



County of Orange
OC Planning Services
Phone: (714) 667-8856

PUBLIC NOTICE OF AVAILABILITY (NOA) DRAFT ENVIRONMENTAL IMPACT REPORT

SCH #: 2012071013

Date: November 7, 2013

Project: Cielo Vista Project (the "Project") - Draft Environmental Impact Report (EIR No. 615)

Project Location: The approximately 84-acre site is located north of Via Del Agua and east of San Antonio Road within unincorporated Orange County and within the City of Yorba Linda Sphere of Influence (APN # 351-031-04, 351-031-05, and 351-031-17). The nearest cross streets are Yorba Linda Boulevard and Via Del Agua. The majority of the site is vacant, with the exception of several operational and abandoned oil wells and various dirt roads and trails which traverse the site.

Project Description: The Project proposes to develop a maximum of 112 single-family dwellings and associated infrastructure within two Planning Areas. Planning Area 1 would include 95 residences within 41.3 gross acres. Planning Area 2 would include 17 residences within 6.4 gross acres. Thus, the single-family dwellings and associated infrastructure would be developed on 47.7 acres of the site. The Project would preserve 36.3 acres of the site as undeveloped open space, including fuel modification zones but exclusive of private slopes, water quality basins and roadways. Open space areas would be preserved in the northern portion of the site. Also, a 1.8-acre parcel located in Planning Area 1 (referred to as the "drilling pad") is proposed that would be made available to the current on-site oil operators following the Project's construction activities for continued oil operations should they decide to reconsolidate the existing oil wells on the drilling pad. Thus, the oil drilling pad would be developed for future oil operations as a separate project should the oil operators choose to relocate to this area of the project site.

Implementation of the Project would require approval of a General Plan Amendment for 6.4 acres comprising Planning Area 2 to change the General Plan Land Use Designation for this portion of the site from Open Space (5) to Suburban Residential (1B). The Project would also require approval of a zone change for Planning Area 1 from A1(O) (General Agricultural with Oil Production Overlay) to R-1 (Single Family Residence District) and R-1(O) (Single Family Residence District with Oil Production Overlay) and a zone change for Planning Area 2 from A1(O) to R-1. The Project would also require approval of an Area Plan to permit development of single-family detached residential dwellings on minimum 7,500 square foot lots. Further, the Project includes consideration of a vesting tentative tract map subsequent to the above.

NOA Purpose: The purpose of this NOA is to inform local residents, responsible agencies, institutions, and other interested parties that the Draft EIR is available for review and comment during the Public Comment Period (Thursday, **November 7, 2013** through Monday, **December 23, 2013**. Written comments to the Draft EIR must be submitted no later than Friday, December 23, 2013 to: Ron Tippets, Planner, Current & Environmental Planning Section, OC Planning Services, P.O. Box 4048, Santa Ana, California 92702-4048 or via email at: Ron.Tippets@ocpw.ocgov.com.

Significant Environmental Impacts: Based on the analysis contained in the Draft EIR, the Project would not result in any significant and unavoidable environmental impacts. All potential environmental impacts are insignificant or can be mitigated to a level that is less than significant.

Information Repositories: The Draft EIR is available for review at the following locations:

- OC Planning Services' website - <http://ocplanning.net/planning/land/projects/cielo>;
- OC Planning Services - 300 N. Flower Street, First Floor, Santa Ana, CA 92702;
- City of Yorba Linda Planning Department - 4845 Casa Loma Avenue, Yorba Linda, CA 92885;
- Yorba Linda Public Library - 18181 Imperial Highway, Yorba Linda, CA 92886; and
- East Anaheim Library - 8201 E. Santa Ana Canyon Road, Anaheim Hills, CA 92808.

How Do I Participate? Submit written comments by December 23, 2013 to: OC Planning, Attn: Ron Tippetts, 300 N. Flower St., Santa Ana, California 92702-4048, RE: Cielo Vista Project. Or, comments may be e-mailed to Ron Tippetts, OC Planning Contract Planner, by December 23, 2013 at: Ron.Tippetts@ocpw.ocgov.com For additional information, please contact Ron Tippetts at: (714) 667-8856.

