



NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Yorba Linda will hold a public hearing in the City Council Chambers, 4845 Casa Loma Avenue, Yorba Linda, California, on **Wednesday, April 28, 2021**, at **6:30 p.m.** or as soon as possible thereafter, to consider the following project described below:

PUBLIC HEARING RE: GENERAL PLAN AMENDMENT 2020-02, ZONE CHANGE 2020-01, TENTATIVE PARCEL MAP 2020-125 – HOFF

Location: The project site is generally located to the west of the Fairmont Boulevard and Little Canyon Lane intersection in the City of Yorba Linda, California (APNs 326-021-50 and 350-331-06).

Description: The project proposes a General Plan Amendment, Zone Change, and Tentative Parcel Map in order to construct an approximate 15,000 gross square-foot Tuscan-style single-family home on approximately 1.92 acres of a 14.12-acre parcel on the 41.52-acre project site. The conceptual single-story residence is anticipated to have a main house, attached garage, utility garage, courtyard, pool, detached guest house and associated garage, and paved access driveway from Fairmont Boulevard. The remaining acreage of the project site is proposed to be preserved as open space area or public facility use. The project would require the following discretionary actions from the City of Yorba Linda: CEQA Clearance, Tentative Parcel Map No. 2020-125, General Plan Amendment No. 2020-02, Zoning Change No. 2020-01, and Subsequent Design Review. The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

CEQA STATUS: Mitigated Negative Declaration requested.

ALL INTERESTED PERSONS, please be advised that in accordance with Governor Gavin Newsom's Executive Orders N-25-20 and N-29-20, this meeting will not be accessible to the public to promote social distancing during the coronavirus (COVID-19) pandemic. In order to ensure the safety of the public, Planning Commission and staff, in-person public participation at meetings of the Planning Commission will not be allowed during the time period covered by the above-referenced Executive Orders. Instead, members of the public can listen via audio at the City's website at <https://www.yorbalindaca.gov/206/Planning-Commission> following the meeting. You may submit comments in writing only on any agenda item or on any item not on the agenda via email to the Administrative Secretary to the Planning Division at alaviera@yorbalindaca.gov by 5:00 p.m. on April 28, 2021. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Yorba Linda City Planning Commission at, or prior to, the Public Hearing.

PURSUANT TO THE PROVISIONS OF Section 4.5 of City Resolution 1290, the City of Yorba Linda proposes to approve a Mitigated Negative Declaration for the project described above.

THE INITIAL STUDY prepared for the proposed project indicates that there is no substantial evidence that there will be a significant adverse environmental impact associated with this project.

THIS SITE IS NOT PRESENT on any of the lists enumerated under Section 65962.5 of the California Government Code.

ANY PERSON WHO BELIEVES that a Mitigated Negative Declaration should not be filed with respect to this project should so notify the Yorba Linda Planning Division, and specify, in writing, the reasons for believing the project may have a significant effect on the environment.

THE REVIEW PERIOD for this Mitigated Negative Declaration during which comments will be received by the Lead Agency (City of Yorba Linda) begins **March 23, 2021**, and ends **April 21, 2021**. The proposed Mitigated Negative Declaration, and documents used in its preparation, will be available for public review and comment at the following locations:

- City of Yorba Linda Planning Division, 4845 Casa Loma Avenue, Yorba Linda, CA 92886
- Yorba Linda Public Library, 4852 Lakeview Avenue, Yorba Linda, CA 92886
- www.ci.yorba-linda.ca.us

IN ACCORDANCE with the State CEQA Guidelines, any written comments concerning the findings of the proposed Mitigated Negative Declaration must be received by the City of Yorba Linda no later than 5:00 p.m. on April 21, 2021 in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this 30-day public review period. Please send your comments to:

Nate Farnsworth
Planning Manager
City of Yorba Linda
Community Development Department
4845 Casa Loma Avenue
Yorba Linda, California 92886
nfarnsworth@yorbalindaca.gov

FURTHER INFORMATION on this project may be obtained at the Community Development Department's office, 4845 Casa Loma Avenue, Yorba Linda, California 92886, or by calling Nate Farnsworth, Planning Manager, at (714) 961-7130.

OFFICIAL PUBLIC NOTICE