

Notice of Preparation



In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, as the designated Lead Agency, the City of Yorba Linda will prepare an **EIR** (Environmental Impact Report) for the proposed **Chavez Residential Project**.

The City has drafted an **Initial Study** of the proposed project for public review and seeks input to define the scope and content of the environmental information to be examined in the EIR.

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 4,185 square foot single-family residence.

Responses: State law mandates that comments to the Initial Study must be sent no later than 30 days after this notice is mailed. The response deadline is Friday, June 30, 2006. Mail responses to:

Bruce Cook, Principal Planner
Planning Division
City of Yorba Linda
4845 Casa Loma Avenue
Yorba Linda, California 92886

Document Review: Copies of the Initial Study 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 Initial Study 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

Discretionary Approvals: Prior to development, the proposed project requires approvals by the City Council of a **Design Review** (Application DR 2004-18 - to consider site planning and building architecture for the proposed new single-family residence on property within the Park Avenue/Park Place historic district) and a **Conditional Use Permit** (Application CUP 2006-55 to construct a two-story residence, the area of second-story construction within seventy feet of another residence).

Potential Environmental Effects: Based on the Initial Study, the City has determined the project will result in No Impact or Less Than Significant Impacts for 13 of the 16 categories on the City's environmental checklist.

Agricultural Resources
Air Quality
Biological Resources
Geology & Soils
Hazards & Hazardous Materials
Hydrology & Water Quality
Mineral Resources
Noise
Population & Housing
Public Services
Recreation
Transportation & Traffic
Utilities & Service Systems

The remaining three environmental categories:

Aesthetics
Cultural Resources
Land Use & Planning

could have Potentially Significant Impacts from project development and will be examined in detail in the EIR. The EIR will also address potential growth inducing impacts, potential cumulative impacts, and five Alternatives to the project as proposed:

- 1) No Project / No Development
- 2) Reduced Size of the Proposed New House
- 3) Restoration of the Existing Structure
- 4) A Similar New House on an Alternate Site
- 5) Relocation of the Existing Structure