



Notice of Preparation of a Program Environmental Impact Report and Scoping Meeting for the City of Yorba Linda Adopted 2021–2029 Housing Element Implementation Programs

Date: April 29, 2022

TO: Reviewing Agencies and Other Interested Parties

FROM: Nate Farnsworth, Planning Manager

SUBJECT: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the City of Yorba Linda 2021-2029 Housing Element Implementation Programs Project

PUBLIC REVIEW PERIOD: April 29, 2022 to May 30, 2022

The purpose of this Notice of Preparation (NOP) is to notify reviewing agencies, including Responsible and Trustee Agencies (Agencies) that the City of Yorba Linda (City), as the Lead Agency, will be preparing a Program Environmental Impact Report (PEIR) for the City of Yorba Linda Adopted 2021-2029 Housing Element Implementation Programs Project (Project).

The City is requesting comments and guidance on the scope and content of the PEIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (State of California Environmental Quality Act [CEQA] Guidelines §15082). The City will need to know the views of your agency as to the scope and content of the environmental information; which is germane to your agency's statutory responsibilities in connection with the proposed Project. The project description, location, and the probable environmental effects are contained in this notice (which may also be accessed at: <https://www.yorbalindaca.gov/341/Environmental-Documents>).

Scoping Meeting: As a part of the NOP process, the City will conduct a public scoping meeting in order to present the proposed Project and environmental process and to receive public comments and suggestions regarding the proposed Project. The scoping meeting is open to the public and all interested parties, and will **be held on May 23, 2022, from 5:30 pm to 6:30 pm** at the City of Yorba Linda Community Center, Imperial Room at 4501 Casa Loma Avenue, Yorba Linda, CA 92886.

Project Location: The Project encompasses the entire City of Yorba Linda, which is located in northeast portion of Orange County, California. The City is located approximately 38 miles southeast of City of Los Angeles and 12 miles north of City of Santa Ana. It is bounded by the cities of Corona to the east, Brea to the north, Placentia to the west and southwest, and Anaheim to the south. Chino Hills State Park is located to the north. Regional access is provided by primarily via State Routes 90 (SR-90) and 91 (SR-91). (See Figure 1, *Regional and Vicinity Map*, and Figure 2, *Aerial Photograph*).

Project Description: The City adopted the 2021–2029 Housing Element (Housing Element) on February 9, 2022. On April 8, 2022, the California Department of Housing and Community Development (HCD) approved the City's Housing Element and found it to be in full compliance with State Housing Element Law (Government Code Article 10.6). Following HCD approval, the City is required to ensure the continued and effective implementation of the Housing Element Programs.



The Project requires a General Plan Amendment and Amendments to the Zoning Code and Zoning Map to implement the Project. The General Plan Amendment would revise the: 1) Land Use Element to update the text and maps consistent with the proposed zoning, and 2) Safety Element pursuant to SB 1241 to incorporate fire hazard planning, including review by Cal Fire. Amendments to the Zoning Code include modification to the text and maps to rezone 27 opportunity sites, including applicable planned development zones, and adoption of housing overlay zones (Affordable Housing Overlay, a Mixed-Use Housing Overlay, and a Congregational Land Overlay) consistent with the Housing Element. The Project is intended to cover all implementation programs outlined in the Housing Element Section V (C), Housing Programs 1–20. The Housing Element can be accessed at: <https://www.ylhousingelementupdate.com/>.

California’s Housing Element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or “RHNA”, to Southern California jurisdictions. On March 4, 2021, SCAG’s Regional Council adopted the final RHNA allocation, resulting in a final RHNA of 2,415 housing units for the City of Yorba Linda broken down into the following income categories as shown in Table 1-1, *City of Yorba Linda 2021-2029 RHNA Allocation*.

Table 1-1 City of Yorba Linda 2021-2029 RHNA Allocation

Income Level	Dwelling Units	Percent
Very Low Income (0-50% of AMI)*	765	32%
Very Low Income (51-80% of AMI)	451	19%
Moderate Income (81-120% of AMI)	457	19%
Above Moderate (>120% of AMI)	742	30%
Total	2,415	100%

Note: Local jurisdictions must consider Extremely Low income households as part of the Very Low income allocation. The Yorba Linda Housing Element assumes 50% of City’s Very Low income housing needs are for Extremely Low income households (382 units) earning less than 30% Area Median Income (AMI) varies by household size.

