



145 South State College Boulevard, Brea, California 92821

September 1, 2006

RE: Corrections to presentation made by Friends of Coyote Hills

Dear Ms. Angela Lindstrom:

We were informed that during the August 13 Friends of Coyote Hills (FCH) sponsored Coyote Hills hike, your tour guide presented a number of inaccurate statements regarding our proposed West Coyote Hills community. Responses to some of the main inaccuracies are provided in this letter.

We hope you share our commitment to honest public dialog and will use this information to adjust FCH's presentation during future hikes that discuss Pacific Coast Homes' plan for the West Coyote Hills property.

1. **FCH STATEMENT:** *Some believe a wildlife corridor extends from West Coyote Hills to the Puente Hills. Animals probably cross Euclid Street and follow the train tracks up to the Puente Hills.*

OUR RESPONSE: There is no documentation that we know of regarding this "corridor," as the entire three-mile distance between West Coyote Hills and the Puente Hills is extensively developed. The West Coyote Hills Draft Environmental Report (DEIR) notes this, stating the following about wildlife corridors and West Coyote Hills:

DEIR page 4.12-20: "The site provides little value as a major wildlife corridor due to the urbanization surrounding the site. Specifically, the site has no viable connections to other large habitat patches ..."

Further, the railroad tracks your guide mentioned do not provide a direct route to the Puente Hills. An animal would have to travel approximately one mile through Sunny Hills to reach the tracks, then follow the tracks for approximately 17 miles before reaching Rose Hills in Whittier, the first access point to the Puente Hills.

2. **FCH STATEMENT:** *The West Coyote Hills plan calls for the hills to be leveled off, valleys to be filled in and homes to be built on the top.*

OUR RESPONSE: This misrepresents our proposal. More than 55 percent (280 acres) of our land will be set aside as natural open space. In addition, our proposal is consistent with the City's General Plan, which calls for the property's highest points (key vistas) to be preserved. In addition, the three dominant ridgelines east of Gilbert Street will be preserved. West of Gilbert Street, the sandstone cliffs above Rosecrans

Avenue will be preserved along with three of the four highest points on this section of the property.

In those instances when homes are located on ridgelines, all development would be consistent with the City's General Plan and hillside grading requirements.

In one occurrence, the FCH tour guide actually pointed to the Robert E. Ward Nature Preserve and suggested that significant grading would take place and homes would be built in the area. We hope this was a simple mistake caused by a misunderstanding of our plan. As you are very well aware, there are no plans to build homes within the Preserve.

3. **FCH STATEMENT:** *If West Coyote Hills is built, Fullerton residents will have to drive 45 minutes into South Orange County to hike.*

OUR RESPONSE: Quite frankly, we feel it would be more appropriate to state that if our plan is *not* implemented, Fullerton residents will have to *continue* to drive elsewhere to hike and enjoy nature.

Our plan would offer about eight miles of new trails for Fullerton residents to enjoy – most of which would be within natural areas. Trails at West Coyote Hills would also be built consistent with Fullerton's Recreational Trail Design Standards, which generally specify the use of natural materials.

As the public hearings for West Coyote Hills approach, it is important that the public receive accurate information. If you have any questions about the clarifications in this letter, or if we misunderstood any statements made by your tour guide, please feel free to contact us at 714/671-3287.

Sincerely,



Don Means
Pacific Coast Homes

CC:
Fullerton City Council