wanted. There are very strict criteria for how the housing could be developed, but there is no obligation for the Church to build housing. Furthermore, if any housing is built, it would have to be built as an ancillary use to the Church. In other words, the Church could not be torn down and sold to a developer for residential development.

>

> 2) Site S3-203 (18101-19251 Bastanchury) - This area is also part of the West Bastanchury Planned Development (PD) and the Shell Property Area Plan (AP). The current zoning also allows for development based on the City's Residential Agricultural (RA) standards. The City is proposing to amend the PD to allow for residential development standards similar to the Residential Multi-Family standards, which would allow for densities up to 10 units per acre. The maximum number of units that could be built would be 228 additional housing units.

>

> Hopefully that answers your questions on the acronyms. If you have any other questions, please let me know.

>

> Sincerely,

>

> NATE FARNSWORTH

> Planning Manager

>

>

> -----Original Message-----

> From: Marissa <mtachavit09@gmail.com>

> Sent: Friday, July 15, 2022 4:51 PM

> To: Nate Farnsworth <nfarnsworth@yorbalingca.gov>

> Subject: Housing definitions

>

> Hello,

>

> I am reviewing the current housing development plans and wanted to know more information as to what the acronyms mean.

>

> Particularly, zones S3-210, S3-203.

>

> And the only way to propose a dog park or anything else being built would be left to attend one of these meetings?

>

> Thank you,

>

> Marissa

>

>

> Sent from my iPhone

Nate Farnsworth

From: Matt Lovejoy <mglovejoy@yahoo.com>
Sent: Monday, July 18, 2022 9:57 AM
To: Matt Lovejoy; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Robert Pease; Don Bernstein; Shivinderjit Singh; Housing Element 2021
Subject: Re zoning S3-082

Good morning city officials,

I'm writing today to strongly oppose the re zoning of section S3-082. I realize that this is a state mandate, so I urge you to do everything in your power to choose the best sites for the residents and neighborhood, not just the sites that are easiest to satisfy the requirement. S3-082 would be built on a quiet street, and a three story building would be looking straight into people's backyards. These residents would be looking up into peoples living rooms when they're barbequing or having coffee in the morning. I'm sure all of you on this email would not want that for your house. Privacy is a major issue with this proposed site. As far as I'm concerned, there are plenty of other options that are not so intrusive to neighborhoods and can be built in more "commercial type" areas and satisfy the requirement.

The city of Yorba Linda, as you all know, is a quaint, charming town. It's where I grew up, where I'm raising my family, and where I hope my kids will stay. Please do not put large, high density housing in the middle of single story, spread out neighborhoods. This site (S3-082) is the wrong site to build on. Doing so will ruin the area. I'm not opposed to building higher density housing, but you have a responsibility to do everything you can to preserve the sanctity of this amazing city. Please re consider this zone.

Thank you.

Nate Farnsworth

From: Rory Gilham <gmcc92886@gmail.com>
Sent: Monday, July 18, 2022 1:50 PM
To: Nate Farnsworth
Subject: State-mandated housing production requirements

Dear Mr Farnsworth,

Has anyone addressed either at the State or local gov't levels the issue of additional housing in crowded areas such as Yorba Linda and the impact of the on-going drought via housing? We are having water cutbacks and rationing not just in Yorba Linda but all of Southern California and government wants to press on with old, outdated development plans? It seems we should be considering limiting housing development and discouraging population increase until larger issues associated with the drought are figured out.

Thanks for your consideration of reasonable concerns,
Rory Gilham

Posted to Facebook

Nate Farnsworth

From: Hannah Young <hannahcroghan@gmail.com>
Sent: Monday, July 18, 2022 2:51 PM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Safety Concerns with Proposed Rezoning

City Council and City Officials,

My name is Hannah Young. I live at 17271 Walnut st

I'm reaching out for assistance and guidance regarding concerns that members of my community have recently raised to the planning department about several of the properties in the Housing Element within our neighborhood. We ask that you please take the time and consider our concerns.

The properties we are concerned about are:

- 1) 4791 and 4811 Eureka Ave
- 2) 4341 Eureka Ave
- 3) Islamic Center of Yorba Linda
- 4) Shinnyo-En USA 18021 -1811 Bastanchury Road
- 5) 18101-19251 Bastanchury
- 6) 17651 Imperial Highway

Unfortunately, we only recently learned about these plans after a neighbor notified us. I was not notified by the city although I reside in very close proximity to these sites. City officials also did **NOT notify residents** of the scope meeting on May 23rd where big changes to our very own neighborhood were being discussed. This is inconsiderate as we didn't know to voice our opinions and opposition.

We are requesting that the above sites be removed from the potential of being re-zoned on the ***"Housing Opportunity Sites List"*** which could potentially add 468 households to an already dangerously congested neighborhood. The addition of potentially 468 more families and vehicles into this area would nearly double Ohio the density of our small neighborhood which would be catastrophic.

Our request is to **REMOVE** these 6 properties and choose other's that do not have the following **SAFETY** issues. When looking at the aerial map it is obvious that there are many other areas in the city of Yorba Linda that are more suitable to fulfill the state mandated requirements. These properties total **42.2 acres** squeezed into a neighborhood that for generations has been designated as Low Density.

Impacts to Safety:

1) There are very few entry and exit points into/out of our neighborhood which are already very congested during peak times.

Linda Verde Street dead ends into 5531 and 5541 South Ohio St. which puts the children at risk of being trapped in Linda Vista Elementary School, should there be any type of an emergency in that area. South Ohio Street dead ends at the Linda Vista Elementary School property. Everything piles up in this area from school buses, to hundreds of cars per day plus parents & grandparents walking or parking.

2) Our neighborhood consists of narrow two-lane streets throughout and cannot accommodate increased density.

There is Extreme HIGH Traffic between certain hours of weekday. Noise Levels are high and Air Quality is extremely bad, during these times.

High density and low density should not share the same narrow two-lane streets.

3) Emergency responders will not be able to access our neighborhood during peak times.

Should an unfortunate event happen where an Emergency Vehicle such as a Fire Truck, Ambulance, or Police need access this area it would NOT be accessible to them. It is a basic bottleneck and is dangerous during these times.

4) Very little streetlights, sidewalks throughout the proximity of the 6 sites. Essentially doubling the density of the area would greatly intensify the risk to children, parents, and residents in our neighborhood.

We hope that the Community Development Dept. and your Council will re-consider their decision on these 6 sites by designating different locations that are more suitable for Re-Zoning and will realize that the very soul of Yorba Linda still has only a few areas left with its UNIQUE LOW-DENSITY country feel (our neighborhood is one of them) and is WHY many families choose to live in Yorba Linda. This unfortunately is disappearing one property at a time. Please do not start with our neighborhood!

Respectfully,
Hannah Young

17271 walnut st

7/16/22, 2:26 PM

Fwd: Rezone the Christmas tree farm into apartments

From: reekathlynn@aol.com,
To: citycouncil@yorbalindaca.gov,
Subject: Fwd: Rezone the Christmas tree farm into apartments
Date: Sat, Jul 16, 2022 2:16 pm

RECEIVED
CITY OF YORBA LINDA
CITY CLERK'S DEPT

JUL 18 2022

BY _____

-----Original Message-----
From: Kathy Satchell <reekathlynn@aol.com>
To: city council@yorbalindaca.gov

Cc: Kathy Satchell <reekathlynn@aol.com>
Sent: Sat, Jul 16, 2022 2:05 pm
Subject: Rezone the Christmas tree farm into apartments

July 15, 2022

To whom it may concern:

My name is Kathy L. Satchell. I am a 45 year resident of Yorba Linda. I wish to voice my concern and anger about the proposed rezoning for 395 dwelling units along 2 blocks of Richfield, north of Buena Vista. I live in the town homes near this proposed massive development. When Lakeview Ave was under construction, Richfield was just like a freeway. It was extremely difficult to go left onto Richfield Road from Cerro Verde Drive. I am quite surprised that there were no major accidents that occurred in front of my complex and on Buena Vista. I am specifically opposed to rezoning the two sites below:

S3-207 5300-5392 Richfield 340 units and S3-012 Richfield Community Church 55 units

I completely understand that this program is state mandated and needs to be done, but the east Yorba Linda area has many vacant areas that can be utilized for this development. I did not expect that a very small area of my city would have to take on the responsibility of the whole city. 395 units in one single cluster in the middle of residential/large lot zoning. Almost 20% of the total city requirement clustered within only 2 blocks! How absurd and bureaucratic!

This is the most inequitable distribution of housing densities. I can predict problems that this development will bring to my area. I have been a resident of western Yorba Linda since 1975. There used to be orange groves to the east and south of me when I purchased my town home. There has been one constant since I purchased my home here; increasing traffic without additional infrastructure to support it. (2 cars/house = 790 extra cars per day on Richfield Road, plus Dennys and Target. An additional 395 units will make it impossible for current residents to access Richfield at heavy traffic times and difficult during non-peak times. It will be unsafe!!! Suggestion: Have the city of Yorba Linda purchase John Force's property that is not in use, and build these apartments on this property.

Furthermore, and most importantly, the addition of Affordable Housing will have a negative effect on my (existing), higher value, properties. I'm sure this is a very difficult project, but YOU CAN do better. If these densities don't come down, I will have no choice but to vote against and do my best to defeat the proposed density increases via Measure B.

Sincerely,
Kathy L. Satchell
17568 Cerro Verde Drive
Yorba Linda, CA 92886



Nate Farnsworth

From: KAREN SEWELL <niftyedie@aol.com>
Sent: Monday, July 18, 2022 8:01 PM
To: Nate Farnsworth
Subject: ReZoning YL

Hi

At the present time YL does not have enough electricity for the current residents. What's going to happen when we start to have to ration water??

Stop the madness.

Put me down as against the rezoning of YL.

Karen Sewell

Sent from my iPhone

To: The Yorba Linda Planning Commission and the Yorba Linda City Council

My name is Derek Gomez, as a resident of Yorba Linda since 1977. My wife and I have been residents together since 2018. I wish to voice my concern with the proposed rezoning for 395 dwellings along the two blocks of Richfield, north of Buena Vista.

I am specifically opposed to rezoning the two sites below:

S3-207 5300-5392 Richfield 340 units

S3-012 Richfield Community Church 55 units

I completely understand that this program is state mandated and needs to be done. I also understand that the parcels around me would most likely be developed to some degree in the future. I did not expect that a very small area of my city would have to take on the responsibility of the whole city. 395 units in one single cluster in the middle of residential/large lot zoning. Almost 20% of the total city requirement clustered within only 2 blocks! Current drafts of the housing element do just that. It's the most inequitable distribution of housing densities and the problems that they bring ever.

As stated above, I have been a resident of West Yorba Linda for quite some time and there has been one constant since I have been here; increasing traffic without additional infrastructure to support it. @ 2 cars/ household= 790 extra cars per day on Richfield, plus the additional traffic from Dennys and Target. An additional 395 units will make it impossible for current residents to access Richfield at heavy traffic times and difficult during non-peak times.

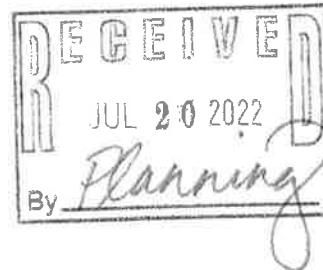
By definition, the addition of Affordable Housing will have a negative effect on existing, higher value properties.

I am sure this is a difficult project, but you CAN do better. If these densities don't come down, I will have no choice but to vote against and do my best to defeat the proposed density increases via Measure B.

Sincerely a concerned Yorba Linda resident,



Derek Gomez



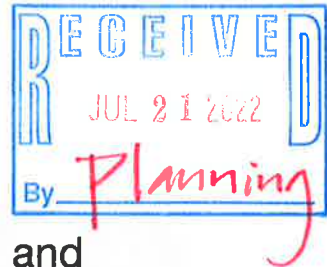
To : The Yorba Linda Planning Commission and the Yorba Linda City Council

My name is Joan Martin. As a resident of Yorba Linda since 1976 I wish to voice my concern with the proposed rezoning for ~395 dwelling units along 2 blocks of Richfield, north of Buena Vista.

I am specifically opposed to rezoning the two sites below:

S3-207 5300-5392 Richfield 340 units

S3-012 Richfield Community Church 55 units



I completely understand that this program is state mandated and needs to be done. I also understand that the parcels around me would most likely be developed to some degree in the future. I did not expect that a very small area of my city would have to take on the responsibility of the whole city. 395 units in one single cluster in the middle of residential/large lot zoning. **Almost 20 % of the total city requirement clustered within only 2 blocks !** Current drafts of the housing element do just that. It's the most inequitable distribution of housing densities and the problems that they bring ever.

I have been a resident of western Yorba Linda since 1976 and there has been one constant since I have been here; increasing traffic without additional infrastructure to support it. @ 2cars /house = 790 extra cars per day on Richfield, plus the added traffic from Dennys and Target. An additional 395 units will make it impossible for current residents to access Richfield at heavy traffic times and difficult during non-peak times.

By definition, the addition of Affordable Housing will have a negative effect on existing , higher value, properties.

I'm sure this is a very difficult project, but you CAN do better. If these densities don't come down, I will have no choice but to vote against and do my best to defeat the proposed density increases via Measure B .

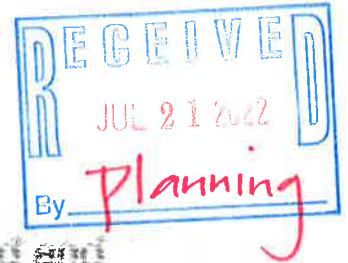
Joan Martin

To : The Yorba Linda Planning Commission and the Yorba Linda City Council

My name is RANDALL MARTIN. As a resident of Yorba Linda since 1976 I wish to voice my concern with the proposed rezoning for ~395 dwelling units along 2 blocks of Richfield, north of Buena Vista.

I am specifically opposed to rezoning the two sites below:

S3-207	5300-5392 Richfield	340 units
S3-012	Richfield Community Church	55 units



I completely understand that this program is state mandated and needs to be done. I also understand that the parcels around me would most likely be developed to some degree in the future. I did not expect that a very small area of my city would have to take on the responsibility of the whole city, 395 units in one single cluster in the middle of residential/large lot zoning. **Almost 20 % of the total city requirement clustered within only 2 blocks !** Current drafts of the housing element do just that. It's the most inequitable distribution of housing densities and the problems that they bring ever.

I have been a resident of western Yorba Linda since 1976 and there has been one constant since I have been here: increasing traffic without additional infrastructure to support it. @ 2 cars /house = 790 extra cars per day on Richfield, plus the added traffic from Dennys and Target. An additional 395 units will make it impossible for current residents to access Richfield at heavy traffic times and difficult during non-peak times.

By definition, the addition of Affordable Housing will have a negative effect on existing , higher value, properties.

I'm sure this is a very difficult project, but you **CAN** do better. If these densities don't come down, I will have no choice but to vote against and do my best to defeat the proposed density increases via Measure B.

Randall Martin

July 5, 2022

Dear Nate Farnsworth,

We are residents of Yorba Linda. We would like assurances the City Yorba Linda undertake a thorough environmental review process and meets the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) prior to considering the Zoning and General Plan Modifications related to the 2021-29 General Plan Housing Element Implementation Programs, specifically for; SITES: 204B and 204A located at 19081-19111 Yorba Linda BLVD. including the site address located at 19045 Yorba Linda Blvd.

There are significant environmental issues associated with the property that require full investigations and reports including:

- Historic Buildings – Need to have approval of the California State Historic Preservation Office (SHPO) review and approval for removal of the Knott's houses
- Review of rare trees/plants on the site including evaluation of fruit trees and exotic plants on site.
- Traffic impact reports for surrounding area for changing zoning.
- Public review and comment on the NEPA/CEQA documents.

We appreciate your attention to our email.

Best regards,

Elizabeth D. Thomas

Name

4207 Avenida de Yorba Linda 92886

Street Address

Yorba Linda, CA 92886

562-881-1625

Phone number optional

Mail your letter to.

Mr. Nate Farnsworth
Planning Manager
Community Development Department
4845 Casa Loma Avenue
Yorba Linda, CA 92886



Nate Farnsworth

From: Susan Lamp
Sent: Monday, July 25, 2022 9:21 AM
To: Carolyn Wahby
Cc: Nate Farnsworth; Arlene Laviera
Subject: Re: Keep Richfield filled with Green Trees!

Good morning Carolyn,

This is confirmation that Yorba Linda City Council is in receipt of your email. We will also forward to the Planning Commission.