To specifically address the need for housing for the needs of lower income households, Housing Opportunity Sites recommended for re-zoning were selected based on several factors: existing land use and feasibility for redevelopment within the planning period; property owner interest; neighborhood compatibility and community context; and an overriding goal to disperse affordable housing opportunities throughout the community. Table 1-2, *Housing Opportunity Sites for Rezoning*, shows the sites inventory through rezoning for this RHNA cycle. Through rezoning, the City would provide the maximum capacity for meeting the City’s RHNA obligation. Figure 3, *Housing Opportunity Sites*, depicts the locations of each housing opportunity site within the City.

Table 1-2 Housing Opportunity Sites for Rezoning

Site Description and Address	Acres (developable acres)	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
Affordable Housing Overlay (AHO) Sites – up to 35 units/acre					
SEC Rose Dr/Blake Rd	5.94	RE	RM-20 with AHO	208	178
5300-5392 Richfield Rd	9.7	RU	RM-20 with AHO	340	291
Yorba Linda Preschool 18132 Yorba Linda Blvd	0.42	CG	RM-20 with AHO	15	13
4791 and 4811 Eureka Ave	1.75	CG	RM-20 with AHO	61	53



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Site Description and Address	Acres (developable acres)	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
4742 Plumosa Drive	1.62	CG	RM-20 with AHO	57	48
Prior John Force Racing 22722 Old Canal Road	2.56	PD	PD with AHO	89	77
Extended Stay America 22711 Oak Crest Circle	10.35	PD	RM-20 with AHO	143	122
Realistic Unit Potential on AHO Sites:				782	
Total Net Unit Potential on AHO Sites:				913	
Congregational Land Overlay (CLO) Sites – up to 35 units/acre					
Friendship Baptist Church 17151 Bastanchury Rd	4.92 (2.01)	RE	RE with CLO	60	60
Richfield Community Church 5320 Richfield Rd	9.48 (3.7)	RU	RU with CLO	55	55
Messiah Lutheran Church 486 Liverpool St	6.2 (2.03)	RU	RU with CLO	40	40
Friends Church Overflow Parking	17.45 (1.61)	RE	RE with CLO	48	48
Chabad Center 19045 Yorba Linda Blvd	1.85 (0.93)	RE	RE with CLO	17	17
Islamic Center of Yorba Linda 4382 Eureka Ave	3.88 (1.58)	RS	RS with CLO	30	30
Shinnyo-En USA 18021-18111 Bastanchury Rd	9.23 (4.09)	PD-26	PD-26 with CLO	105	105
Realistic Unit Potential on CLO Sites:				355	
Total Net Unit Potential on CLO Sites:				355	
Mixed Use Overlay (MUO) Sites – up to 35 units/acre					
Vacant Parcel (W of 16951 Imperial Hwy) APN 322-121-07	1.76	CG-(I)	CG-(I) with MUO	62	53
Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	CG	CG with MUO	320	272
Realistic Unit Potential on MUO Sites:				325	
Total Net Unit Potential on MUO Sites:				382	
RM-20 – up to 20 units/acre					
18597-18602 Altrudy Lane	2.0	RS	RM-20	40	40
19081-19111 Yorba Linda Blvd	3.90	RE	RM-20	78	66
Realistic Unit Potential on RM-20 Sites:				106	
Total Net Unit Potential on RM-20 Sites:				118	
RM – up to 10 units/acre					
4341 Eureka Avenue	2.19	RS	RM	22	19
5225-5227 Highland Ave	7.08	RE	RM	71	60
17651 Imperial Highway	2.32	RS	RM	23	20
SWC Kellogg Dr/ Grandview Ave	0.98	RE	RM	10	9
5541 South Ohio St	0.96	RE	RM	10	9
5531 South Ohio St	1.82	RE	RM	18	15
Fairmont Blvd	23.01	PD	RM	230	196



Site Description and Address	Acres (developable acres)	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
NWC Camino de Bryant/ Meadowland	3.06	RU	RM	30	10
Realistic Unit Potential on RM Sites:					338
Total Net Unit Potential on RM Sites:					414
Planned Development					
18101-19251 Bastanchury	22.83	PD	PD	228	194
Realistic Unit Potential on PD Sites:					194
Total Net Unit Potential on PD Sites:					228
Realistic Potential on all Opportunity Sites:					2,100
Total Net Unit Potential on all Opportunity Sites:					2,410

