



November 8, 2019

Chair Cheryl Brothers
Orange County LAFCO
2677 N. Main Street, Suite 1050
Santa Ana, CA 92705

RE: Agenda Item 7-A
Non-Opposition to Cielo Vista Project

Dear Chair Brothers & Commissioners:

Protect Our Homes and Hills, is a community group based in Yorba Linda, California. We have participated in written comments and oral testimony regarding the proposed Cielo Vista project. The project's 84 acres is situated within unincorporated Orange County in the sphere of influence for the City of Yorba Linda. North County BRS Project LLC (NCBRS) is the applicant for the Cielo Vista Project (PA100004). As you are aware, the project and its annexation was approved by the Board of Supervisors and the City of Yorba Linda. This letter confirms that our organization does NOT oppose the Cielo Vista project.

A few years ago, the Leadership Team of Protect Our Homes and Hills reached a landmark settlement agreement with North County BRS. Instead of ignoring community concerns the developer reached out to solve them. This should serve as a reminder to you, and our elected officials, of what can be achieved when collaboration occurs. Here are some key settlement points:

- Creating a conservation easement over 30 acres of the northern Cielo Vista parcel;
- Securing a respected land manager, long term endowment, and legal defense fund for the easement lands;
- Reducing the project's overall density to 80 units—down from 112;
- Inclusion of a tall vegetative visual buffer to block views from homes along its entire southern and western border;
- Limiting numerous units to single story through deed restricted lots;
- Creating a Community Wildfire Protection Plan with funding to launch a local Fire Safe Council; and,
- Funding for the Fire Safe Council by the future Cielo Vista Homeowners' Association for a minimum of 10 years.

Because you are making a decision on the Cielo Vista project at your November meeting, we wanted you to be aware of the ways North County BRS worked with residents to improve public safety, permanently protect more land, align densities with existing neighborhoods, and reduce

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visual impacts. With these important additions to the project, we maintain our non-opposition position.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Marlene Nelson".

Marlene Nelson

Co-Chair

cc: Carolyn Emery, LAFCO
Cheryl Carter-Benjamin, LAFCO
Sean Matsler, Attorney at Cox, Castle & Nicholson