SUSAN LAMP

Executive Assistant
4845 Casa Loma Avenue | Yorba Linda, CA 92886
P: 714-961-7110 W: yorbalindaca.gov

From: Carolyn Wahby <carolynwahby@gmail.com>
Sent: Friday, July 22, 2022 9:04 PM
To: AllCityCouncil <City_Council@yorba-linda.org>
Subject: Keep Richfield filled with Green Trees!

Dear Yorba Linda Planning Commission and the Yorba Linda City Council,

My name is Carolyn Wahby. As a resident of Yorba Linda since 2021, I wish to voice my concern with the proposed rezoning for ~395 dwelling units along 2 blocks of Richfield, north of Buena Vista.

I am specifically opposed to rezoning the two sites below,

S3-207 5300-5392 340 units

SB-012 Richfield Community Church 55 units

I completely understand that this program is state mandated and needs to be done. I also understand that the parcels around me would most likely be developed to some degree in the future. I did not expect that a very small area of my city would have to take on the responsibility of the whole city. 395 units in one single cluster in the middle of residential/large lot zoning. Almost 20% of the total city requirement clustered within only 2 blocks! Current drafts of the housing element do just that. This is an unfair distribution of housing elements and will bring many problems.

I have been a resident of Western Yorba Linda since 2021 and there has been one constant since I have been here: increasing traffic without additional infrastructure to support it. Imagine 2 cars/house --> 790 extra cars per day on Richfield, plus added traffic from Denny's and Target! An additional 395 units will make it impossible for current residents to access Richfield at heavy traffic times and difficult during non-peak times.

By definition, the addition of Affordable Housing will have a negative effect on existing, higher value, properties.

I am sure this is a very difficult project, but you CAN do better! If these densities do not come down, I will have no choice but to vote against and do my best to defeat the proposed density increases via Measure B.

Thank you so much for taking the time to read this,
Carolyn

Nate Farnsworth

From: Reggie — GMail <reggie.sadler@gmail.com>
Sent: Monday, July 25, 2022 10:19 PM
To: Carlos Rodriguez
Cc: Peggy Huang; Tara Campbell; Gene Hernandez; Nate Farnsworth
Subject: Please Mayor and City Council — Don't Build in Bryant Ranch

To: Mayor Carlos Rodriguez
cc: Yorba Linda City Council
cc: Mr. Nate Farnsworth, Planning Manager

Objections to Zoning and General Plan Modifications

Dear Mayor Rodriguez,

I oppose the proposed Zoning and General Plan Modifications described in this document:

Notice Of Public Availability Of A Draft Program Environmental Impact Report (DPEIR) And Notice Of Public Hearing Concerning Various Zoning And General Plan Modifications Related To The 2021-2029 Yorba Linda General Plan Housing Element Implementation Programs

and posted at:

<https://www.yorbalindaca.gov/DocumentCenter/View/6180/Housing-Element-DPEIR-Notice-June-2022>

I oppose the proposed re-zoning of the Site S7-001 to add to it Mixed Use Overlay.

I oppose re-zoning of the Site S7-005 to Residential Urban, Residential Multiple, and Residential High-density zones.

Low-income housing - if constructed - may facilitate or even mandate infusion of certain undesirable individuals, including felons and other asocial element. This, if it takes place, will likely result in increased crime rates, decreased security, and other detriments that are often plaguing housing projects across California and the nation.

Allowing high-density housing in areas currently not designated for such will gradually lead to higher density of population and less open space, which will make enjoyment of living here more and more difficult for all of us who value space, views, and nature, - never mind increased traffic that is already beyond bad in certain areas, and increased noise, water use, and air pollution.

Allowing high-density housing in the hilly areas of potential fire hazard may lead to more fires. It appears imprudent and very risky to allow construction of clustered, presumably wood-framed homes (an excellent fuel for fire) at a brush-fire hazard area, the site S7-005

The location of the site S7-001 does not conform to the general requirement that the 'affordable housing' be located in close proximity to major hubs of public transportation. As a matter of fact, it appears irrational to develop large, densely-populated urban dwellings that are situated miles away from grocery stores and adequate means of public transit.

The single-family residential zones that we currently have in Yorba Linda do protect the residents from many negative

impacts mentioned above. The proposed re-zoning will allow and facilitate those negative impacts to lower residents' life quality, their safety, convenience, and enjoyment of their homes that so many of them worked so hard for decades to buy and pay off. It will also lower the values of those homes due their lower desirability once the mentioned above negative impacts take place.

I oppose the proposed Zoning and General Plan Modifications. I look forward to hearing from you, soon.

Best regards,
Reggie Sadler

Nate Farnsworth

From: Ellen and Ron Grau <ellenandron@roadrunner.com>
Sent: Tuesday, July 26, 2022 12:42 PM
To: Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; David Brantley; Nate Farnsworth; Arlene Laviera
Cc: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Peggy Huang; Beth Haney; Mark Pulone; 'Preserve Fairmont Canyon'; 'Ellen and Ron Grau'
Subject: July 27 Housing Element Planning Meeting

My name is Ellen Grau and I am in the process of gathering signatures in order to run for city council.

Having visited residents and listened to their deep concerns over this city wide housing element, the reoccurring message I hear is, "They don't care. I'm tired of all the greed and complete lack of concern for the residents. In the next fire, someone is going to get killed."

After receiving the Final Program Environmental Impact Report (PEIR) for the 2021-2029 Housing Element Implementation Programs <https://www.yorbalindaca.gov/341/Environmental-Documents> with all the voluminous attached letters from highly experienced, knowledgeable people warning you of your short-sightedness and lack of safety concerns. I find it unfathomable the city response is we don't care what is said, we are pursuing this anyway.

The outpouring from concerned residents who have experienced the fires first hand and KNOW their community and its needs and failings during an emergency seem to fall on deaf ears.

Being shown where you are breaking ordinances, laws, environmental impacts such as government code 65883.2 for calculating capacity for S5-008 because you have some "itch" or "promise" that needs your undivided attention is unimaginable to me.

I just do not understand how you can live with your conscience.

Ellen Grau

Nate Farnsworth

From: libanco77 <libanco77@gmail.com>
Sent: Tuesday, July 26, 2022 1:28 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

Dear Mr. Farnsworth and Ms. Valdez,

Would you please, deliver this Public Comment of mine to the Yorba Linda City Planning Commission at your earliest convenience.

Thank you.

Dear Members of the Yorba Linda City Planning Commission,

I read the documents posted at:

<https://www.yorbalindaca.gov/341/Environmental-Documents>

pertaining to the Environmental Impact Report of the proposed re-zoning project.

I found several serious deficiencies in some of those documents. I urge the Planning Commission to re-do some of the impact reports and analyses in order to make them more realistic and relevant to the specific concerns regarding likely detrimental effects of the proposed re-zoning on the quality of life and environment in Yorba Linda.

>>> 1. The Traffic Analysis posted at:

<https://www.yorbalindaca.gov/DocumentCenter/View/6330/13763-04-TA-Report>

reached unrealistic conclusions in parts related to Bryant Ranch.

I urge the Commission to order another Traffic Report that would diligently and truthfully identify all possible issues and detriments related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd., as opposed to downplaying/ignoring those issues and detriments in order to reach a pre-determined (positive) conclusion that would support the re-zoning proposal.

Here are some specific deficiencies that I found in that Traffic Analysis.

On page 5, it rates the so-called Level Of Service (LOS) at the intersection of La Palma Ave. and Gypsum Cyn. Rd. as acceptable (green, codes A-D) both in the mornings and afternoons, now (in 2022) and in 2045 (Analysis' prediction), with or without the proposed housing project. As we all know, between 3 and 6 PM, the Southbound Gypsum Cyn. Rd. is usually jammed making it impossible for Bryant Ranch residents to access 91 Fwy. at this location. Adding est. 1,000 new residents to the adjacent area (Bryant Ranch Shopping Center) is likely to have a dramatic detrimental impact on this already unacceptable situation. Thus the conclusion presented in Traffic Analysis regarding that critical intersection is clearly incorrect, which casts a doubt on the methodology of the analysis used and correctness and relevance of the data used.

The Analysis ignores the fact that there are only two access points to/from Bryant Ranch: via Gypsum Cyn. Rd., and via the intersection of La Palma Ave. and Yorba Linda Blvd., the latter being already congested during rush hours. This makes the regularly jammed intersection of La Palma Ave. and Gypsum Cyn. Rd. particularly critical communication point that will likely have its negative impact on emergency vehicles access to and from Bryan Ranch and evacuability of the residents in the case of fire, which the Analysis fails to account for.

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Nowhere in the documents posted at:

<https://www.yorbalindaca.gov/341/Environmental-Documents>

is there any analysis of if/how the high density, low-income housing enabled by the proposed re-zoning is likely to facilitate:

- increased crime rates and how the current law enforcement agency is prepared to deal with an increased crime rates,
- increased fire hazard and how will it affect evacuability of the residents in case of a sudden fire,
- drop of home prices,
- inundation of local schools with new pupils and students and how the existing schools are prepared to deal with it,
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I also urge the Commission to order other studies, analyses, and reports that would provide missing evaluation of impact on the critical aspects of life quality and environment in Yorba Linda, some examples of which I listed in this letter.

I look forward to hearing from you, soon.

Best regards,
Nabil Shmara
5400 Smokey Mountain Way
Yorba Linda, 92887

Sent from my T-Mobile 5G Device

Nate Farnsworth

From: Tammy Witke <tlwitke@gmail.com>
Sent: Tuesday, July 26, 2022 2:08 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

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I look forward to hearing from you, soon.

Best regards,

Sent from my iPhone

Nate Farnsworth

From: Tom Kibbe <tomkibbe08@gmail.com>
Sent: Tuesday, July 26, 2022 2:20 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

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I look forward to hearing from you, soon.

Best regards,
Tom Kibbe
24689 via Buena Suerte ,Yorba Linda, California 92887

Sent from my iPhone

Nate Farnsworth

From: Dirty Jeff <dirtyjeff94@yahoo.com>
Sent: Tuesday, July 26, 2022 3:13 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
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- increased fire hazard and how will it affect evacuability of the residents in case of a sudden fire,

- drop of home prices,

- inundation of local schools with new pupils and students and how the existing schools are prepared to deal with it,

- future population growth, and

- potable water shortages.

In conclusion, I urge the Commission to order another Traffic Report that would diligently and truthfully identify all possible issues and detriments related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd., as opposed to downplaying/ignoring those issues and detriments in order to reach a pre-determined \(positive\) conclusion that would support the re-zoning proposal.

I also urge the Commission to order other studies, analyses, and reports that would provide missing evaluation of impact on the critical aspects of life quality and environment in Yorba Linda, some examples of which I listed in this letter.

I look forward to hearing from you, soon.

Best regards,
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Sent from my iPhone

Nate Farnsworth

From: Tryna Edwards <tryna.tafoya.20@hotmail.com>
Sent: Tuesday, July 26, 2022 3:44 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

Dear Mr. Farnsworth and Ms. Valdez,

Would you please, deliver this Public Comment of mine to the Yorba Linda City Planning Commission at your earliest convenience.

Thank you.

Dear Members of the Yorba Linda City Planning Commission,

I read the documents posted at:

<https://www.yorbalindaca.gov/341/Environmental-Documents>

pertaining to the Environmental Impact Report of the proposed re-zoning project.

I found several serious deficiencies in some of those documents. I urge the Planning Commission to re-do some of the impact reports and analyses in order to make them more realistic and relevant to the specific concerns regarding likely detrimental effects of the proposed re-zoning on the quality of life and environment in Yorba Linda.

1. The Traffic Analysis reached unrealistic conclusions in parts related to Bryant Ranch.

I urge the Commission to order another Traffic Report that would diligently and truthfully identify all possible issues and detriments, listed below, related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd.

Here are some specific deficiencies that I found in that Traffic Analysis.

(A) On page 5, it rates the so-called Level Of Service (LOS) at the intersection of La Palma Ave. and Gypsum Cyn. Rd. as acceptable (green, codes A-D) both in the mornings and afternoons, now (in 2022) and in 2045 (Analysis' prediction), with or without the proposed housing project. Between 3 and 6 PM, the Southbound Gypsum Cyn. Rd. is usually bumper to bumper making it impossible for Bryant Ranch residents to access 91 Fwy. or use the Gypsum Cyn. Bridge. Adding est. 1,000 new residents to the adjacent area (Bryant Ranch Shopping Center) is likely to have a dramatic detrimental impact on this already unacceptable situation. Thus the conclusion presented in Traffic Analysis regarding that critical intersection is clearly incorrect, which casts a doubt on the methodology of the analysis used and correctness and relevance of the data used.

(B) The Analysis ignores the fact that there are only two access points to/from Bryant Ranch: via Gypsum Cyn. Rd., and via the intersection of La Palma Ave. and Yorba Linda Blvd., the latter being already congested during rush hours. This makes the regularly jammed intersection of La Palma Ave. and Gypsum Cyn. Rd. particularly critical access point that will

likely have its negative impact on emergency vehicles access to and from Bryan Ranch and evacuability of the residents in the case of fire, which the Analysis fails to account for.

(C) The Analysis also ignores a very real possibility that cemeteries will be build at Gypsum Cyn. Rd. and 91 Fwy. in Anaheim, the area that is adjacent to the already plagued with traffic jams above-mentioned intersection. This will likely have catastrophic consequences on driveability of La Palma Ave. and Gypsum Cyn. Rd. That the Analysis ignores this important factor does cast another serious doubt on its methodological soundness and thoroughness.

(D) The analysis seems to misidentify the number of lanes at La Palma Ave. and Gypsum Cyn. Rd. It also fails to account for the fact that some of the lanes are only intended to be used by the residents on the gated community at La Palma Ave. and Gypsum Cyn. Rd, those are not public traffic lanes.

2. There is a lack of meaningful impact analysis of the housing element change project on some aspects of life in Bryant Ranch.

Nowhere in the documents in the Environmental-Documents is there any analysis of if/how the high density, low-income housing enabled by the proposed re-zoning is likely to facilitate:

- increased population and how the current emergency agencies are prepared to deal with an increased number of emergency calls associated with an increased population size,
- increased fire hazard and how will it affect evacuability of the residents in case of a sudden fire,
- inundation of local schools with new pupils and students and how the existing schools are prepared to deal with it,
- future population growth, and
- potable water shortages.

In conclusion, the Commission should order another Traffic Report (including other studies, analyses, and reports that would provide missing evaluation of impact) that would diligently and truthfully identify all the aforementioned issues and detriments related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd.

From review and analysis of the Traffic Report it has the appearance that the City is downplaying, ignoring or misleading those issues and detriments in order to reach a pre-determined (positive) conclusion that would support the re-zoning proposal.

I look forward to hearing from you, soon.

Regards,
Tryna Edwards

Nate Farnsworth

From: sydney shl <sydney_shl@hotmail.com>
Sent: Tuesday, July 26, 2022 4:00 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

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The Analysis ignores the fact that there are only two access points to/from Bryant Ranch: via Gypsum Cyn. Rd., and via the intersection of La Palma Ave. and Yorba Linda Blvd., the latter being already congested during rush hours. This makes the regularly jammed intersection of La Palma Ave. and Gypsum Cyn. Rd. particularly critical communication point that will likely have its negative impact on emergency vehicles access to and from Bryan Ranch and evacuability of the residents in the case of fire, which the Analysis fails to account for.

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I also urge the Commission to order other studies, analyses, and reports that would provide missing evaluation of impact on the critical aspects of life quality and environment in Yorba Linda, some examples of which I listed in this letter.

I look forward to hearing from you, soon.

Best regards,

Sent from my iPhone

Nate Farnsworth

From: Franny Yen <gr8sherlock@yahoo.com>
Sent: Tuesday, July 26, 2022 4:53 PM
To: Nate Farnsworth
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

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I look forward to hearing from you, soon.

Best regards,Fr
Franny Yen

Sent from Yahoo Mail on Android

Nate Farnsworth

From: sanjay shah <sbs_98@yahoo.com>
Sent: Tuesday, July 26, 2022 5:26 PM
To: Nate Farnsworth
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

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Best regards,

Sent from Yahoo Mail on Android

Nate Farnsworth

From: Greg Lasiewski <Greg.Lasiewski@kmc-usa.com>
Sent: Tuesday, July 26, 2022 5:24 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
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Best regards,

Greg Lasiewski

Sales Manager | Parts & Accessories



Kawasaki Motors Corp., U.S.A.
26972 Burbank, Foothill Ranch, CA 92610-2506
t 949-716-0415
www.kawasaki.com



Nate Farnsworth

From: anees ahmedi <aahmedi@hotmail.com>
Sent: Tuesday, July 26, 2022 5:46 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
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Best regards,

Anees Ahmedi

Nate Farnsworth

From: Tegdeep Kondal <tkondal@gmail.com>
Sent: Wednesday, July 27, 2022 6:18 AM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

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Tegdeep Kondal
5400 Kodiak Mountain Dr, Yorba Linda, CA 92887

Nate Farnsworth

From: Glen Daniels <teachingimages@gmail.com>
Sent: Tuesday, July 26, 2022 10:44 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
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Glen D.

