



County of Orange  
OC Development Services  
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# PUBLIC NOTICE OF AVAILABILITY (NOA) FINAL ENVIRONMENTAL IMPACT REPORT

SCH #: 2012071013

**Date:** November 18, 2015

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

**Project Location:** The project 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 # 351-031-05, 351-031-17, 351-661-10, and 351-852-05). A Vicinity Map is included herein. The nearest major cross streets are Yorba Linda Boulevard and Via Del Agua.

**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 (General Agricultural) and A1(0) (General Agricultural with Oil Production Overlay) to R-1 (Single Family Residence District) and R-1(0) (Single Family Residence District with Oil Production Overlay) and a zone change for Planning Area 2 from A1(0) 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 Final EIR is available for review at OC Public Works/OC Development Services, 300 N. Flower P.O. Box 4048, Santa Ana, California 92702-4048 or via the website at the link below.

**Significant Environmental Impacts:** Based on the analysis contained in the Final 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 Final EIR prepared for this Project includes responses to all comments received on the Draft EIR including letters and e-mails. The Draft EIR was made available to various public agencies, citizen groups, and interested individuals for a 75-day public review period from November 7, 2013 to January 22, 2014. A complete list of all persons and agencies commenting on the Draft EIR are included in the Final EIR. In Volume V Section 3.0, includes corrections and additions to the Draft EIR. The Final EIR which includes the Draft EIR and the Responses to Comments containing all comments received during the public review period with responses to significant environmental comments raised is available for review at the following locations:

- OC Development Services website - <http://ocplanning.net/planning/land/projects/cielo>
- OC Public Works - 300 N. Flower Street, First Floor, Santa Ana, CA 92702

### Vicinity Map

