

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Chavez Residence - 4801 Park Avenue

Lead Agency: City of Yorba Linda Contact Person: Bruce Cook
Mailing Address: 4845 Casa Loma Avenue Phone: 714.961.7130
City: Yorba Linda Zip: 92886 County: Orange

Project Location: County: Orange City/Nearest Community: Yorba Linda

Cross Streets: Imperial Highway & Lemon Drive Zip Code: 92886

Lat. / Long.: 33 ° 53 ' 29 " N / 117 ° 49 ' 3 " W Total Acres: 0.16

Assessor's Parcel No.: 334-441-54 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 57 & 91 Waterways: _____

Airports: _____ Railways: _____ Schools: Mabel Paine

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input checked="" type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Mit Neg Dec | Other _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units <u>1</u> Acres <u>0.16</u> | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Other _____ | | | |

Present Land Use/Zoning/General Plan Designation: SEE ATTACHMENT 1

Project Description: (please use a separate page if necessary)

SEE ATTACHMENT 1

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | |
| <input type="checkbox"/> Office of Emergency Services | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 16, 2008 Ending Date July 16, 2008

Lead Agency (Complete if applicable):

Consulting Firm: <u>EARSI</u>	Applicant: <u>Sylvia Chavez</u>
Address: <u>223 62nd St.</u>	Address: <u>12122 Summer Avenue</u>
City/State/Zip: <u>Newport Beach</u>	City/State/Zip: <u>Norwalk, CA 90650</u>
Contact: <u>Albert Armijo</u>	Phone: <u>562.462.3811</u>
Phone: <u>949.646.8956</u>	

Signature of Lead Agency Representative:  Date: 6/11/2008

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOC – CHAVEZ RESIDENCE PROJECT – Attachment 1

Project Description

The applicant proposes to demolish the existing, deteriorated historic Trueblood/Janeway Residence and construct a two-story, single family residence comprised of the following:

- A residence with 2,131 square feet of living area on the first floor and 1,341 square feet on the second floor (3,472 square feet total);
- A front porch occupying 133 square feet on the first floor level;
- A 150 square foot second story balcony;
- A garage occupying 520 square feet;
- A total building square footage of 4,125 square feet (2,131 + 1,341 + 133 + 520).

The structural footprint (2,131 + 520 + 133 = 2,784) would occupy approximately 39 percent of the 7,100 square foot lot. The numbers are taken from the architectural plans drawn by Luis Carrillo and delivered October 2006. The drawings were not dated.

The project includes two components:

- A **Conditional Use Permit** (CUP 2006-55) to: a) permit the demolition of a historic structure, and b) permit the construction of a two-story dwelling within seventy feet (70') of an existing residence.
- A **Design Review** (DR 2004-18) to consider site planning and building architecture for the proposed new single family residence within the Park Avenue/Park Place Historic District. This District is defined by the Yorba Linda General Plan as a historic preservation zone in which all proposed development shall be subject to the Design Review process.

Site Location and Land Use Designation

The proposed project site is located at 4801 Park Avenue in the City of Yorba Linda, in Orange County, within the Park Avenue/Park Place residential neighborhood in the "Core Residential District" of the "Community Core" Area Plan land use designation depicted on the "Land Use Diagram: of the Land Use Element of the Yorba Linda General Plan. The prescribed zoning is "RU (Residential Urban)" intended for single family residential not to exceed a density of 4.0 dwelling units per acre. The site is situated north of Yorba Linda Boulevard, south of Imperial Highway, and east of Eureka Avenue. The corner lots occupies 7,100 square feet, and is currently developed with a centrally placed, unoccupied single family residence that manifests advanced deterioration.

Historic Significance

The 1918 Craftsman "Aeroplane" style bungalow single-family Trueblood/Janeway residence is a historical resource for the purposes of CEQA because it meets Criterion 3 of the California Register of Historic Resources. The property continues to meet Criterion 3 for its association as a contributing element to the local historic district, "Park Avenue/Park Place Neighborhood." The property was given the National Register Status Code 2D, "determined eligible for the National Register as a contributor to a district," as part of the Yorba Linda Survey of Historic Resources listed in the Historic Resources Element of the Yorba Linda General Plan.

NOC – CHAVEZ RESIDENCE PROJECT – Attachment 2

EIR DISTRIBUTION LIST (EIR Copies sent by the City)

California Department of Parks & Recreation

Office of Historic Preservation

P.O. Box 942896
Sacramento, CA 94296-0001

Cal State Fullerton Center for Oral & Public History

Pollak Library South 363
P.O. Box 6846
Fullerton, CA 92834-6846

Federation of Orange County Historical Organizations

P.O. Box 4048
Santa Ana, CA 92702

Historic Society of Yorba Linda

Attn: JoAnn Ardanaz
P.O. Box 396
Yorba Linda, CA 92885-0396

Orange County Historical Society

Historic Howe-Waffle House
120 W. Civic Center Drive
Santa Ana, CA 92701

Placentia-Yorba Linda Unified School District

Attn: Mike Bailey, Director of Facilities & Planning
1301 Orangethorpe Avenue
Placentia, CA 92870

Yorba Linda Chamber of Commerce

17670 Yorba Linda Boulevard
Yorba Linda, CA 92886

Yorba Linda Heritage Museum

4802 Olinda Street
Yorba Linda, CA 92886

Yorba Linda Public Library

Attn: Reference Desk
18181 Yorba Linda Boulevard
Yorba Linda, CA 92886

Yorba Linda Water District

P.O. Box 309
Yorba Linda, CA 92885-0309