Sent from my iPhone

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From: Ann Danielsen <indeedwoman@live.com>
Sent: Tuesday, July 26, 2022 10:42 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
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From: Karina Cooke <tkcookeyl@yahoo.com>
Sent: Tuesday, July 26, 2022 10:14 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
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Best regards,

Karina Cooke
Villa Del Rio resident of 17+years

Sent from my iPhone

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From: Zavala-Acevez, Elizabeth <ezavala-acevez@fullerton.edu>
Sent: Tuesday, July 26, 2022 7:09 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
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On page 5, it rates the so-called Level Of Service (LOS) at the intersection of La Palma Ave. and Gypsum Cyn. Rd. as acceptable (green, codes A-D) both in the mornings and afternoons, now (in 2022) and in 2045 (Analysis' prediction), with or without the proposed housing project. As we all know, between 3 and 6 PM, the Southbound Gypsum Cyn. Rd. is usually jammed making it impossible for Bryant Ranch residents to access 91 Fwy. at this location. Adding est. 1,000 new residents to the adjacent area (Bryant Ranch Shopping Center) is likely to have a dramatic detrimental impact on this already unacceptable situation. Thus the conclusion presented in Traffic Analysis regarding that critical intersection is clearly incorrect, which casts a doubt on the methodology of the analysis used and correctness and relevance of the data used.

The Analysis ignores the fact that there are only two access points to/from Bryant Ranch: via Gypsum Cyn. Rd., and via the intersection of La Palma Ave. and Yorba Linda Blvd., the latter being already congested during rush hours. This makes the regularly jammed intersection of La Palma Ave. and Gypsum Cyn. Rd. particularly critical communication point that will likely have its negative impact on emergency vehicles access to and from Bryan Ranch and evacuability of the residents in the case of fire, which the Analysis fails to account for.

The Analysis also ignores a very real possibility that cemeteries will be build at Gypsum Cyn. Rd. and 91 Fwy. in Anaheim, the area that is adjacent to the already plagued with traffic jams above-mentioned intersection. This will likely have catastrophic consequences on driveability of La Palma Ave. and Gypsum Cyn. Rd. That the Analysis ignores this important factor does cast another serious doubt on its methodological soundness and thoroughness.

>>> 2. There is a lack of meaningful impact analysis of the housing element change project on some important aspects of life at Bryant Ranch.

Nowhere in the documents posted at:

<https://www.yorbalindaca.gov/341/Environmental-Documents>

is there any analysis of if/how the high density, low-income housing enabled by the proposed re-zoning is likely to facilitate:

- increased crime rates and how the current law enforcement agency is prepared to deal with an increased crime rates,
- increased fire hazard and how will it affect evacuability of the residents in case of a sudden fire,
- drop of home prices,
- inundation of local schools with new pupils and students and how the existing schools are prepared to deal with it,
- future population growth, and
- potable water shortages.

In conclusion, I urge the Commission to order another Traffic Report that would diligently and truthfully identify all possible issues and detriments related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd., as opposed to downplaying/ignoring those issues and detriments in order to reach a pre-determined (positive) conclusion that would support the re-zoning proposal.

I also urge the Commission to order other studies, analyses, and reports that would provide missing evaluation of impact on the critical aspects of life quality and environment in Yorba Linda, some examples of which I listed in this letter.

I look forward to hearing from you, soon.

Best regards,

Get [Outlook for iOS](#)

Nate Farnsworth

From: Carol B. Samaan <cbotros@gmail.com>
Sent: Wednesday, July 27, 2022 8:12 AM
To: Beth Haney; Carlos Rodriguez; Don Bernstein; David Brantley; Dave Christian; Gene Hernandez; Housing Element 2021; Karalee Darnell; Marcia Brown; Michael Masterson; Mark Pulone; Nate Farnsworth; Peggy Huang; Robert Pease; Susan Lamp; Shivinderjit Singh; Tara Campbell
Subject: Proposed Rezoning under Housing Element Plan

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Thank you,
Carol Samaan
27800 Ben Nevis Way
Yorba Linda, CA

Nate Farnsworth

From: Stephen Loi, MDiv 院牧 Chaplain <StephenLoi@mail.com>
Sent: Wednesday, July 27, 2022 8:39 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Proposed Rezoning

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Stephen Loi
Yorba Linda Resident

Nate Farnsworth

From: Rachel King <aubsmama2012@gmail.com>
Sent: Wednesday, July 27, 2022 8:50 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Opposition to Proposed Rezoning

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We already deal with the heavy traffic now, some days worse than others. Adding any additional units would only exasperate the issue. This issue of traffic was also a safety issue during fires as recent as 2020 but more seriously in 2008 as LaPalma was backed up for miles as people tried to escape the fast moving fire. We strongly oppose rezoning this site. Additionally, as a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes. We would strongly encourage the approval of additional businesses such as a grocery store in the Bryant Ranch center.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly as evidenced by past circumstances.

Thank you for your time and consideration.

Rachel King
Bryant Ranch resident

Nate Farnsworth

From: Priscilla Yu <priscillayucpa@gmail.com>
Sent: Wednesday, July 27, 2022 9:08 AM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

Dear Mr. Farnsworth and Ms. Valdez,

Would you please, deliver this Public Comment of mine to the Yorba Linda City Planning Commission at your earliest convenience.

Thank you.

Dear Members of the Yorba Linda City Planning Commission,

I read the documents posted at:

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.yorbalindaca.gov_341_Environmental-2DDocuments&d=DwlFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=BFdXNo1APF3MZOqEOMquFWANNEbRgut6uJuTISGjTTc&m=zBVPgkHL1lvhS3APYpxm8W_2o4xJwfesIMUDauCSuY&s=ip-YA2sz44-_ROEO2osK3j8NuP7rQvI4GUs96JH17Dk&e=

pertaining to the Environmental Impact Report of the proposed re-zoning project.

I found several serious deficiencies in some of those documents. I urge the Planning Commission to re-do some of the impact reports and analyses in order to make them more realistic and relevant to the specific concerns regarding likely detrimental effects of the proposed re-zoning on the quality of life and environment in Yorba Linda.

>>> 1. The Traffic Analysis posted at:

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.yorbalindaca.gov_DocumentCenter_View_6330_13763-2D04-2DTA-2DReport&d=DwlFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=BFdXNo1APF3MZOqEOMquFWANNEbRgut6uJuTISGjTTc&m=zBVPgkHL1lvhS3APYpxm8W_2o4xJwfesIMUDauCSuY&s=28MuxULO8k10YsBEw-n8_SA__2qNE5Pw2ai54C-2ciQ&e=

reached unrealistic conclusions in parts related to Bryant Ranch.

I urge the Commission to order another Traffic Report that would diligently and truthfully identify all possible issues and detriments related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd., as opposed to downplaying/ignoring those issues and detriments in order to reach a pre-determined (positive) conclusion that would support the re-zoning proposal.

Here are some specific deficiencies that I found in that Traffic Analysis.

On page 5, it rates the so-called Level Of Service (LOS) at the intersection of La Palma Ave. and Gypsum Cyn. Rd. as acceptable (green, codes A-D) both in the mornings and afternoons, now (in 2022) and in 2045 (Analysis' prediction), with or without the proposed housing project. As we all know, between 3 and 6 PM, the Southbound Gypsum Cyn. Rd. is usually jammed making it impossible for Bryant Ranch residents to access 91 Fwy. at this location. Adding est. 1,000 new residents to the adjacent area (Bryant Ranch Shopping Center) is likely to have a dramatic detrimental impact on this already unacceptable situation. Thus the conclusion presented in Traffic Analysis regarding that critical intersection is clearly incorrect, which casts a doubt on the methodology of the analysis used and correctness and relevance of the data used.

The Analysis ignores the fact that there are only two access points to/from Bryant Ranch: via Gypsum Cyn. Rd., and via the intersection of La Palma Ave. and Yorba Linda Blvd., the latter being already congested during rush hours. This makes the regularly jammed intersection of La Palma Ave. and Gypsum Cyn. Rd. particularly critical communication point that will likely have its negative impact on emergency vehicles access to and from Bryan Ranch and evacuability of the residents in the case of fire, which the Analysis fails to account for.

The Analysis also ignores a very real possibility that cemeteries will be build at Gypsum Cyn. Rd. and 91 Fwy. in Anaheim, the area that is adjacent to the already plagued with traffic jams above-mentioned intersection. This will likely have catastrophic consequences on driveability of La Palma Ave. and Gypsum Cyn. Rd. That the Analysis ignores this important factor does cast another serious doubt on its methodological soundness and thoroughness.

>>> 2. There is a lack of meaningful impact analysis of the housing element change project on some important aspects of life at Bryant Ranch.

Nowhere in the documents posted at:

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.yorbalindaca.gov_341_Environmental-2DDocuments&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=BFdXNo1APF3MZQqEOMquFWANNEbRgut6uJuTISGjTTc&m=zBVPgkHL1lvhS3APYpxm8W_2o4xJwfeIMUDauCSuY&s=ip-YA2sz44-_R0EO2osK3j8NuP7rQvI4GUs96JH17Dk&e=

is there any analysis of if/how the high density, low-income housing enabled by the proposed re-zoning is likely to facilitate:

- increased crime rates and how the current law enforcement agency is prepared to deal with an increased crime rates,
- increased fire hazard and how will it affect evacuability of the residents in case of a sudden fire,
- drop of home prices,
- inundation of local schools with new pupils and students and how the existing schools are prepared to deal with it,
- future population growth, and
- potable water shortages.

In conclusion, I urge the Commission to order another Traffic Report that would diligently and truthfully identify all possible issues and detriments related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd., as opposed to downplaying/ignoring those issues and detriments in order to reach a pre-determined (positive) conclusion that would support the re-zoning proposal.

I also urge the Commission to order other studies, analyses, and reports that would provide missing evaluation of impact on the critical aspects of life quality and environment in Yorba Linda, some examples of which I listed in this letter.

I look forward to hearing from you, soon.

Best regards,

Sent from my iPhone

Nate Farnsworth

From: Christine Williams <cwillx2@att.net>
Sent: Wednesday, July 27, 2022 9:10 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Bryant Ranch Rezoning

Honorable City Council Members and Planning Commission Members:

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Concerned Bryant Ranch citizen

Nate Farnsworth

From: Leslie Paramo <leslie.paramo@yahoo.com>
Sent: Wednesday, July 27, 2022 9:11 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Opposition to Proposed Rezoning in Bryant Ranch

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

I have been living in YL, specifically in the Bryant Ranch neighborhood for 7 years and have experienced extensive traffic congestion from wildfires, evacuations associated with the wild fires and the day to day traffic from the 91 and Gypsum Canyon freeway entrance. This proposal only further exacerbates that problem.

Sincerely,

Leslie Birch
Resident of Bryant Ranch

Leslie Paramo

Nate Farnsworth

From: Malia Evans <malia2001@yahoo.com>
Sent: Wednesday, July 27, 2022 9:20 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Site 26 and 27

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Thank you,

Malia Kaihewalu

Nate Farnsworth

From: Ellen Ashley <ellenashley@hotmail.com>
Sent: Wednesday, July 27, 2022 9:26 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Bryant Ranch Re-zoning

Hello City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Thank you,
Bryant Ranch residents Rob and Ellen Ashley
5355 Los Monteros

Sent from my iPhone

Nate Farnsworth

From: Abby Huhn <aehuhn6@gmail.com>
Sent: Wednesday, July 27, 2022 9:41 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Proposed Rezoning

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Thank you for your time,
Tim and Amy Huhn
Sent from my iPhone

Nate Farnsworth

From: Chris Williams <cwilliams@katanaus.com>
Sent: Wednesday, July 27, 2022 9:57 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Opposition to rezoning in the Bryant Ranch Shopping Center

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Thanks
Chris Williams
PRE-MEDIA MANAGER
KATANA
+1.714.864.0317
katanaus.com

katana

Nate Farnsworth

From: Steve Stadell <4stadell@att.net>
Sent: Wednesday, July 27, 2022 10:15 AM
To: Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021; Carlos Rodriguez
Subject: REZONE OPPOSITION

Dear Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center. Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes. We need this few local business to stay intact and service the east end of YL. Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose up zoning this site but appreciate that the city has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly. This little piece of land should be left open to wildlife and keep area beautiful.

I have lived in Yorba Linda over 10 years and don't want to see these changes as they will negatively impact our area.

Thanks for listening and acting responsibly.

Steve and Janet Stadell
5640 Picasso Dr
Yorba Linda CA. 92887

Nate Farnsworth

From: merideth@roadrunner.com
Sent: Wednesday, July 27, 2022 10:50 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: STRONGLY oppose the proposed rezoning for the Bryant Ranch Shopping Center

Honorable City Council Members and Planning Commission Members,

I am writing to STRONGLY oppose the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create even more of a traffic nightmare. Right now, we residents can't even access the Gypsum Canyon bridge to get to the 91 Freeway on most afternoons. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants, or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose up zoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially **life-threatening** situation for residents when they need to evacuate quickly.

Please consider our valid concerns and reconsider the negative effects this rezoning will have on us residents.
Thank you, Merideth Frehner

Nate Farnsworth

From: nilou.shahabi@gmail.com
Sent: Wednesday, July 27, 2022 11:10 AM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

Dear Mr. Farnsworth and Ms. Valdez,

Would you please, deliver this Public Comment of mine to the Yorba Linda City Planning Commission at your earliest convenience.

Thank you.

Dear Members of the Yorba Linda City Planning Commission,

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I look forward to hearing from you, soon.

Best regards,

Sent from my iPhone

Nate Farnsworth

From: Wen Chia <wchia_99@yahoo.com>
Sent: Wednesday, July 27, 2022 11:32 AM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

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Sent from my iPhone

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From: Sa Cool <sakimdesa@yahoo.com>
Sent: Wednesday, July 27, 2022 11:39 AM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

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Doug and Sa Cool
28640 Evening Breeze Dr
Yorba Linda

Sent from my iPad

Nate Farnsworth

From: Scott Dicken <scott@lje.com>
Sent: Wednesday, July 27, 2022 11:58 AM
To: Marcia Brown; Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: proposed rezoning for the Bryant Ranch Shopping Center
Importance: High

Honorable City Council Members and Planning Commission Members,

I am writing in strong opposition of the proposed rezoning for the Bryant Ranch Shopping Center. Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area.

This is already a highly congested chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would add to the already traffic nightmare. Further, **this will create a catastrophic health and safety disaster with the inevitable fire outbreak** in the Bryant Ranch homes as La Palma is the only escape route which already was tested and failed with the major fire events experienced in the last 15 years.

As residents of the Bryant Ranch area, our opposition to rezoning this site is also very important as we rely on the small businesses in the Bryant Ranch Shopping Center for our daily patronage. In fact, **we would much prefer to see additional businesses and amenities added to the shopping center** rather than travel several miles for groceries, gas, restaurants or essential services. Removing this shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes. Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose unzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10.

We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

I know I speak for all our neighborhood with the above testimony. Please vote down the rezoning proposal.

Sincerely,

R. Scott Dicken
5475 Camino Vista
949.400.8908

Nate Farnsworth

From: Maureen Dawson <mauredawson@gmail.com>
Sent: Wednesday, July 27, 2022 12:00 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
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I look forward to hearing from you, soon.

Best regards,
Maureen Dawson

To the Yorba Linda Planning Commission and the Yorba Linda City Council

My name is Russ Heine. As a resident of Yorba Linda since 1974. I wish to voice my concern with the proposed rezoning for ~395 dwelling units along 2 blocks of Richfield, north of Buena Vista.