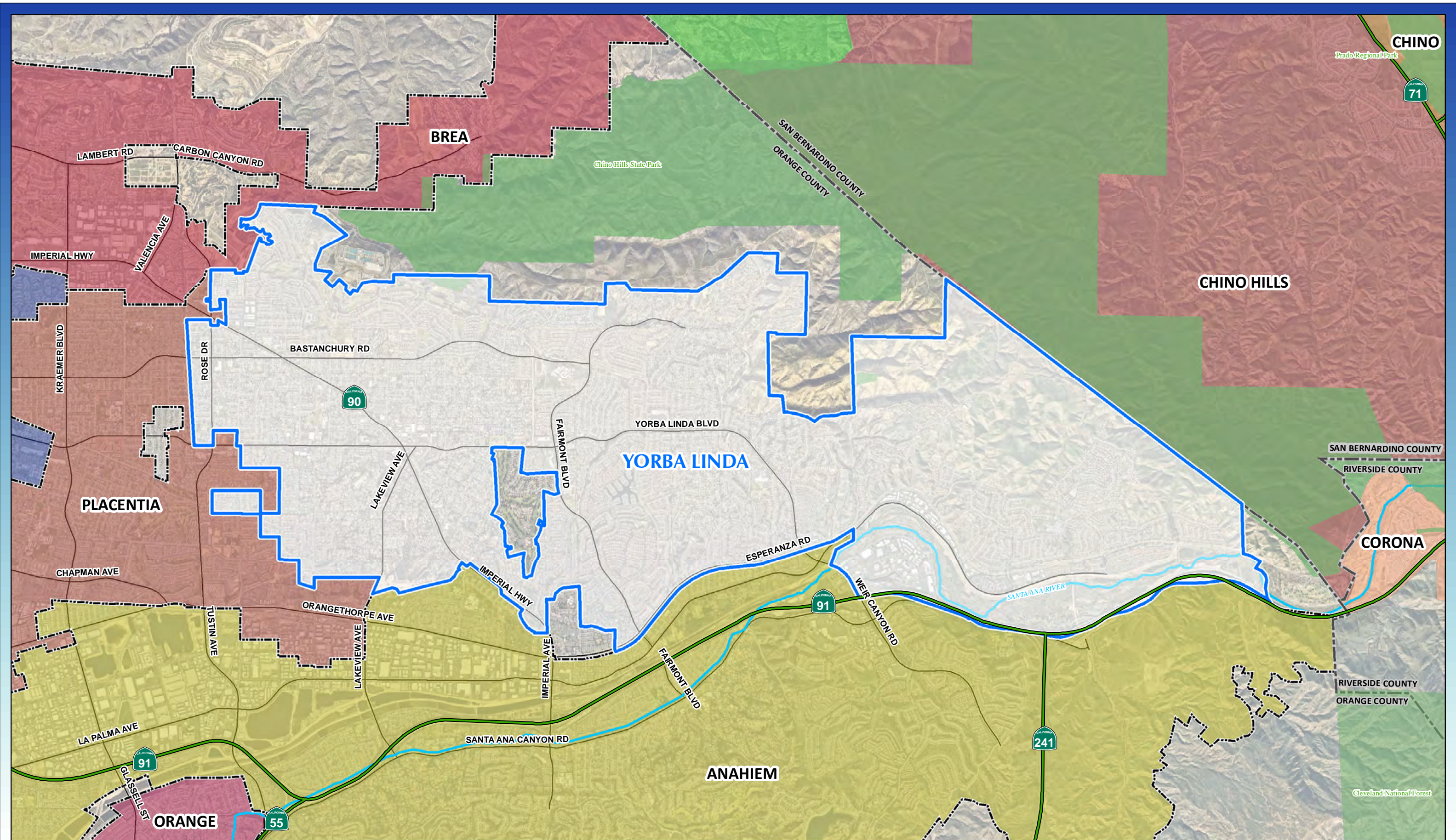
Environmental Determination:

The City has determined that an EIR will be required for the Project. The following environmental topics marked with a check mark below have the potential to result in significant environmental impact and will be further evaluated in the PEIR.

