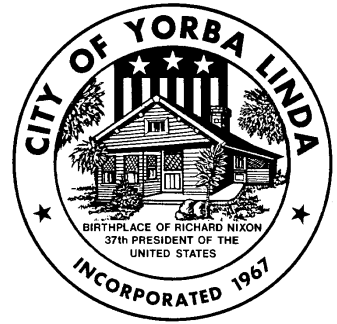


Notice of Availability of a Draft Environmental Impact Report for the Janeway House property



Project Title: In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, as the designated Lead Agency, the City of Yorba Linda has prepared a draft **EIR** (Environmental Impact Report) for the proposed **Chavez Residential Project (Janeway House property)**.

Project Location: The roughly 7,100 square-foot site is located at 4801 Park Avenue, Yorba Linda, California, at the southwest corner of the intersection of Park Avenue and Lemon Street.

Project Description: The proposed project includes demolition of the existing deteriorated (historic) house on the lot and construction of a new two-story 4,125 square foot, two-story single-family residence.

The **Notice of Completion** of the draft EIR for the Chavez Residential Project was filed with the State Office of Planning and Research on June 16, 2008.

Public Review: Pursuant to State law, the draft EIR for the Chavez Residential Project will be available for public review during which time the City of Yorba Linda, as Lead Agency, will accept comments on the contents of the draft EIR. Review period starting and ending dates are as follows:

Starting date: June 16, 2008

Ending date: July 16, 2008

Comments: Send written comments to:

Bruce Cook, Principal Planner
Planning Division
City of Yorba Linda
4845 Casa Loma Avenue
Yorba Linda, California 92886
bcook@yorba-linda.org

Document Review: Copies of the draft EIR are on file for review at the City of Yorba Linda Planning Division (at the address above) and at the:

Yorba Linda Public Library
18181 Imperial Highway
Yorba Linda, California 92886

The draft EIR can also be viewed on the Internet at:

<http://www.ci.yorba-linda.ca.us/crpd.html>

In addition, a copy has been sent to the:

Historic Society of Yorba Linda
5700 Susanna Bryant Drive
Yorba Linda, Ca. 92887

Significant Environmental Effects of the Project: The existing dwelling on the property is identified as a significant historic resource. The project proposal is to demolish the existing structure to replace it with a new single family residence. Two unavoidable significant impacts would result with project implementation. One is to **Cultural Resources** for the irreplaceable loss of a historic resource. The other is to **Land Use Resources** as the project would be inconsistent with the General Plan policy to protect identified historic resources.

Project Alternatives: Pursuant to Section 15126.6 of CEQA Guidelines, Project Alternatives were considered as a part of the draft EIR as follows:

- 1) No Project / No Development
- 2) Reduced Structural Size
- 3) Resource Restoration
- 4) Resource Restoration & Addition
- 5) Resource Restoration & Reduced Addition
- 6) Alternate Site/New Residence
- 7) Relocation
- 8) Reduced Size & Relocation

Section 65962.5 Listing: There is no known presence of the project site on any of the lists of sites enumerated under Section 65962.5 of the Government Code.

Discretionary Approvals: Prior to development, the proposed project requires approvals by the City of Yorba Linda of a **Design Review** (Application **DR 2004-18** - to consider site planning and building architecture for the proposed residence within the Park Avenue/Park Place historic district) and a **Conditional Use Permit** (Application **CUP 2006-55** to demolish a historic resource and to construct a two-story residence within seventy feet of another residence). These matters will be considered at a future, but yet undetermined, date at a duly noticed public hearing.