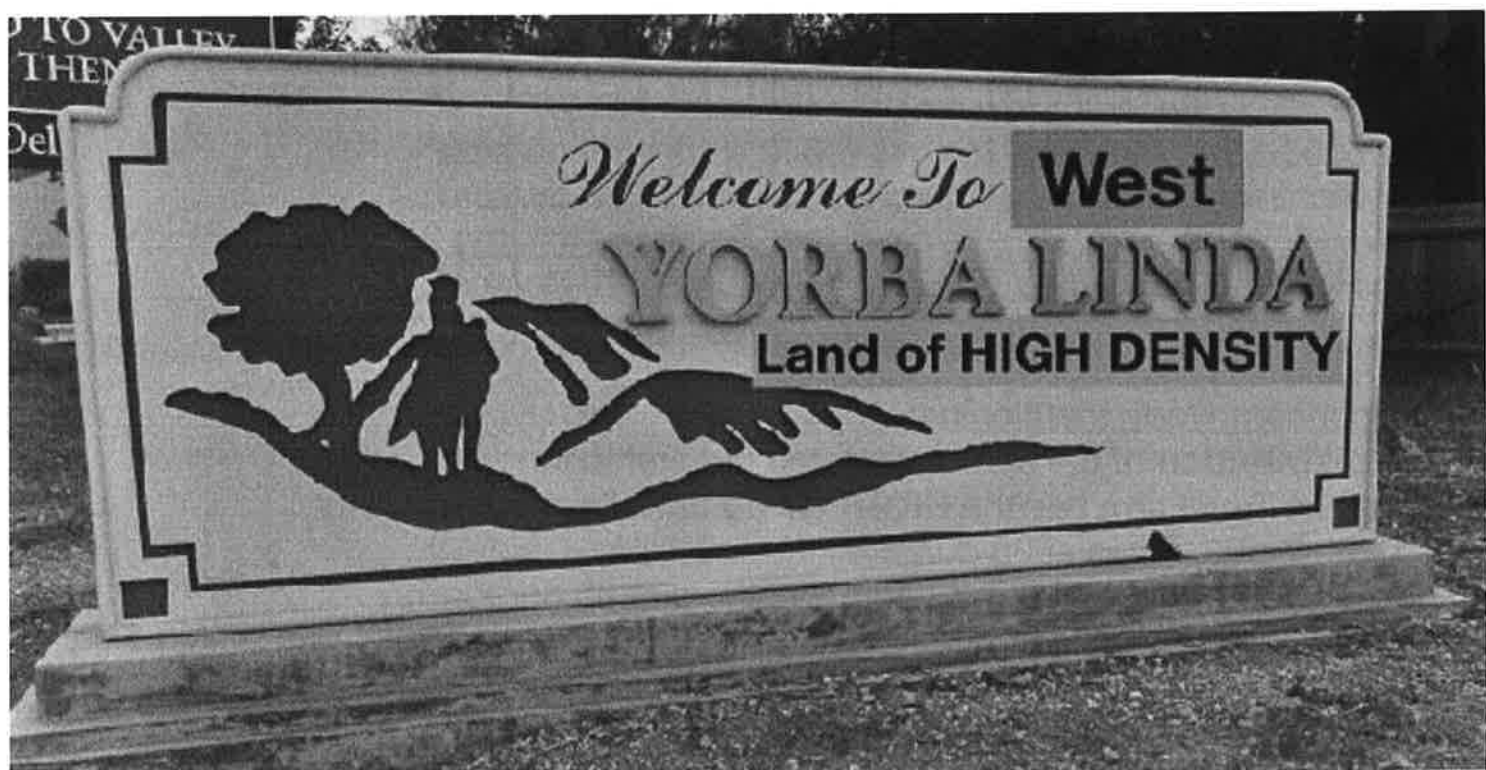
I am specifically opposed to rezoning the two sites below:

S3-207	5300-5392 Richfield	340 units	35 du/acre
S3-012	Richfield Community Church	55 units	5.5 du/acre
		<u>395 units , 16% the 2410 total</u>	
S3- 205A	Highland Reservoir	71 units	10 du/acre
		<u>466 within 1 sq mile, 19% of total</u>	

Points of concern worth mentioning:

- **Unfair distribution** of the state mandated requirement.
 - Christmas Tree Farm has the **HIGHEST du units in the entire city**
 - tied with 7 other sites at 35 du/acre
 - some sites proposed at 3-7 du/acre vs others at 35 du/acre?
 - Including the Highland Reservoir 71 units yields 19% of the city total within 1 sq mile
 - **70% of the proposed sites are below 35 du/acre**
 - Can the du/acre be reduced from 35 du/ acre to 10 du/acre ?
 - Cities "red dot"plot map clearly shows many areas with No rezoning proposed?
- Difficult to turn unto Richfield now. Added traffic will make it Worse
 - Additional **traffic on Richfield and exiting Highland Reservoir** will further degrade the F rated Buena Vista/Lakeview intersection.
 - additional traffic contribution from Dennys and Target
 - Richfield Never Assessed in the Traffic Study?
- Oldest area of YL being given the largest numbers with the oldest infrastructure
- Where will church attendees **park** with 55 new dwelling units on site?
- Where will the **tree farm new owners and guests park at 35 du/acre?**
 - abysmal street parking in the neighborhood around Prospect and YL Blvd proved that the YL parking plan/assessments is not effective/useful
- **Other larger site listed as PD** (Planned Development) and limited to just 10 du/ acre? Why not the Christmas Tree Farm @ 10 du/acre?
- ~13 acre "Friends Church" property on Bastanchury not on list. Being outlooked for ~ 23 homes? That property should "share the opportunity".
- city documents indicate that past rezoned housing sites actually developed at ~ 80 + % of the proposed. (so we could expect 316 units on Richfield at least)!

I'm sure this is a very difficult project, but you CAN do better. If these densities don't come down, I will have no choice but to vote against and do my best to defeat the proposed density increases via Measure B .



Nate Farnsworth

From: Laurie@ikonpowdercoating.com
Sent: Wednesday, July 27, 2022 1:41 PM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Bryant Ranch Rezoning - PLEASE WE ARE BEGGIN YOU TO RECONSIDER

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center. Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a **chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91**, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes. Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. **With the last fires in 2008 & 2020, evacuation was impossible!! Trying to leave the area down the one lane road of Camino De Bryant and Via De Las Lomas was completely blocked as we stood stagned next to the fires burning on the hills as it spread. *We all had children and pets in our cars and law enforcement did not have an evacuation plan in place.*** 😞 To this day we have not been notified of any evacuation plan nor are there evacuation signs anywhere in our neighborhood,

Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Please Please Please reconsider

Laurie Cravens

5355 Camino De Bryant
Yorba Linda, CA 92887

www.IkonPowderCoating.com

Mon-Fri 7:00 am - 4:00 pm

Ph. (714) 961-0010

Fax (714) 961-0080

PERSONAL AND CONFIDENTIAL

The information contained in this email is privileged and is intended only for the use of the individual names above and others who have been specifically authorized to receive such. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distributions or duplication of this communication is strictly prohibited. If you have received the communication in error, or if any problems occur with the transmission, please immediately notify us by telephone at (714) 961-0010. Thank you

Nate Farnsworth

From: Jessica Guo <jjguo0707@gmail.com>
Sent: Wednesday, July 27, 2022 1:47 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

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Dear Mr. Farnsworth and Ms. Valdez,

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The Analysis ignores the fact that there are only two access points to/from Bryant Ranch: via Gypsum Cyn. Rd., and via the intersection of La Palma Ave. and Yorba Linda Blvd., the latter being already congested during rush hours. This makes the regularly jammed intersection of La Palma Ave. and Gypsum Cyn. Rd. particularly critical communication point that will likely have its negative impact on emergency vehicles access to and from Bryan Ranch and evacuability of the residents in the case of fire, which the Analysis fails to account for.

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I also urge the Commission to order other studies, analyses, and reports that would provide missing evaluation of impact on the critical aspects of life quality and environment in Yorba Linda, some examples of which I listed in this letter.

I look forward to hearing from you, soon.

Best regards,
Jessica Lei
Yorba Linda Hill resident

Sent from my iPhone

Nate Farnsworth

From: Susan Lamp
Sent: Wednesday, July 27, 2022 2:06 PM
To: Nate Farnsworth
Subject: Fw: REZONING FOR THE BRYANT RANCH CENTER

SUSAN LAMP

Executive Assistant
4845 Casa Loma Avenue | Yorba Linda, CA 92886
P: 714-961-7110 W: yorbalindaca.gov

From: hvnfun@pacbell.net <hvnfun@pacbell.net>
Sent: Wednesday, July 27, 2022 1:59 PM
To: Carlos Rodriguez <crodriguez@yorbalindaca.gov>
Subject: REZONING FOR THE BRYANT RANCH CENTER

Honorable City Council Members and
Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihoods of these small business owners. these services, while our end of town languishes.

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this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, as well as the Freeway Complex Fire on 2008, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly

Nate Farnsworth

From: Connie Phung <conniephung@gmail.com>
Sent: Wednesday, July 27, 2022 2:13 PM
To: Nate Farnsworth
Subject: Concerns Regarding Proposed Site #ID S7001

Dear Nate,

I am writing in opposition of the proposed rezoning of the **Bryant Ranch Shopping Center (site ID S7-001)**. My family and I moved to the Historic Bryant Ranch community (at the corner of Camino De Bryant and La Palma) in October 2020. I have worked in Irvine for over 12 years and could've easily purchased a home in Irvine but fell in love with the quietness and charm of Yorba Linda. I commute 30 miles roundtrip every day, during prime traffic time for nearly 2 years and La Palma is the only option I have to go home. **Adding 320 housing units in the Rinks shopping center would be completely disastrous for our neighbor.**

The following is a summary of our concerns:

- La Palma already has an increase in traffic in the evenings, when there is an accident on 91 east bound the cars are backed up for miles on La Palma, leaving us only 1 lane to get into our neighborhood.
- We very concerned about fire evacuation. When we had to evacuate in October 2020, it was very difficult to leave the area. Any addition to housing in this area could result in life-threatening situation.
- Reduced desire to live in our neighborhood resulting in lower home value. Why would I choose to live in Yorba Linda if the congestion and traffic in my immediate neighborhood would be equivalent to what Irvine has become this last decade?
- Impact to several local business in the Bryan Ranch Center. We have no retail option. Losing the very few options that already exists (i.e. restaurants, daycare and taekwondo) not only impacts the businesses and employees but impacts residents as well. Changing the Center to homes means we will not have any retail options.

I agree that there is a need for all of California to increase housing but 320 in 1 neighborhood is unfair to the existing residents.

Other than attending the public hearings and voting against Measure B, please advise if there is anything else I can do to voice my opposition. I genuinely appreciate the time to hear my concerns. I plan on attending the upcoming public hearings. Please feel free to contact me if you have any questions. You may reach me directly on my cell phone 626-488-2016 or via email at conniephung@gmail.com

P.S. I've subscribed to the YL Housing Element but haven't received any updates. I also can't find the "daily social media" posts.

--

Connie Phung

Nate Farnsworth

From: manufan04@netscape.net
Sent: Wednesday, July 27, 2022 2:52 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

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I look forward to hearing from you, soon.

Best regards,

Patrick Edwards

Sent from my iPhone

Nate Farnsworth

From: victoria tejeda <victoria.tejeda@att.net>
Sent: Wednesday, July 27, 2022 3:03 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

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I look forward to hearing from you, soon.

Best regards,
Louis Tejeda
Bryant Ranch Resident

Sent from my iPhone

Nate Farnsworth

From: Rachel Lee <l.rach31@gmail.com>
Sent: Wednesday, July 27, 2022 3:48 PM
To: Beth Haney; Carlos Rodriguez; Don Bernstein; David Brantley; Dave Christian; Gene Hernandez; Housing Element 2021; Karalee Darnell; Marcia Brown; Michael Masterson; Mark Pulone; Nate Farnsworth; Peggy Huang; Robert Pease; Susan Lamp; Shivinderjit Singh; Tara Campbell
Subject: Opposition of the proposed rezoning for the Bryant Ranch Shopping Center

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

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Sincerely,
Rachel Lee

Nate Farnsworth

From: Davennita <davennita@sbcglobal.net>
Sent: Wednesday, July 27, 2022 4:05 PM
To: Housing Element 2021; Shirjeel Muhammad; Monse Garcia
Subject: Housing Element 2021

Hello All,

I'm a resident in Yorba Linda that lives off Buena Vista Ave between Richfield and Lakeview, I have many concerns with the rezoning and other housing developments in addition to the plan of making Buena Vista Ave a secondary arterial street.

If our goals LU-3, 7 and CR-9 are to mitigate impacts to current infrastructure and residents and add improvements to existing roadways and safety of pedestrians, cyclists, equestrians and residents our city council has definitely fallen short of their goals and policies.

The West side of Yorba Linda has aging infrastructure that currently cannot handle the increase of traffic from recent building why would you expect the residents of YL to vote for rezoning? Everyday we see the impacts of poor planning when driving on Lakeview Ave particularly from Yorba Linda Blvd toward the 91 freeway.

Lakeview has speeding, illegal passing, major accidents, insufficient sidewalks, insufficient area for residents to put trash cans and insufficient road for household parking.

The All way stop sign has been run over multiple times, what would happen if that was a pedestrian, equestrian or disabled? There already has been an accident killing two people and damaging a residential house.

We do not want Buena Vista, Richfield and Eureka to end up like Lakeview Ave.

Children and disabled (wheelchairs) must ride their bikes or wheelchairs in the middle of the street, walking or riding to the bike trail or to Friends Christian School or to the Yorba Linda Town Center is very dangerous. (See attached pictures).

Putting in a signal at Lakeview Ave and Buena Vista Ave will only increase the speed of traffic creating more of a hazard for pedestrians, disabled, cyclists and equestrians.

The sheriffs do not consistently patrol the West side of YL, when called they indicated to call the city, when notifying the city they indicated to call the sheriff. There is a consistent run around.

The rezoning is not dispersed fairly and equally across the city of Yorba Linda. Again, there would need to be considerable infrastructure upgrades to the West side of YL.

Regarding Buena Vista Ave being a four lane, specifically between Lakeview Ave and Richfield, there would need to be a middle lane allowing households/residents to enter and exit their driveways, there would need to be room for households/residents to park on the street safely, there would need to be adequate sidewalks for pedestrians, disabled and equestrians in addition to a bike lane for cyclists.

Yorba Linda is no longer the land of gracious living just look at the attached pictures!

No to rezoning, no to continued building on the West side, keep our children, seniors, disabled, cyclists and equestrians SAFE!

Please adhere to your goal and policies of keeping current residents/households safe!

Please be fair in the distribution of the affordable housing across all of Yorba Linda.

Thank you

Juanita Dunham

A concerned YL resident for All of Yorba Lindians!

Nichole Valdez

From: Nate Farnsworth
Sent: Wednesday, July 27, 2022 4:12 PM
To: Nichole Valdez
Subject: FW: Housing Element 2021

I tried printing this one, but it won't print the pictures correctly. Can you forward this one along with the additional letters we've received?

NATE FARNSWORTH
Planning Manager

From: Davennita <davennita@sbcglobal.net>
Sent: Wednesday, July 27, 2022 4:05 PM
To: Housing Element 2021 <housingelement2021@yorbalindaca.gov>; Shirjeel Muhammad <smuhammad@yorbalindaca.gov>; Monse Garcia <mgarcia@yorbalindaca.gov>
Subject: Housing Element 2021

Hello All,

I'm a resident in Yorba Linda that lives off Buena Vista Ave between Richfield and Lakeview, I have many concerns with the rezoning and other housing developments in addition to the plan of making Buena Vista Ave a secondary arterial street.

If our goals LU-3, 7 and CR-9 are to mitigate impacts to current infrastructure and residents and add improvements to existing roadways and safety of pedestrians, cyclists, equestrians and residents our city council has definitely fallen short of their goals and policies.

The West side of Yorba Linda has aging infrastructure that currently cannot handle the increase of traffic from recent building why would you expect the residents of YL to vote for rezoning? Everyday we see the impacts of poor planning when driving on Lakeview Ave particularly from Yorba Linda Blvd toward the 91 freeway.

Lakeview has speeding, illegal passing, major accidents, insufficient sidewalks, insufficient area for residents to put trash cans and insufficient road for household parking.

The All way stop sign has been run over multiple times, what would happen if that was a pedestrian, equestrian or disabled? There already has been an accident killing two people and damaging a residential house.

We do not want Buena Vista, Richfield and Eureka to end up like Lakeview Ave.

Children and disabled (wheelchairs) must ride their bikes or wheelchairs in the middle of the street, walking or riding to the bike trail or to Friends Christian School or to the Yorba Linda Town Center is very dangerous. (See attached pictures).

Putting in a signal at Lakeview Ave and Buena Vista Ave will only increase the speed of traffic creating more of a hazard for pedestrians, disabled, cyclists and equestrians.

The sheriffs do not consistently patrol the West side of YL, when called they indicated to call the city, when notifying the city they indicated to call the sheriff. There is a consistent run around.