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Wildfire |

Public Review: The City requests your careful review and consideration of this notice, and it invites any and all input and comments from interested agencies, persons, and organizations regarding the preparation of the PEIR. Comments in response to this notice must be submitted to the City through the close of business on **May 30, 2022**. Please indicate a contact person for your agency or organization. All comments should be submitted in writing to:

Nate Farnsworth, Planning Manager
 City of Yorba Linda
 4845 Casa Loma Avenue
 Yorba Linda, CA 92885
 Email: nfarnsworth@yorbalindaca.gov
 Phone: 714-961-7130

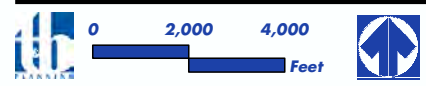


ESRI, OC Landbase (2022), SB County (2022), RCLMA (2022), Nearmap (2022)

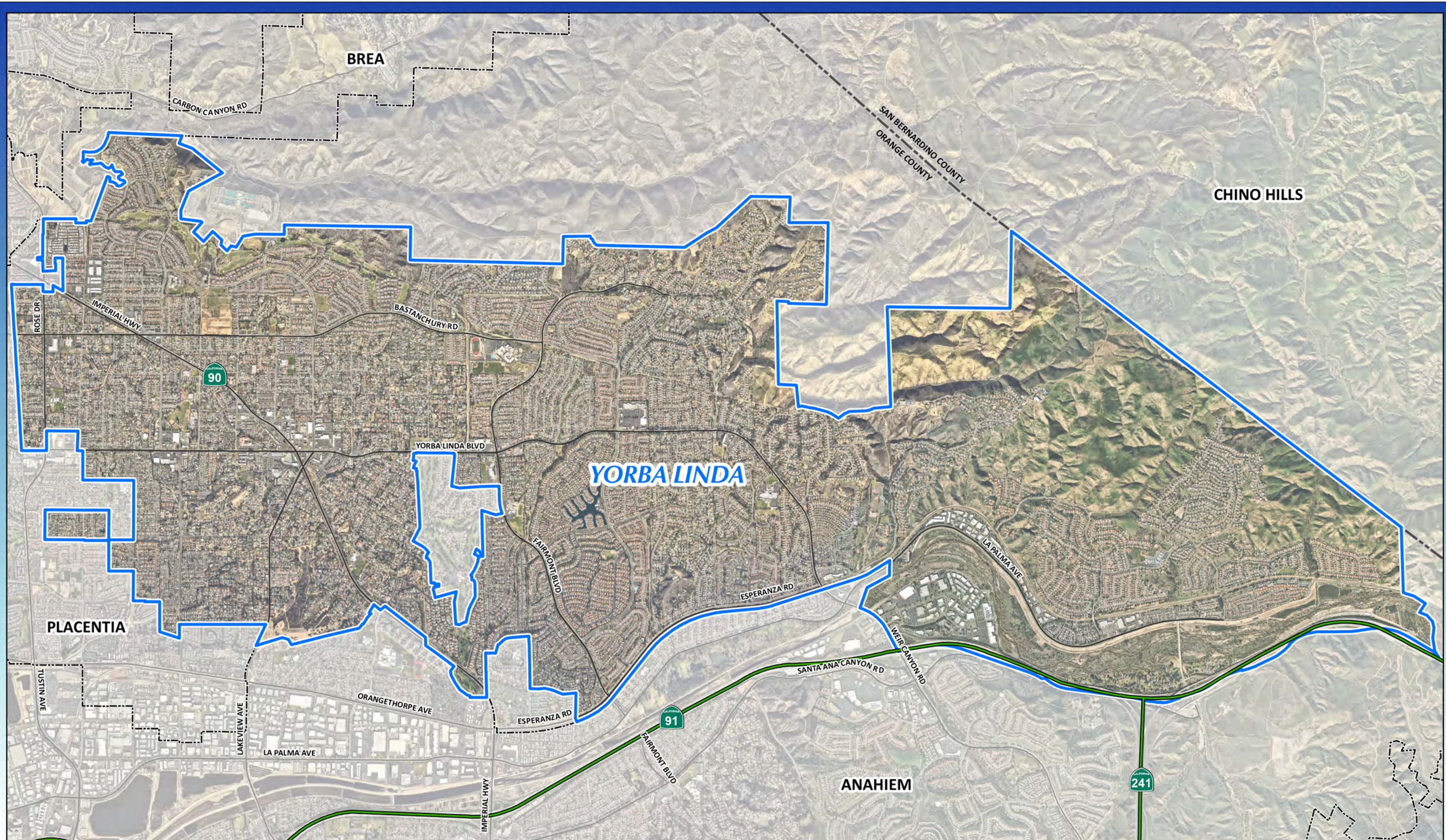
FIGURE 1

CITY OF YORBA LINDA 2021-2029 HOUSING ELEMENT IMPLEMENTATION PROGRAMS PROJECT

REGIONAL AND VICINITY MAP



NOTICE OF PREPARATION



Source(s): ESRI, OC Landbase (2022), SB County (2022) Nearmap (2022)