The rezoning is not dispersed fairly and equally across the city of Yorba Linda. Again, there would need to be considerable infrastructure upgrades to the West side of YL.

Regarding Buena Vista Ave being a four lane, specifically between Lakeview Ave and Richfield, there would need to be a middle lane allowing households/residents to enter and exit their driveways, there would need to be room for households/residents to park on the street safely, there would need to be adequate sidewalks for pedestrians, disabled and equestrians in addition to a bike lane for cyclists.

Yorba Linda is no longer the land of gracious living just look at the attached pictures!

No to rezoning, no to continued building on the West side, keep our children, seniors, disabled, cyclists and equestrians SAFE!

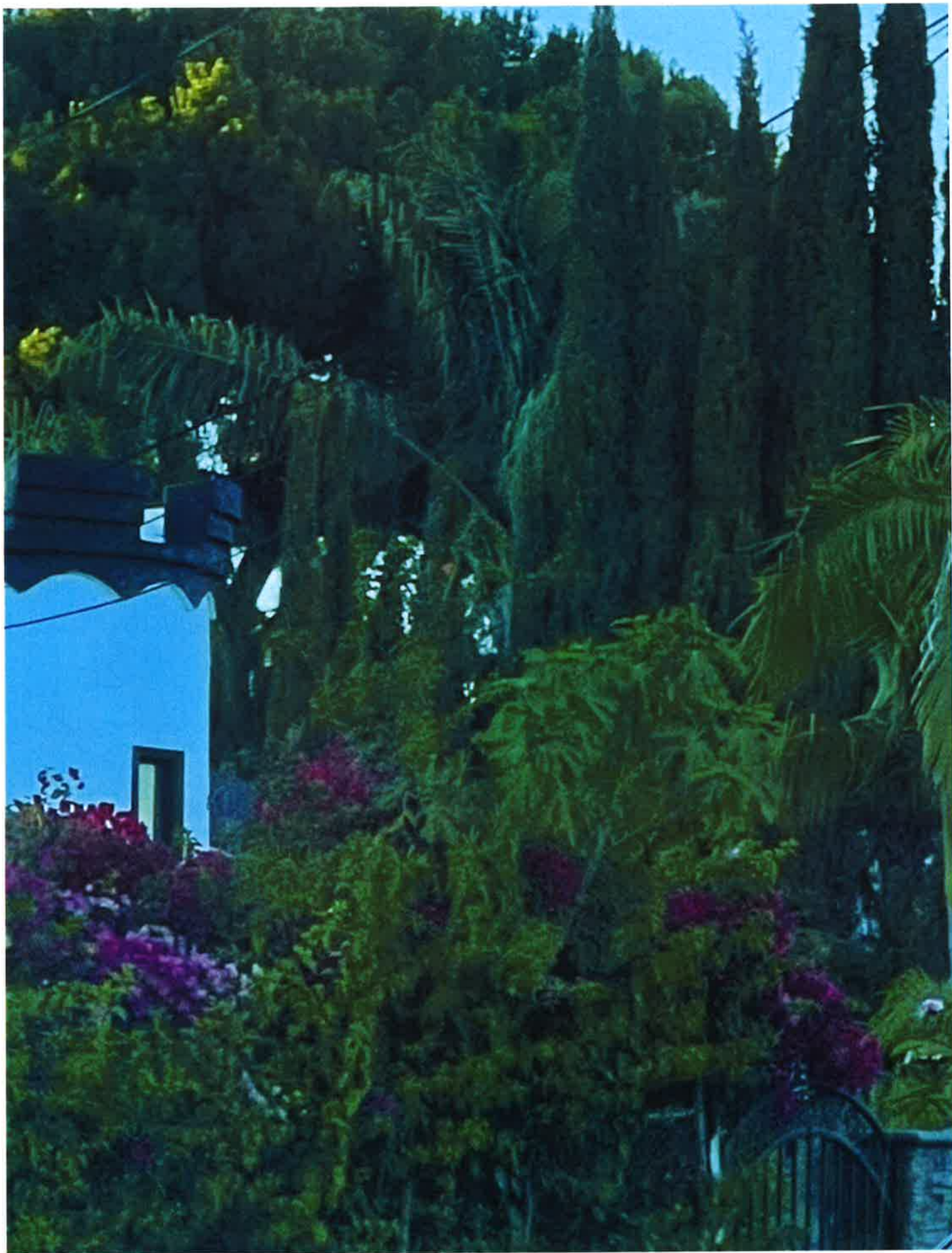
Please adhere to your goal and policies of keeping current residents/households safe!

Please be fair in the distribution of the affordable housing across all of Yorba Linda.

Thank you

Juanita Dunham

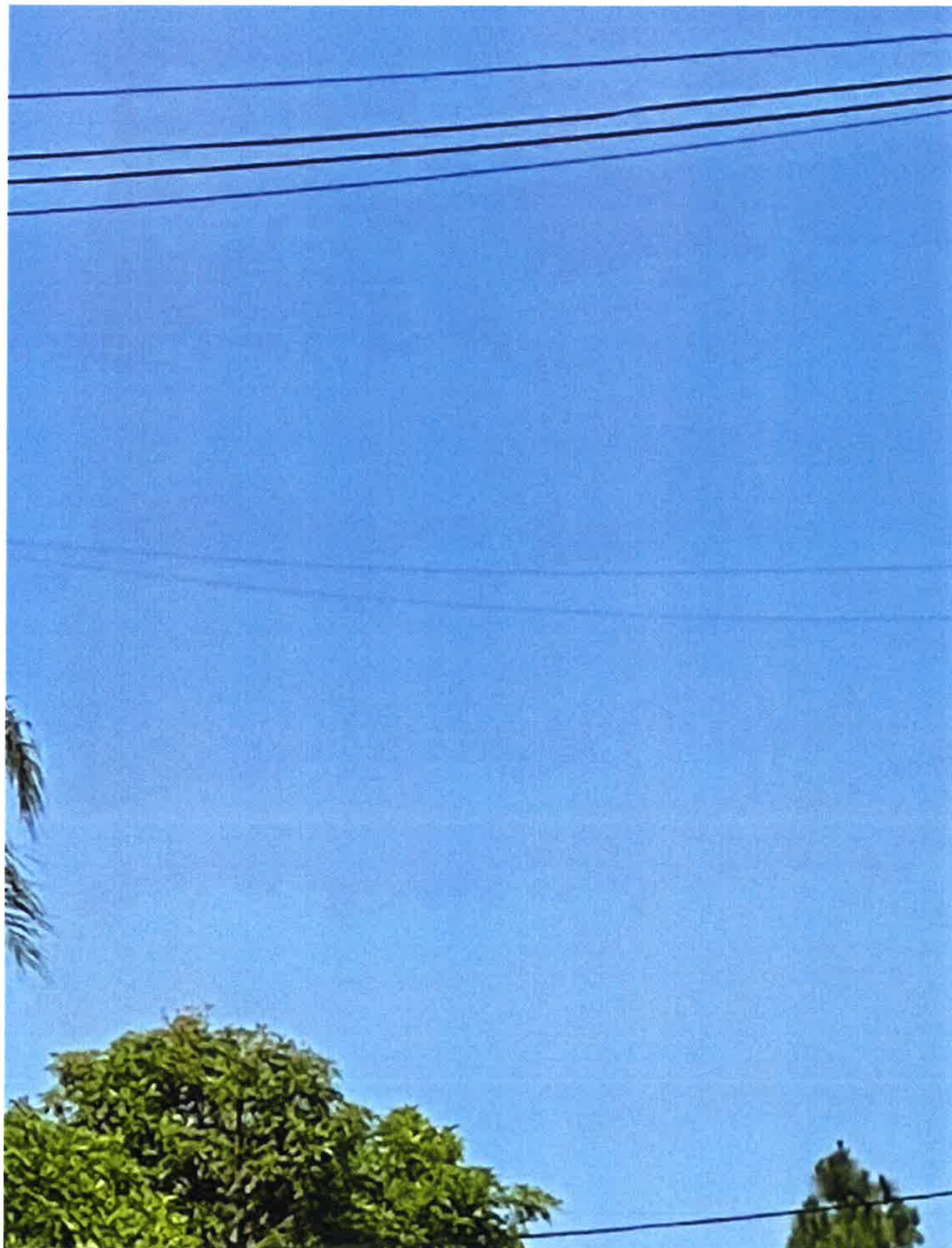
A concerned YL resident for All of Yorba Lindians!



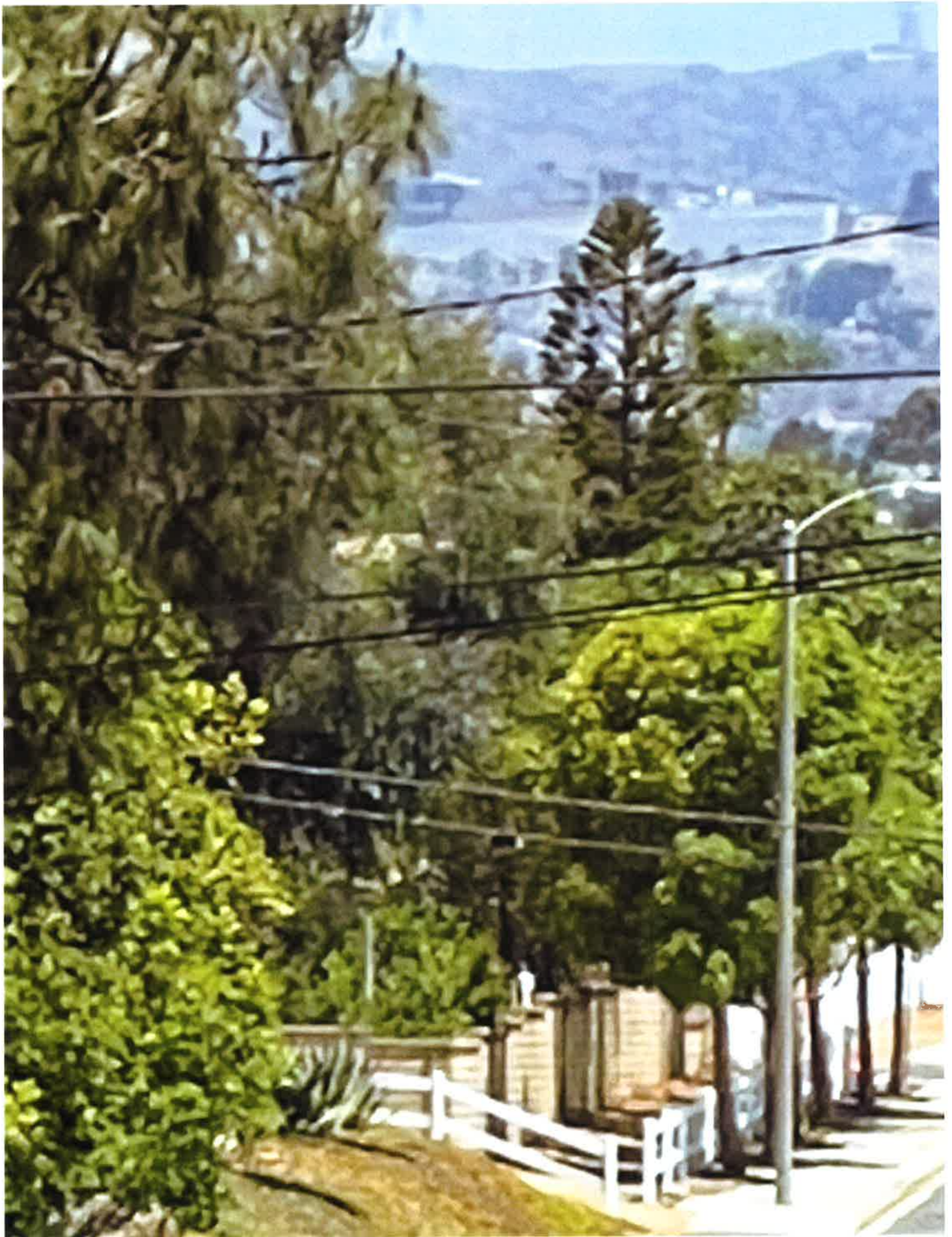












. The Yorba Linda Planning Commission and the Yorba Linda City Council

My name is Kimberly Holmes. As a resident of Yorba Linda since 2003 I wish to voice my concern with the proposed rezoning for ~395 dwelling units along 2 blocks of Richfield, north of Buena Vista.

I am specifically opposed to rezoning the two sites below:

S3-207 5300-5392 Richfield 340 units

S3-012 Richfield Community Church 55 units

I completely understand that this program is state mandated and needs to be done. I also understand that the parcels around me would most likely be developed to some degree in the future. I did not expect that a very small area of my city would have to take on the responsibility of the whole city. 395 units in one single cluster in the middle of residential/large lot zoning. **Almost 20 % of the total city requirement clustered within only 2 blocks !** Current drafts of the housing element do just that. It's the most inequitable distribution of housing densities and the problems that they bring ever.

I have been a resident of western Yorba Linda since 2003 and there has been one constant since I have been here; increasing traffic without additional infrastructure to support it. @ 2cars /house = 790 extra cars per day on Richfield, plus the added traffic from Dennys and Target. An additional 395 units will make it impossible for current residents to access Richfield at heavy traffic times and difficult during non-peak times.

By definition, the addition of Affordable Housing will have a negative effect on existing , higher value, properties.

I'm sure this is a very difficult project, but you CAN do better. If these densities don't come down, I will have no choice but to vote against and do my best to defeat the proposed density increases via Measure

July 5, 2022

Dear Nate Farnsworth,

We are residents of Yorba Linda. We would like assurances the City Yorba Linda undertake a thorough environmental review process and meets the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) prior to considering the Zoning and General Plan Modifications related to the 2021-29 General Plan Housing Element Implementation Programs, specifically for; SITES: 204B and 204A located at 19081-19111 Yorba Linda BLVD. including the site address located at 19045 Yorba Linda Blvd.

There are significant environmental issues associated with the property that require full investigations and reports including:

- Historic Buildings – Need to have approval of the California State Historic Preservation Office (SHPO) review and approval for removal of the Knott's houses
- Review of rare trees/plants on the site including evaluation of fruit trees and exotic plants on site.
- Traffic impact reports for surrounding area for changing zoning.
- Public review and comment on the NEPA/CEQA documents.

We appreciate your attention to our email.

Best regards,

Melissa J. J.
Name

3690 Via Glen Circle Yorba Linda CA 92886

Street Address

Yorba Linda, CA 92886
Zip

Phone number optional

Mail your letter to.

Mr. Nate Farnsworth
Planning Manager
Community Development Department
4845 Casa Loma Avenue
Yorba Linda, CA 92886

Nate Farnsworth

From: Danyellow <ichiban82000@yahoo.com>
Sent: Wednesday, July 27, 2022 7:13 PM
To: Housing Element 2021
Subject: The Land of Gracious Living

Honorable City Council Members and Planning Commission Members,

Yorba Linda offered us a low density community. It has grown and provided additional housing. Services are necessary to support our community. The residents' in east Yorba Linda have limited choices. Don't take away our small businesses please!!

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center. Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes. Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Thank you for retaining the beauty of The Land of Gracious living.

Nate Farnsworth

From: gracechen051030@sina.com
Sent: Wednesday, July 13, 2022 4:31 PM
To: Nate Farnsworth
Subject: 回复: City Council Public Hearing Notice for the Proposed General Plan Amendments and Zoning Code Amendments Related to the Housing Element Implementation

Dear all,

We are firmly opposed to the following construction and stop the expansion!
: S3-205A, S3-103, S3-074

Thank you

Best regards
发自新浪邮箱客户端

在 7 月 13 日 14:25, Nate Farnsworth <nfarnsworth@yorbalinga.gov> 写道:

Please be informed that the City Council of the City of Yorba Linda will hold a public hearing to consider adopting ordinances concerning various zoning and General Plan modifications related to the 2021-2029 Yorba Linda General Plan Housing Element Implementation Programs. This action includes consideration of the Final Program EIR, and all associated zoning code amendments, zone changes, and General Plan amendments necessary to effectuate the proposed residential density levels for the twenty-seven (27) Housing Element opportunity sites contained in the adopted 2021-2029 Housing Element. Please refer to the attached public hearing notice for more information. The attached public hearing notice was also mailed to all properties within 2,000 feet of each of the 27 Housing Element opportunity sites outlined in the public notice.

The Yorba Linda City Council will hold a public hearing regarding this matter as follows:

When: August 2, 2022

Where: City of Yorba Linda City Council Chambers

4845 Casa Loma Avenue

Yorba Linda, CA 92886

Time: 6:30 P.M.

We would also like to remind you that the deadline for public comments on the draft Program Environmental Impact Report (PEIR) is Friday, July 15, 2022. You may send your comments directly to my email listed below or to housingelement2021@yorbalindaca.gov. We will be preparing a response to all comments received, which will be presented to the Planning Commission on July 27, 2022, at 6:30pm in the City Council Chambers for a recommendation to the City Council. If you have any questions, please let me know.

Sincerely,

NATE FARNSWORTH

Planning Manager
4845 Casa Loma Avenue | Yorba Linda, CA 92886

P: 714-961-7131 W: yorbalindaca.gov



Nate Farnsworth

From: Shaun Bell <sbell63@roadrunner.com>
Sent: Thursday, July 14, 2022 1:42 PM
To: Housing Element 2021
Subject: Location of Proposed Housing

With the increase of online shopping, the loss of business to brick and mortar stores has been significant. The stores in Savi Ranch are a prime example of this-Best Buy, Bed Bath and Beyond, Buy Buy Baby, Kohls etc. Best Buy's size has been reduced to less than half, the other stores', inventories have dwindled drastically and appears they are all on the verge of closing. Bed Bath & Beyond has already closed several of its stores throughout the country. Kohls will be following suit next year. It's obvious that in a year or 2 all these stores could be out of business and these buildings vacant. Why isn't it being proposed to put all of the affordable housing in this location rather than mixed amongst all of our homes? Making this move instead of the current proposal would maintain or raise the property value of the Savi Ranch locations and not reduce the value of our residences which the current proposal will do. This would be a win-win for the City and for its residences. The first is the state requirements could be fulfilled and the second is a stronger chance of having the voters approval. Working with the residences in Yorba Linda rather than against us seems like a much easier and more practical decision for the city to make.

Your consideration is appreciated

Shaun Bell
5505 Bayberry Way
Yorba Linda, Ca 92887

Sent from my iPhone

Nate Farnsworth

From: 510463905 <fengsaocao@qq.com>
Sent: Thursday, July 14, 2022 8:01 PM
To: Housing Element 2021
Subject: Newbury lane

Dear officer,

We are firmly opposed to the following buildings

: S3-205A, S3-103, S3-074, please stop ! Thank you.

Best regards.

Nate Farnsworth

From: Fiona <fionafan018@gmail.com>
Sent: Thursday, July 14, 2022 10:32 PM
To: Housing Element 2021
Subject: Comment

Dear officer,

We are firmly opposed to the following

buildings nearby Newbury Lane : S3-205A, S3-103, S3-

074, please stop ! Thank you.

Sincerely
Fiona Jing Fan
发自我的 iPhone

Nate Farnsworth

From: Pete Friedrich <pfriedrich@globaladdistribution.com>
Sent: Friday, July 15, 2022 1:46 PM
To: Nate Farnsworth
Cc: Tara Campbell; Gene Hernandez; Carlos Rodriguez; Beth Haney; Peggy Huang; Mark Pulone
Subject: high desnity plan

Greetings

My wife and I have lived in Yorba Linda for over 40 years, raised 4 children, 3 of whom now also reside in Yorba Linda with their families. Yorba Linda is a slice of heaven, with horse trails, parks, a community situated away from the freeway, very low crime rate, good schools, in addition to large lots and well educated citizens. Many are professional people, business owners, retirees, people who care about the city, vote on the conservative side, and are above the county average income. People chose to live in our city because of these reasons, and the state is attempting destroy what we all worked very hard for by mandating high density housing, coupled with low income properties. Other communities/cities like ours are fighting the State and attempting to re-evaluate the laws that allows larger property owners to build multiple houses on a single family property or build a multi-family apartment project in the middle of single family home neighborhoods.

I can support that many communities in So Cal and other areas in the state are initiating legal action and are refusing to comply with reporting requirements. Yet, somehow the City of Yorba Linda has submitted the proposed properties that are being evaluated for high density projects well ahead of the State mandated deadline. While I am not exactly sure of the exact percentage, but I believe 90% of cities have **NOT** submitted their data to the State. An article in weeks' Register outlined the steps being taken to address the lack of data not submitted to the state. Basically, the State is starting to realize that they have a real problem with non-reporting and ongoing litigation and delays in implementation are being discussed

Numerous citizens I have spoken with ask "why is the City so stupid that they submitted the data so early in the process"? Having an educated constituency this questions makes perfect sense, and causes another question. "Was there an underlying reason the data was submitted"? "Who stands to gain from this action"? It appears that no one from the City is speaking up on who or why. Is there developer money being promised? Just a question!!! The City Council stated at several council meetings keep they support the citizens who voice opposition, but lo and behold, there was a pretty map with locations sent out that shows what was tentatively set to be developed. The Grandview proposed project is directly across the street from multi-million dollar, single family, equestrian zoned homes. Are you kidding me? This makes no sense and is an insult to anyone who has worked hard to be able to live in their home, and then someone at the City decided "let's ruin this lifestyle, neighborhood". The Ohio location and Strawberry field also fall into this category. Any idea of building 3 high density projects in these locations need to be removed from the State proposal.

To add insult to injury, no one from the City notified the neighbors directly affected by these proposed projects. I would propose they knew what the response was going to be and just decided to "ram" this down the citizens throats. Again, who made this decision and who takes responsibility for this "hidden agenda" or was it a mistake? If it was a mistake, that person need to be removed any position that deals with major implications, as it lacks professional decency, ethics, and a complete disregard for respect to the people who will feel the most pain when an apartment complex is built next door.

The Council know what the citizens want, and if they cared, or even understood what this means they would have contacted every city in Orange County, So Cal, and Nor Cal and discussed what action could be taken. Can they unite to

fight? Can we delay the data presentation and see what action the State will take. Many cities are truly fighting, yet Yorba Linda just rolls over. It is time that the City stood up for the citizens and make a decision they do not seem to understand how it affects the people who elected them into office.

Sincerely
Pete Friedrich

Nate Farnsworth

From: Katy Lee <katywu@yahoo.com>
Sent: Saturday, July 16, 2022 11:11 AM
To: Nate Farnsworth
Subject: Rezoning

Re: Bryant Ranch

We do not want the Bryant Ranch Shopping Center rezoned.

Sent from my iPhone

Nate Farnsworth

From: Margaret <mannieh23@protonmail.com>
Sent: Monday, July 18, 2022 8:03 PM
To: Nate Farnsworth
Subject: rezoning

Please reconsider rezoning for high density housing. The will over burden this community.
Margaret Harris

Sent with [Proton Mail](#) secure email.

Nate Farnsworth

From: Colleen Kirtland <ckirtland@yahoo.com>
Sent: Saturday, July 23, 2022 12:13 PM
To: Nate Farnsworth; AllCityCouncil
Cc: mskirtland@gmail.com
Subject: Regarding August 2, 2022 RHNA hearing

Dear Nate and City Council,

Unfortunately, I will be out of town on August 2, but was wondering if there is any way our concern can be registered regarding the impact of the RHNA requirements in Yorba Linda. I definitely understand the need to increase affordable housing as we are seeing homelessness increase. I'd like to better understand how we are accounting for clogged arteries and fire safety. During the Freeway fire of 2008, we needed to evacuate and could barely cross over to the 60 freeway via Bastanchury and Fullerton road. With dry windy conditions and exponential climate change, I would hate to imagine a situation where we can't escape in time, even by car. We have friends in Superior Colorado who just saw their city razed this past winter in a perfect confluence of wind and fire. My question to the council is, with this increased density, what plans do we have to mitigate the risks of wild fire evacuation? We know Chino State park is likely to burn again and I'd hate to see us be unprepared.

Instead of being just a gripe, may I propose that we use this opportunity as a way to increase greener building? For example, might we be one of the first proud cities in the US to insulate with Hempcrete or other sustainable LEED materials that don't burn as easily? Can we make our low income housing a model for Passive House building (if you haven't checked out Passive Homes, my sister who is a CA licenced architect made me aware of this concept) Let's not just build more of the same type of unsustainable tract homes that most of us live in. Maybe we can become a **model city** for balancing density with sustainability (<https://regeneration.org/nexus/net-zero-cities>)? I would be really disappointed if developers of the newly zoned areas were held to only the standards of the current building codes. This is an invitation to move forward into a more positive future.

Many thanks to Peggy Huang and her work on this.

Sincerely,
Colleen and Mike Kirtland (19172 La Pradera)

Nate Farnsworth

From: craigallen1954 <craigallen1954@yahoo.com>
Sent: Tuesday, July 26, 2022 8:17 PM
To: Carlos Rodriguez
Cc: Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez; Nate Farnsworth
Subject: Objections to Zoning and General Plan Modifications

To: Mayor Carlos Rodriguez
cc: Yorba Linda City Council
cc: Mr. Nate Farnsworth, Planning Manager

Objections to Zoning and General Plan Modifications

Dear Mayor Rodriguez,

I oppose the proposed Zoning and General Plan Modifications described in this document:

Notice Of Public Availability Of A Draft Program Environmental Impact Report (DPEIR) And Notice Of Public Hearing
Concerning Various Zoning And General Plan Modifications Related To The 2021-2029 Yorba Linda General Plan Housing
Element Implementation Programs



Sent from my Verizon, Samsung Galaxy smartphone

Nate Farnsworth

From: Bac Tran <bactran92887@yahoo.com>
Sent: Wednesday, July 27, 2022 7:56 AM
To: David Brantley; Nate Farnsworth; Housing Element 2021; Giancarlo Ganddini; Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang
Cc: Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Bac Tran; Kim Tran
Subject: Request for not removing the Site S7-005 from the Residential Sites Inventory
Attachments: Site S7-005, Letter to David, Nate, City Council Members.pdf; Site S7-005 Ganddini Group Letter, Bac Tran.pdf; Site S7-005, David Brantley Memo June 29, 2022.pdf

Dear Nate, David and City Council Members:

On June 29, 2022, the Planning Commission held a public hearing and recommended that the City Council adopt the Housing Element Sites with the removal of 4 sites which included our Site S7-005 from the Residential Sites Inventory due to the traffic issue.

We hereby request you not to remove the Site S7-005 from the Residential Sites Inventory.

We hired the Ganddini Group to study the traffic issue for Site S7-005. Here are their findings:

1. As noted in the 2021-2029 Housing Element traffic impact analysis, the adopted Housing Element (with inclusion of Site S7-005) would have no impact at the study intersection of La Palma Avenue/Gypsum Canyon Road.
2. The project site is currently zoned Planned Development 23 (PD-23) in the City's Zoning Code and has a General Plan land use designation of Residential-High (R-High). It is noted that the 2021-2029 Housing Element and associated traffic impact analysis incorrectly identify the existing zoning as Residential Urban (RU).
3. The project site is proposed to be re-zoned to Residential Multiple (RM). The maximum allowable density for RM zoning is 10 dwelling units per acre which is 30 dwelling units for the 3.06 acre project site. Based on the project site location and layout, it is our understanding that a realistic development proposal for Site S7-005 is 10 dwelling units. A development application for 10 dwelling units would be consistent with both existing zoning and the proposed zoning.
4. As shown in Table 1, Ganddini's letter, a realistic development proposal for the project site with 10 dwelling units is forecast to generate five trips or less during the peak hours and only 67 trips per day. Generally, development projects that generate fewer than 50 peak hour trips are considered to have negligible impact on traffic operations and typically would not require preparation of a traffic impact analysis. A realistic development proposal for the project site is forecast to generate a fraction of the threshold considered to have a negligible impact, as further supported by the findings of the traffic impact analysis for the overall Housing Element. A typical two-lane, undivided roadway can carry approximately 12,000 vehicles per day; therefore, the additional daily trips associated with 10 dwelling units would be less than one-percent of the daily roadway capacity.

In conclusion, the proposed Zoning Code Amendment to change the project site zoning from PD-23 to R-M would reduce the theoretical maximum buildout potential at Site S7-005. Removal of the project site from the proposed Zoning Code Amendment would not prevent future development of the site with a residential land use. In fact, it could provide an opportunity for development of the site with more than 30 dwelling units, which would generate more traffic than maximum buildout under the proposed zoning.

Sincerely,

Bac Dai Tran, Property Owner

714-353-3870 cell

Bac Dai Tran
5445 Running Spring Way
Yorba Linda, CA 92887

July 27, 2022

Nate Farnsworth, Planning Manager
David Brantley, Community Development Director
City Council Members
4845 Casa Loma Avenue
Yorba Linda, CA 92886

Request for not removing the Site S7-005 from the Residential Sites Inventory

Reference: Site ID S7-005, NWC Camino de Bryant/Meadowland, APN: 329-081-06
3.06 acres, Total Net Unit: 10

Dear Nate, David and City Council Members:

On June 29, 2022, the Planning Commission held a public hearing and recommended that the City Council adopt the Housing Element Sites with the removal of 4 sites which included our Site S7-005 from the Residential Sites Inventory due to the traffic issue.

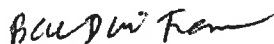
We hereby request you not to remove the Site S7-005 from the Residential Sites Inventory.

We hired the Ganddini Group to study the traffic issue for Site S7-005. Here are their findings:

1. As noted in the 2021-2029 Housing Element traffic impact analysis, the adopted Housing Element (with inclusion of Site S7-005) would have no impact at the study intersection of La Palma Avenue/Gypsum Canyon Road.
2. The project site is currently zoned Planned Development 23 (PD-23) in the City's Zoning Code and has a General Plan land use designation of Residential-High (R-High). It is noted that the 2021-2029 Housing Element and associated traffic impact analysis incorrectly identify the existing zoning as Residential Urban (RU).
3. The project site is proposed to be re-zoned to Residential Multiple (RM). The maximum allowable density for RM zoning is 10 dwelling units per acre which is 30 dwelling units for the 3.06 acre project site. Based on the project site location and layout, it is our understanding that a realistic development proposal for Site S7-005 is 10 dwelling units. A development application for 10 dwelling units would be consistent with both existing zoning and the proposed zoning.
4. As shown in Table 1, Ganddini's letter, a realistic development proposal for the project site with 10 dwelling units is forecast to generate five trips or less during the peak hours and only 67 trips per day. Generally, development projects that generate fewer than 50 peak hour trips are considered to have negligible impact on traffic operations and typically would not require preparation of a traffic impact analysis. A realistic development proposal for the project site is forecast to generate a fraction of the threshold considered to have a negligible impact, as further supported by the findings of the traffic impact analysis for the overall Housing Element. A typical two-lane, undivided roadway can carry approximately 12,000 vehicles per day; therefore, the additional daily trips associated with 10 dwelling units would be less than one-percent of the daily roadway capacity.

In conclusion, the proposed Zoning Code Amendment to change the project site zoning from PD-23 to R-M would reduce the theoretical maximum buildout potential at Site S7-005. Removal of the project site from the proposed Zoning Code Amendment would not prevent future development of the site with a residential land use. In fact, it could provide an opportunity for development of the site with more than 30 dwelling units, which would generate more traffic than maximum buildout under the proposed zoning.

Sincerely,



Bac Dai Tran, Property Owner
714-353-3870 cell



July 25, 2022

Mr. Bac Tran
Via Electronic Mail

RE: Trip Generation Assessment for Yorba Linda Housing Element Site S7-005

Dear Mr. Tran:

Ganddini Group, Inc. is pleased to provide this trip generation assessment for the Yorba Linda Housing Element Site S7-005. The purpose of this letter is to document the project site's negligible effect on traffic to support the project site's inclusion in the City of Yorba Linda 2021-2029 Housing Element and related amendments.

PROJECT LOCATION

The 3.06-acre project site is located at the northeast corner of Camino del Bryant and Meadowland in the City of Yorba Linda, California. The project site is currently vacant and consists of a single parcel (APN 329-081-06).

HOUSING ELEMENT BACKGROUND

The City of Yorba Linda is in the process of adopting General Plan Amendments and Zoning Code Amendments associated with the implementation of the 2021-2029 Housing Element. The 2021-2029 Housing Element and associated Environmental Impact Report identify the project site as Housing Element Site ID S7-005.

Based on public comments concerning traffic on La Palma Avenue, it is our understanding that the City of Yorba Linda Traffic Commission has recommended that the City Council further review S7-005 and possibly exclude the site from the proposed General Plan Amendments and Zoning Code Amendments associated with the adopted 2021-2029 Housing Element.