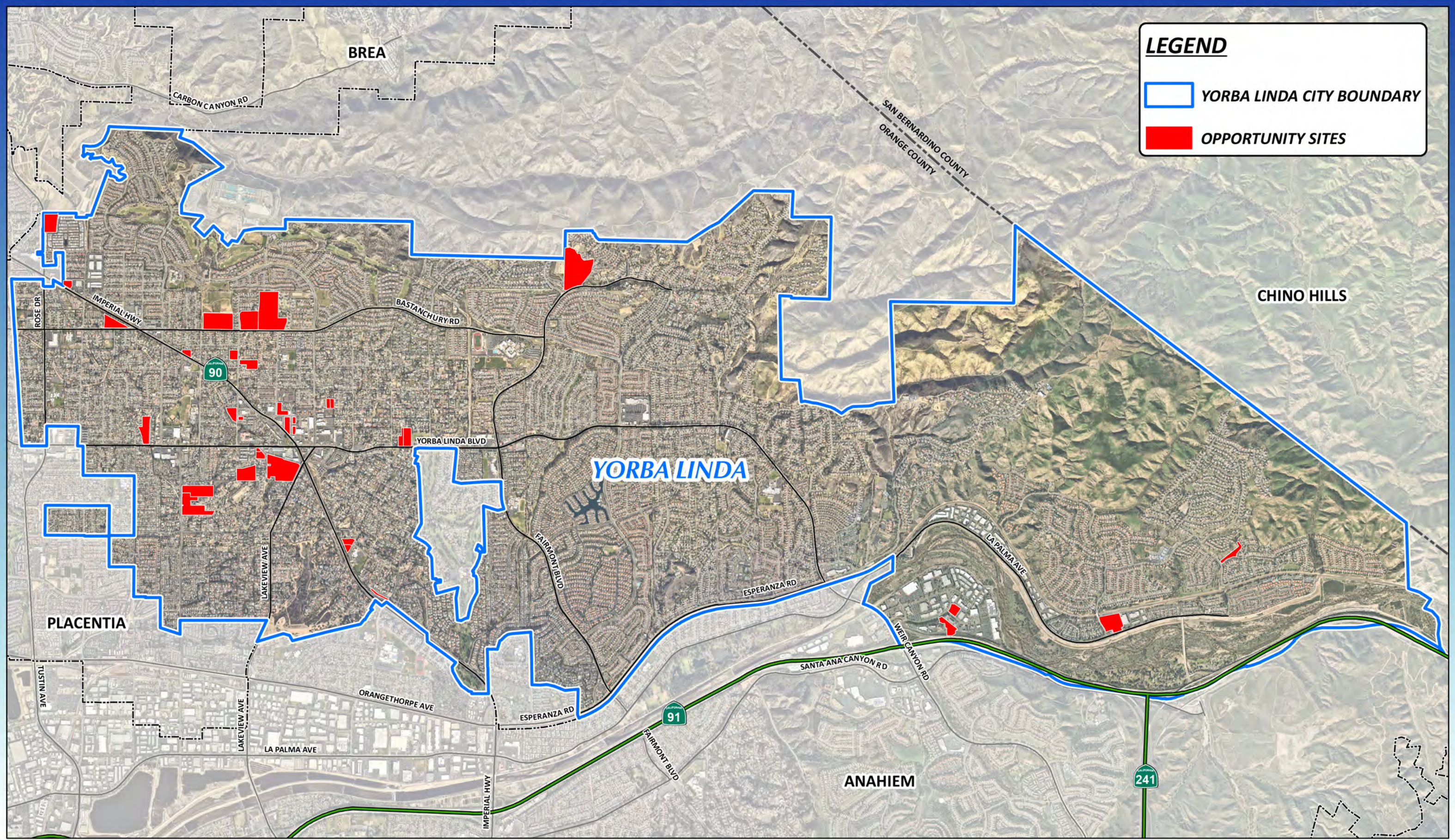
FIGURE 2

CITY OF YORBA LINDA 2021-2029 HOUSING ELEMENT IMPLEMENTATION PROGRAMS PROJECT

AERIAL PHOTOGRAPH



NOTICE OF PREPARATION



Source(s): ESRI, OC Landbase (2022), SB County (2022) Nearmap (2022), City of Yorba Linda (2022)

FIGURE 3

CITY OF YORBA LINDA 2021-2029 HOUSING ELEMENT IMPLEMENTATION PROGRAMS PROJECT

HOUSING OPPORTUNITY SITES