EXISTING AND PROPOSED ZONING

The project site is currently zoned Planned Development 23 (PD-23) in the City's Zoning Code and has a General Plan land use designation of Residential-High (R-High). It is noted that the 2021-2029 Housing Element and associated traffic impact analysis incorrectly identify the existing zoning as Residential Urban (R-U).

For inclusion in the City's 2021-2029 Housing Element, the project site is proposed to be re-zoned to Residential Multiple (RM).

EXISTING ZONING/GENERAL PLAN LAND USE

The project site is currently zoned Planned Development 23 (PD-23) in the City's Zoning Code. The Zoning Code does not specify the maximum allowable density for Planned Development zoning; such standards would be determined in a detailed development plan proposal that is ultimately approved by City Council.

The project site currently has a General Plan land use designation of Residential-High (R-High). As stated in the City's 2016 General Plan, the Residential-High land use designation permits a development density of 4.0 to 30.0 dwelling units per acre with the appropriate housing type predicated based on the site, location, and adjacent land uses.

Project Site Buildout Potential Under Current Zoning

Under current zoning/land use designation, development of the project site would require a Planned Development proposal to establish the appropriate housing type and development standards. Theoretically, the current General Plan land use designation would permit a maximum of 30 dwelling units per acre, or 91 dwelling units for the 3.06-acre project site. It is acknowledged that a Planned Development proposal at such density is unlikely to be approved, but that figure is used for purposes of this assessment since it would not require a General Plan Amendment.

PROPOSED ZONE CHANGE

The project site is proposed to be re-zoned to Residential Multiple (RM). The maximum allowable density for RM zoning is 10 dwelling units per acre.

The proposed 2021-2029 Housing Element implementation does not require a General Plan amendment for the project site; therefore, the existing Residential-High General Plan land use designation would remain.

Project Site Buildout Potential Under Proposed Zoning

Under the proposed zone change, the Residential Multiple (RM) would permit a maximum of 10 dwelling units per acre, or 30 dwelling units for the 3.06-acre project site.

REALISTIC DEVELOPMENT PROPOSAL

Based on the project site location and layout, it is our understanding that a realistic development proposal for Site S7-005 is 10 dwelling units. A development application for 10 dwelling units would be consistent with both existing zoning and the proposed zoning.

TRIP GENERATION COMPARISON OF MAXIMUM BUILDOUT POTENTIALS

Table 1 shows the project trip generation forecasts associated with maximum buildout of the project site under current zoning, maximum buildout under proposed zoning, and a realistic development proposal.

Maximum buildout of the project site under current zoning (PD-23) would theoretically permit up to 91 dwelling units based on the maximum General Plan land use density of 30 dwelling units per acre, which is forecast to generate 613 daily trips, including 37 trips during the AM peak hour and 46 trips during the PM peak hour.

Mr. Bac Tran
July 25, 2022

Maximum buildout of the project site under proposed zoning (R-M) would permit up to 30 dwelling units based on the maximum land use density of 10 dwelling units per acre, which is forecast to generate 202 daily trips, including 12 trips during the AM peak hour and 16 trips during the PM peak hour.

A realistic development proposal for the project site consists of 10 dwelling units, which is forecast to generate 67 daily trips, including 4 trips during the AM peak hour and 5 trips during the PM peak hour.

PROJECT IMPACTS ON LA PALMA AVENUE

As noted in the 2021-2029 Housing Element traffic impact analysis, the adopted Housing Element (with inclusion of Site S7-005) would have no impact at the study intersection of La Palma Avenue/Gypsum Canyon Road. In fact, the traffic analysis shows an improvement in PM peak hour operations upon buildout of the proposed Housing Element sites.

As previously shown in Table 1, a realistic development proposal for the project site with 10 dwelling units is forecast to generate five trips or less during the peak hours and only 67 trips per day. Generally, development projects that generate fewer than 50 peak hour trips are considered to have negligible impact on traffic operations and typically would not require preparation of a traffic impact analysis. A realistic development proposal for the project site is forecast to generate a fraction of the threshold considered to have a negligible impact, as further supported by the findings of the traffic impact analysis for the overall Housing Element.

Fire safety/evacuation routes would also be nominally impacted with a realistic development proposal for the project site. A typical two-lane, undivided roadway can carry approximately 12,000 vehicles per day; therefore, the additional daily trips associated with 10 dwelling units would be less than one-percent of the daily roadway capacity.

CONCLUSIONS

Maximum buildout of the project site under current zoning (PD-23) would theoretically permit up to 91 dwelling units, whereas maximum buildout of the project site under proposed zoning (R-M) would permit a maximum of 30 dwelling units.

Either way, a realistic development proposal for Site S7-005 would consist of 10 dwelling units, which is well below the existing and proposed zoning for the site. Development of the site with 10 dwelling units is forecast to generate five trips or less during the peak hours and only 67 trips per day, which would have a negligible impact on roadway operations in the project vicinity as documented in the Housing Element traffic impact analysis.

In conclusion, the proposed Zoning Code Amendment to change the project site zoning from PD-23 to R-M would reduce the theoretical maximum buildout potential at Site S7-005. Removal of the project site from the proposed Zoning Code Amendment would not prevent future development of the site with a residential land use. In fact, it could provide an opportunity for development of the site with more than 30 dwelling units, which would generate more traffic than maximum buildout under the proposed zoning.

Mr. Bac Tran
July 25, 2022

We appreciate the opportunity to assist you on this project. If we can be of further assistance, please contact me at (714) 795-3100.

Respectfully submitted,
GANDDINI GROUP, INC.

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

Giancarlo Ganddini, PE, PTP
Principal
California Registration TR 2663

Table 1
Site S7-005 Buildout Potential Trip Generation Comparison

Trip Generation Rates									
Land Use	Source ¹	Land Use Variable ²	AM Peak Hour			PM Peak Hour			Daily Rate
			% In	% Out	Rate	% In	% Out	Rate	
Multifamily Housing (Low-Rise, Not Close to Rail Transit)	ITE 220	DU	24%	76%	0.40	63%	37%	0.51	6.74

Trips Generated									
Land Use	Source	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Maximum Buildout under Current Zoning	ITE 220	91 DU	9	28	37	29	17	46	613
Maximum Buildout under Proposed Zoning	ITE 220	30 DU	3	9	12	10	6	16	202
Realistic Development Proposal	ITE 220	10 DU	1	3	4	3	2	5	67

Notes:

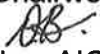
1. ITE = Institute of Transportation Engineers *Trip Generation Manual* (11th Edition, 2021); ### = Land Use Code.

2. DU = Dwelling Units

CITY OF YORBA LINDA
Community Development Department

MEMORANDUM

To: Honorable Chairwoman and Members of the Planning Commission

From:  David Brantley, AICP
Community Development Director

By: Nate Farnsworth
Planning Manager

Date: For the Planning Commission meeting of June 29, 2022

Subject: Supplemental Information for Agenda Item 7.3 for the General Plan Amendments and Zoning Code Amendments Associated with the 2021-2029 Housing Element Implementation

BACKGROUND/DISCUSSION

The purpose of this memorandum is to provide supplemental information to the Planning Commission that was not available at the time when the Planning Commission agenda packet was published on June 23, 2022. Specifically, it includes an update from the Traffic Commission meeting on June 23, 2022; an update on a conversation with the State Department of Housing and Community Development (HCD) about potentially revising the previously-approved Housing Sites Inventory; an update on public comments received; and, a revised exhibit to one of the recommended approval actions.

Traffic Commission Meeting

On June 23, 2022, the Traffic Commission discussed the traffic-related impacts from the proposed General Plan Amendments and Zoning Code Amendments associated with the implementation of the 2021-2029 Housing Element. A copy of the draft minutes from the Traffic Commission meeting has been included as Attachment 1 to this memo. Based on the staff presentation and public comments, the Traffic Commission provided the following recommendations for the Planning Commission to take into consideration:

1. To further review Sites S4-060 and S4-201 at South Ohio Street/Buena Vista due to the already impacted school traffic and safety concerns;
2. To further review Site S4-053 at Grandview Avenue/Kellogg Drive due to the existing issues with the flow of traffic during the peak hours;
3. To further review Site S7-001, Bryant Ranch Shopping Center (23611-23801 La Palma Ave), due to the ingress and egress points, as well as how it will impact the traffic on La Palma Avenue;
4. To further review Site S7-005, NWC Camino de Bryant/Meadowland due to traffic impacts on La Palma Avenue;

5. To further review Site S5-008 Fairmont Boulevard due to public safety and how the flow of traffic will develop to possible traffic congestions; and
6. To include further review of the Study conducted on La Palma Avenue.

Staff has looked into each of these concerns and provides the following additional information:

Sites S4-060, S4-201, and S4-053

- The Draft Program Environmental Impact Report (PEIR) Traffic Impact Analysis identified the Kellogg Dr/Imperial Highway Eastbound Ramps as currently operating under existing conditions at Level-of-Service (LOS) "F" during both the AM and PM peak hours, which is the worst service level on the LOS scale, and is inconsistent with the City's minimum standard of LOS "D." Since this intersection was presumed to be located within the City of Anaheim, it has not been identified on the City's Capital Improvement Program (CIP). Improving the LOS at this location will require coordination with Anaheim and CalTrans. This may be achievable, but the timetable for improving this intersection presently is unknown. To add additional traffic to this area, therefore, would exacerbate this existing and projected unfavorable traffic condition.
- The Traffic Impact Analysis also demonstrates that the Lakeview Ave/Buena Vista Ave intersection is operating at LOS "F" in the AM peak and LOS "E" in the PM peak; however, by 2045, it is anticipated that both peak hours will operate at LOS "F" with or without the proposed project. This could be mitigated to an appropriate LOS through the installation of a traffic signal, or other alternative intersection control.
- Concerns from the neighbors in the vicinity of these sites centered on the semi-rural make-up of the area, noting that the streets are narrow and do not have curb, gutter, sidewalks, or street lights. This presents additional concerns since there are two schools in the area (Linda Vista Elementary School and Esperanza High School). In addition, as an equestrian use, horses are common along the streets within the area, and typically ride in the street.
- Ohio Street sites (Site S4-060 and S4-201) are located immediately across the street from Linda Vista Elementary School. Due to the cul-de-sac at its southernly terminus, school traffic must egress by the same route that it entered. This essentially doubles the traffic congestion in the immediate area during school drop-off and pick-up. Additionally, due to limited drop-off and pick-up queuing capacity on the school site, vehicles entering the school site queue onto Ohio Street, which hinders the ability of unrelated traffic to ingress/egress the area. To add additional traffic to this area would exacerbate this existing unfavorable condition.

Sites S7-001 and S7-005

- The Traffic Impact Analysis shows that LOS along La Palma is currently operating and projected to operate at acceptable levels. It is not anticipated that the addition of these sites would create any additional unfavorable traffic conditions.
- Although not analyzed in the Traffic Impact Analysis, it is widely known that there are significant traffic impacts related to the La Palma/Gypsum Canyon intersection created by motorists using La Palma as a cut through to the 91 Freeway. There is a project on the 91 Freeway, including the 241/91 Express Connector Project, that is in the design phase which should alleviate some of this traffic.
- Many of the concerns from these two sites were related to traffic impacts during the 2008 Freeway Complex Fire. It is important to note that there were many lessons learned following the Freeway Complex Fire. This included the creation of an

evacuation route map for first responders to use to direct and control the traffic flow during an evacuation. The map was updated in 2013 by OCFA. Staff is currently working on a "Know Your Way" outreach campaign similar to the evacuation plans utilized by Anaheim Hills and Orange Hills.

Site S5-008

- The Traffic Impact Analysis shows favorable LOS conditions along Fairmont Blvd for both existing and projected conditions. Therefore, it is not anticipated that the addition of this site would create any unfavorable traffic conditions. Furthermore, the site will be further analyzed in greater detail when an actual project is proposed for development. The proposed development would be required to comply with all of the development standards for the RM zoning district (i.e., two-story height limit, setbacks, parking requirements, landscaping requirements, site design, etc.). Any environmental impact not anticipated or not analyzed under this PEIR would be required to be further analyzed at that time.

Conversation with HCD

Staff has been able to connect with HCD to discuss the possibility of revising the Housing Sites Inventory approved by HCD on April 8, 2022. The current Housing Sites Inventory contains a buffer of 309 dwelling units (or approximately 12% of the City's total RHNA). HCD stated that they would be amenable to allowing the City to removing sites from the Housing Sites Inventory under two strict conditions:

- 1) The City's buffer cannot be reduced below 10% of the total RHNA (or 242 dwelling units); and
- 2) The City can only remove dwelling units approved for the above moderate and moderate income categories.

Based on these conditions, the City could remove no more than 68 housing units from the Housing Sites Inventory. Therefore, if the Planning Commission is inclined, it could recommend that the City Council remove any and all of the following sites and still maintain the conditions established by HCD:

- Site S4-060 (9 units)
- Site S4-201 (15 units)
- Site S4-053 (9 units)
- Site S7-005 (10 units)

Public Comments

Since the publication of the Staff Report on June 23, 2022, staff has received additional public comments related to the proposed General Plan Amendments, Zoning Code Amendments, and draft PEIR. Attachment 2 contains all additional public comments received as of June 28, 2022. Any public comments received after the publication of this supplemental report will be provided to the Planning Commission on the dais at the Planning Commission meeting on June 29, 2022.

One of the public comments was a request from the property owner located at 3542 Rose Drive to remove her property from the rezoning effort. During the Housing Sites Inventory selection process, the City Council desired to have property owners in support of the proposed rezoning.

Over the past year, staff has had several discussions with the property owner about the pros and cons of being included in the Housing Sites Inventory; however, staff was under the impression that the property owner was not completely opposed to the concept of rezoning and was still considering options. In this situation, the City has now received the request to remove the property from the list after receiving approval from HCD in April 2022. Although staff has not discussed this specific issue with HCD, the Planning Commission could provide a recommendation to the City Council related to this parcel.

Revised Exhibit to General Plan Amendment 2022-01

Staff was made aware of the publication of a draft version of Exhibit "A" to General Plan Amendment 2022-01. This exhibit contains the General Plan Amendments that are not subject to a vote of the electorate of the City of Yorba Linda under the Yorba Linda Right-to-Vote Amendment. A copy of the revised exhibit with minor corrections has been included as Attachment 3.

Attachments:

- 1) Draft Traffic Commission Meeting Minutes
- 2) Additional Public Comments Received Since Publication
- 3) Revised Exhibit "A" to General Plan Amendment 2022-01

Nate Farnsworth

From: Carlos Navas <carlos@californiaauto.com>
Sent: Wednesday, July 27, 2022 10:52 AM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: OPPOSITION TO PROGRAM FOR ZONING LOW HOUSING

To whom it may concern:

I am a resident of Yorba Linda and strongly oppose zoning our city for low housing in the Camino De Bryant area. I, along with many residents, believe this will bring more crime to the area. As a registered voter, I will be following up closely on how you vote on this matter.

Sincerely,

Carlos Navas
714-926-6329

Nate Farnsworth

From: Michelle Hearnon <nurseshell80@yahoo.com>
Sent: Wednesday, July 27, 2022 5:28 PM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Rezoning of the Bryant Ranch shopping center

Hello,

I have been a resident of the Bryant Ranch area for 11 years and I am adamantly opposed to the rezoning of the Bryant Ranch shopping center. My kids go to the gym weekly in that shopping center. Their orthodontist is in that shopping center. My children love to go ice-skating with their friends in that shopping center. That shopping center provides the only place within walking distance that my young teenagers can walk to with friends and grab a snack or a drink. That shopping center also contains my children's favorite donut shop. It would be a devastating loss to our community if the Bryant Ranch shopping center were to be rezoned and turned into large housing units.

The second huge issue I have with the rezoning of that shopping center is that the infrastructure of the area absolutely cannot support a large influx of residents and cars. La Palma, which is the street that runs directly in front of the shopping center, is already incredibly crowded with traffic, especially in the afternoon and evening hours. Many, many people get off the 91 freeway at weir canyon and take La Palma with the hope of bypassing traffic on the freeway. Adding a large number of residents to such a small area, with few inlet/outlet options, would debilitate the traffic flow completely.

My husband and I worked incredibly hard to move our family into the Bryant Ranch Area in order to provide them with a living environment that is more peaceful and provides a small community feel. If the Bryant Ranch shopping center is rezoned and hundreds of living units are allowed to be built there it will destroy our community.

I truly hope that you will all take these very valid concerns into account when making the decision regarding whether to continue with the rezoning. I can guarantee that there is not a single resident in the area that supports this idea. I know there must be more logical spaces where additional housing units can be built. Please consider other options and leave the Bryant Ranch shopping center alone.

Sincerely,
Michelle Hearnon

Sent from my iPhone

Nate Farnsworth

From: Michelle Victorian <mvictorian62@gmail.com>
Sent: Wednesday, July 27, 2022 5:48 PM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Opposing the Proposed Rezoning

Honorable City Council Members and Planning Commission Members, I am writing in opposition to the proposed rezoning of the Bryant Ranch Shopping Center. Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site.

As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants, or essential services.

Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes. Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, the evacuation was challenging leaving the area down the one-lane road of Camino to Bryant. Any additional housing in this area will create a potentially life-threatening situation for residents when they need to evacuate quickly.

Your favorable consideration is appreciated.

Arnetrice Victorian
A homeowner in this neighborhood for 30+ years

Nate Farnsworth

From: Lauren Clem <lauren_n_clem@yahoo.com>
Sent: Wednesday, July 27, 2022 5:55 PM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Rezoning at Bryant Ranch Shopping Center

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Thank you for your consideration.

Lauren Clem
562-857-6669

Nate Farnsworth

From: BRUCE HANDY <b1handyman@aol.com>
Sent: Wednesday, July 27, 2022 6:34 PM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Cc: Handy Bruce; Kitchen Frank
Subject: Housing zone 26

To all of you regarding the demolition and redevelopment of the Bryant Ranch Shopping Center.. I and my Family are opposed to this plan... It is ludicrous to even think of adding additional housing to this area, Every Afternoon we have to reroute our afternoon errands to avoid the bottleneck traffic that starts to build up as the 91 freeway and La Palma Ave become the only means of transportation between the Orange and Riverside Counties...It only gets compounded when there is an accident on the 91 @241 or 91@71 or 91@ Green River off ramps... The Folks in the west and old town sections of Yorba Linda have no Idea as to what transpires out here...As far as they are concerned we are just BFE. I find it sad that the city of Yorba Linda has to cower to the demands of a state that is losing population by the thousands. Low cost housing is not going to reduce homelessness ... Mental health care is the only and viable answer to our problem. Don't crap where you sleep, don't punish your eastern residents, and for GOD'S sake don't let the County and State further screw up our lives by building a cemetery in this natural bottleneck. Thank you for your time, we are 34 year residents in the Via Del Rio track

Handyman.

Bruce W Handy
5993 Malta Way
Yorba Linda CA 92887
714.692.0270

Nate Farnsworth

From: azra ahmedi <azra_ahmedi@hotmail.com>
Sent: Wednesday, July 27, 2022 6:28 PM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

Dear Mr. Farnsworth and Ms. Valdez,

Would you please, deliver this Public Comment of mine to the Yorba Linda City Planning Commission at your earliest convenience.

Thank you.

Dear Members of the Yorba Linda City Planning Commission,

I read the documents posted at:

<https://www.yorbalindaca.gov/341/Environmental-Documents>

pertaining to the Environmental Impact Report of the proposed re-zoning project.

I found several serious deficiencies in some of those documents. I urge the Planning Commission to re-do some of the impact reports and analyses in order to make them more realistic and relevant to the specific concerns regarding likely detrimental effects of the proposed re-zoning on the quality of life and environment in Yorba Linda.

>>> 1. The Traffic Analysis posted at:

<https://www.yorbalindaca.gov/DocumentCenter/View/6330/13763-04-TA-Report>

reached unrealistic conclusions in parts related to Bryant Ranch.

I urge the Commission to order another Traffic Report that would diligently and truthfully identify all possible issues and detriments related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd., as opposed to downplaying/ignoring those issues and detriments in order to reach a pre-determined (positive) conclusion that would support the re-zoning proposal.

Here are some specific deficiencies that I found in that Traffic Analysis.

On page 5, it rates the so-called Level Of Service (LOS) at the intersection of La Palma Ave. and Gypsum Cyn. Rd. as acceptable (green, codes A-D) both in the mornings and afternoons, now (in 2022) and in 2045 (Analysis' prediction), with or without the proposed housing project. As we all know, between 3 and 6 PM, the Southbound Gypsum Cyn. Rd. is usually jammed making it impossible for Bryant Ranch residents to access 91 Fwy. at this location. Adding est. 1,000 new residents to the adjacent area (Bryant Ranch Shopping Center) is likely to have a dramatic detrimental impact on this already unacceptable situation. Thus the conclusion presented in Traffic Analysis regarding that critical intersection is clearly incorrect, which casts a doubt on the methodology of the analysis used and correctness and relevance of the data used.

The Analysis ignores the fact that there are only two access points to/from Bryant Ranch: via Gypsum Cyn. Rd., and via the intersection of La Palma Ave. and Yorba Linda Blvd., the latter being already congested during rush hours. This makes the regularly jammed intersection of La Palma Ave. and Gypsum Cyn. Rd. particularly critical communication point that will likely have its negative impact on emergency vehicles access to and from Bryant Ranch and evacuability of the residents in the case of fire, which the Analysis fails to account for.

The Analysis also ignores a very real possibility that cemeteries will be build at Gypsum Cyn. Rd. and 91 Fwy. in Anaheim, the area that is adjacent to the already plagued with traffic jams above-mentioned intersection. This will likely have catastrophic consequences on driveability of La Palma Ave. and Gypsum Cyn. Rd. That the Analysis ignores this important factor does cast another serious doubt on its methodological soundness and thoroughness.

>>> 2. There is a lack of meaningful impact analysis of the housing element change project on some important aspects of life at Bryant Ranch.

Nowhere in the documents posted at:

<https://www.yorbalindaca.gov/341/Environmental-Documents>

is there any analysis of if/how the high density, low-income housing enabled by the proposed re-zoning is likely to facilitate:

- increased crime rates and how the current law enforcement agency is prepared to deal with an increased crime rates,
- increased fire hazard and how will it affect evacuability of the residents in case of a sudden fire,
- drop of home prices,
- inundation of local schools with new pupils and students and how the existing schools are prepared to deal with it,
- future population growth, and
- potable water shortages.

In conclusion, I urge the Commission to order another Traffic Report that would diligently and truthfully identify all possible issues and detriments related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd., as opposed to downplaying/ignoring those issues and detriments in order to reach a pre-determined (positive) conclusion that would support the re-zoning proposal.

I also urge the Commission to order other studies, analyses, and reports that would provide missing evaluation of impact on the critical aspects of life quality and environment in Yorba Linda, some examples of which I listed in this letter.

I look forward to hearing from you, soon.

Best regards,
Sent from Mail for Windows

Nate Farnsworth

From: Lauren Clem <lauren_n_clem@yahoo.com>
Sent: Wednesday, July 27, 2022 5:55 PM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Subject: Rezoning at Bryant Ranch Shopping Center

Honorable City Council Members and Planning Commission Members,

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center.

Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Thank you for your consideration.

Lauren Clem
562-857-6669

Nate Farnsworth

From: Susan Lamp
Sent: Wednesday, July 27, 2022 8:32 PM
To: Nate Farnsworth
Subject: Fw: It's too congested already

SUSAN LAMP

Executive Assistant
4845 Casa Loma Avenue | Yorba Linda, CA 92886
P: 714-961-7110 W: yorbalindaca.gov

From: Danyellow <ichiban82000@yahoo.com>
Sent: Wednesday, July 27, 2022 7:09 PM
To: Carlos Rodriguez <crodriguez@yorbalindaca.gov>
Subject: It's too congested already

Honorable City Council Members and Planning Commission Members,

Yorba Linda offered us a low density community. It has grown and provided additional housing. Services are necessary to support our community. The residents' in east Yorba Linda have limited choices. Don't take away our small businesses please!!

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center. Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes. Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Thank you for retaining the beauty of The Land of Gracious living.

Nate Farnsworth

From: Dr. Marek A. Suchenek <suchenek@yahoo.com>
Sent: Thursday, July 28, 2022 1:36 AM
To: Nate Farnsworth
Cc: Nichole Valdez; Carlos Rodriguez; Peggy Huang; Tara Campbell; Beth Haney; Gene Hernandez
Subject: PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

To: Yorba Linda City Planning Commission
cc: Mr. Nate Farnsworth, Planning Manager
cc: Ms. Nichole Valdez, Community Development Office Assistant
cc: Yorba Linda City Council

PUBLIC COMMENT: Opposition and Concerns about Draft Program EIR for Zoning and General Plan Modifications

Dear Mr. Farnsworth and Ms. Valdez,

Would you please, deliver this Public Comment of mine to the Yorba Linda City Planning Commission at your earliest convenience.

Thank you.

Dear Members of the Yorba Linda City Planning Commission,

I read the documents posted at:

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.yorbalindaca.gov_341_Environmental-2DDocuments&d=DwlCaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=-I8fwtrRW hODC5UAalxgCfLnQsqxWGbR3UDHGAHJlke&m=TbhfKlu2V5QgyO1HxQNjLKYk_KLxt9FsDCOc w0hA44l&s=FwwjpsPdKRN1-XSikcosbJAOUVbg7MazxNI9PKneE90&e=

pertaining to the Environmental Impact Report of the proposed re-zoning project.

I found several serious deficiencies in some of those documents. I urge the Planning Commission to re-do some of the impact reports and analyses in order to make them more realistic and relevant to the specific concerns regarding likely detrimental effects of the proposed re-zoning on the quality of life and environment in Yorba Linda.

1. The Traffic Analysis posted at:

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.yorbalindaca.gov_DocumentCenter_View_6330_13763-2D04-2DTA-2DReport&d=DwlCaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=-I8fwtrRW hODC5UAalxgCfLnQsqxWGbR3UDHGAHJlke&m=TbhfKlu2V5QgyO1HxQNjLKYk_KLxt9FsDCOc w0hA44l&s=7mOb slnwzQSjpSRNRiY4FSvElgXOW_X5KxXf7U_hkjl&e=

reached unrealistic conclusions in parts related to Bryant Ranch.

I urge the Commission to order another Traffic Report that would diligently and truthfully identify all possible issues and detriments related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd., as opposed to downplaying/ignoring those issues and detriments in order to reach a pre-determined (positive) conclusion that would support the re-zoning proposal.

Here are some specific deficiencies that I found in that Traffic Analysis.

On page 5, it rates the so-called Level Of Service (LOS) at the intersection of La Palma Ave. and Gypsum Cyn. Rd. as acceptable (green, codes A-D) both in the mornings and afternoons, now (in 2022) and in 2045 (Analysis' prediction), with or without the proposed housing project. As we all know, between 3 and 6 PM, the Southbound Gypsum Cyn. Rd. is usually jammed making it impossible for Bryant Ranch residents to access 91 Fwy. at this location. Adding est. 1,000 new residents to the adjacent area (Bryant Ranch Shopping Center) is likely to have a dramatic detrimental impact on this already unacceptable situation. Thus the conclusion presented in Traffic Analysis regarding that critical intersection is clearly incorrect, which casts a doubt on the methodology of the analysis used and correctness and relevance of the data used.

The Analysis ignores the fact that there are only two access points to/from Bryant Ranch: via Gypsum Cyn. Rd., and via the intersection of La Palma Ave. and Yorba Linda Blvd., the latter being already congested during rush hours. This makes the regularly jammed intersection of La Palma Ave. and Gypsum Cyn. Rd. particularly critical communication point that will likely have its negative impact on emergency vehicles access to and from Bryan Ranch and evacuability of the residents in the case of fire, which the Analysis fails to account for.

The Analysis also ignores a very real possibility that cemeteries will be build at Gypsum Cyn. Rd. and 91 Fwy. in Anaheim, the area that is adjacent to the already plagued with traffic jams above-mentioned intersection. This will likely have catastrophic consequences on driveability of La Palma Ave. and Gypsum Cyn. Rd. That the Analysis ignores this important factor does cast another serious doubt on its methodological soundness and thoroughness.

2. There is a lack of meaningful impact analysis of the housing element change project on some important aspects of life at Bryant Ranch.

Nowhere in the documents posted at:

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.yorbalindaca.gov_341_Environmental-2DDocuments&d=DwlCaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=-l8fwtrRW hODC5UAalxgCfLnQsqxWG bR3UDHGAHJlKE&m=TbhfKlu2V5QgyO1HxQNjLKYk_KLxt9FsDCOc w0hA44I&s=FwwjpsPdKRN1-XSikcosbJA OuVbg7MazxNI9PKneE90&e=

is there any analysis of if/how the high density, low-income housing enabled by the proposed re-zoning is likely to facilitate:

- increased crime rates and how the current law enforcement agency is prepared to deal with an increased crime rates,
- increased fire hazard and how will it affect evacuability of the residents in case of a sudden fire,
- drop of home prices,
- inundation of local schools with new pupils and students and how the existing schools are prepared to deal with it,
- future population growth, and
- potable water shortages.

In conclusion, I urge the Commission to order another Traffic Report that would diligently and truthfully identify all possible issues and detriments related to the traffic at the intersection of La Palma Ave. and Gypsum Cyn. Rd., as opposed to downplaying/ignoring those issues and detriments in order to reach a pre-determined (positive) conclusion that would support the re-zoning proposal.

I also urge the Commission to order other studies, analyses, and reports that would provide missing evaluation of impact on the critical aspects of life quality and environment in Yorba Linda, some examples of which I listed in this letter.

I look forward to hearing from you, soon.

Best regards,

Dr. Marek A. Suchenek
Yorba Linda resident

Nate Farnsworth

From: Lan <lantvu@gmail.com>
Sent: Thursday, July 28, 2022 9:18 AM
To: Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021; Carlos Rodriguez; lanvu58@yahoo.com
Subject: Housing Element Implementation

Honorable City Council Members and Planning Commission Members, I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center. Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes. Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Regards,

Lan Vu
28465 Evening Breeze Dr.
Yorba Linda, CA 92887

Nate Farnsworth

From: Alex Ton <alex.t.ton@gmail.com>
Sent: Thursday, July 28, 2022 9:23 AM
To: hernandez@yorbalindaca.gov; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021; Carlos Rodriguez
Subject: Housing Element Implementations

Honorable City Council Members and Planning Commission Members, I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center. Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes. Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose upzoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Respectfully,

Alex Ton
28465 Evening Breeze Dr.
Yorba Linda, CA 92887

Nate Farnsworth

From: Fischbeck, Tom <tom.fischbeck@fbmsales.com>
Sent: Thursday, July 28, 2022 10:23 AM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Cc: terilfishbeck@gmail.com
Subject: I oppose this rezoning.

Honorable City Council Members and Planning Commission Members, I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center. Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, would create a traffic nightmare. We strongly oppose rezoning this site. As a resident of the Bryant Ranch area, we rely on the small businesses in the Bryant Ranch Shopping Center. If anything, we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for groceries, gas, restaurants or basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes. Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose up-zoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone. With the last fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Tom Fischbeck

Yorba Linda Resident



Tom Fischbeck | tom.fischbeck@fbmsales.com
Foundation Building Materials | The Home Office/ Santa Ana
P: 657.900.3137 | M: 714.788.6676

Nate Farnsworth

From: dennisbruce@roadrunner.com
Sent: Thursday, July 28, 2022 12:37 PM
To: Carlos Rodriguez; Gene Hernandez; Tara Campbell; Beth Haney; Peggy Huang; Susan Lamp; Nate Farnsworth; Mark Pulone; Dave Christian; Marcia Brown; David Brantley; Karalee Darnell; Robert Pease; Don Bernstein; Michael Masterson; Shivinderjit Singh; Housing Element 2021
Cc: Jocelyn
Subject: Rezoning Opposition

Honorable City Council Members and Planning Commission Members:

I am writing in opposition of the proposed rezoning for the Bryant Ranch Shopping Center. Proposed Site #26: Bryant Ranch Shopping Center: Adding 320 housing units to this area, which is already a chokepoint and heavily trafficked area due to people who cut through on La Palma to get to the 91, a daily traffic nightmare. As long term Yorba Linda residents we strongly oppose rezoning this site. We rely on the small businesses in the Bryant Ranch Shopping Center and we would like to see additional businesses and amenities added to the shopping center rather than travel several miles for basic services. Removing the shopping center would further isolate our area and upend the livelihood of these small business owners. Almost every other neighborhood in Yorba Linda has access to these services, while our end of town languishes.

Proposed Site #27: Meadow Land and Camino de Bryant: We generally oppose up-zoning this site, but appreciate that the City has reduced the number of potential housing units from 30 to 10. We hope that this reduction in housing units will be maintained, as we note that this is a high fire zone area. The fire in 2020, evacuation was very difficult leaving the area down the one lane road of Camino to Bryant. Any additions to housing in this area creates a potentially life-threatening situation for residents when they need to evacuate quickly.

Dennis Bruce

Yorba Linda Resident since 1991