



**OC PUBLIC WORKS
300 NORTH FLOWER STREET
SANTA ANA, CALIFORNIA 92702-4048**

NOTICE OF PREPARATION AND NOTICE OF SCOPING MEETING

DATE: July 5, 2012
SUBJECT: Notice of Preparation of an Environmental Impact Report and Notice of Scoping Meeting
PROJECT TITLE: Cielo Vista Project (Project No. PA100004)
APPLICANT: Sage Community Group, Inc.
3 Corporate Plaza, Suite 102
Newport Beach, CA 92660
Larry Netherton, (949) 644-3514

Notice is hereby given pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15082 that the County of Orange Planning Division has determined that an Environmental Impact Report (EIR) is the appropriate environmental document for the Cielo Vista Project ("Project"). The County of Orange ("County") will be the Lead Agency for the Project and will be responsible for the EIR preparation pursuant to CEQA and the CEQA Guidelines. The Project description, location, and an analysis of probable environmental effects of the proposed action are contained in the attached materials.

As required by Section 15082 of the CEQA Guidelines, this Notice of Preparation ("NOP") has been prepared and distributed to solicit comments from potential Responsible and Trustee Agencies and other public agencies so that Project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed Project can be addressed in the EIR, as well as any related issues from interested parties other than potential Responsible and Trustee Agencies, including other agencies and affected members of the public. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

The County requests that any potential Responsible or Trustee Agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which allows for the submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. The County will accept comments from these Agencies and others regarding this NOP through the close of business, August 6, 2012.

This NOP is available for viewing at <http://www.ocplanning.net/CurrentProjects.aspx>. In addition, a **Scoping Meeting** will be held **Thursday, July 19, 2012** from 7:00 PM to 9:00 PM at the Travis Ranch Activity Center located at 5200 Via de la Escuela, Yorba Linda, CA 92887. Your agency and other interested parties are invited to attend and/or submit comments for consideration during preparation of the EIR. All comments and responses to this NOP must be submitted in writing to:

Ms. Channary Leng
OC Public Works/OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048
Channary.Leng@ocpw.ocgov.com

Submitted by:

A handwritten signature in black ink, appearing to read "Mike Balsamo", written over a horizontal line.

Mike Balsamo, Manager
OC Community Development

CIELO VISTA PROJECT NO. PA100004

PROJECT DESCRIPTION SUMMARY

The County of Orange (“County”) will be the Lead Agency under the California Environmental Quality Act (“CEQA”) for the preparation of an Environmental Impact Report (“EIR”) for the proposed Cielo Vista Project (the “project”).

A. INTRODUCTION

The Cielo Vista project proposes to develop a maximum of 112 single-family dwellings on approximately 84 acres located in unincorporated Orange County. The proposed dwellings and associated infrastructure would occupy approximately 47.6 acres of the project site, while approximately 36.3 acres would be preserved as permanent open space. The project is within the City of Yorba Linda Sphere of Influence (SOI).

B. PROJECT LOCATION AND SURROUNDING USES

The project site is located approximately two miles northwest of the 91 Freeway and approximately six miles east of the 57 Freeway in unincorporated Orange County within the City of Yorba Linda SOI. Primary access to the project site would be provided from Yorba Linda Boulevard, located to the south, and San Antonio Road located approximately 1,200 feet west of the project site boundary. Aspen Way extends approximately 1,200 feet west of the project site connecting to San Antonio Road, which intersects with Yorba Linda Boulevard. The southerly access point for the project would be from Via del Agua, a residential street, located to the south of the project site which connects with Yorba Linda Boulevard. As part of the approval of existing adjacent residential development, right-of-way was dedicated to allow for construction of a future street connecting the project site with Via Del Agua. The regional context and local setting of the project site are illustrated on **Figure 1, Regional Location and Project Vicinity Map**.

The Casino Ridge residential community abuts the project site on the north, and established residential neighborhoods abut the project site on the south and west. An undeveloped parcel commonly referred to as the Murdock Property, abuts the project site on the east. A Metropolitan Water District (MWD) easement is located at the southern boundary within the project site. **Figure 2, Aerial Photograph**, provides an aerial view of the site and surrounding uses.

C. EXISTING CONDITIONS

The majority of the 84-acre project site is vacant, with the exception of several operational and abandoned oil wells and various dirt access roads and trails which traverse the site. The project site has been subject to a mineral lease for oil production as part of the Esperanza Oil Field. Oil production facilities within the project site include four operational wells, one abandoned well, one idle well and tank batteries, unimproved oil field service roads, and unimproved drill pad sites scattered throughout the site. A Southern California Gas Company easement of approximately 100 feet in width crosses the northwesterly edge of the project site.

The topography of the project site is characterized by moderate to steep sloping hillsides with scrub and chaparral vegetation. Elevations range from approximately 590 feet above mean sea level (MSL) in the southern portions of the site to approximately 885 feet above MSL at the highest point in the northern portion of the site.

There are several drainages that traverse across the project site. A jurisdictional delineation is being conducted for the project to determine the number of drainages and their locations within the project site. The results of the delineation will be included in the EIR analysis.

A branch of the Whittier Fault Zone traverses the project site in an east-west direction. In addition, a potential ancient landslide exists along the primarily north-west facing slope located within the northerly portion of the project site. As discussed below, this geologic feature lies within the project's open space area and would not be affected by proposed development.

Figure 3(a-b), *Site Photographs*, provides photographic illustrations of existing conditions within the project site. Figure 2 indicates the locations of the photographs. Photograph 1 provides a northerly view of the project site from Via Del Agua. Photograph 2 provides an easterly view of the project site from Dorinda Road. Dorinda Road is immediately west of the project site and is developed with single-family residential uses. Photograph 3 provides a northwesterly view of the site and single-family residential uses along Dorinda Road. Photograph 4 provides a southerly view of the site and single-family residential uses to the south of the site. Photograph 5 provides an easterly view of an existing on-site oil well. Photograph 6 provides a westerly view of an existing on-site oil well. Photograph 7 provides a northwesterly view from the central portion of the site towards the easterly terminus of Aspen Way. Photograph 8 provides an easterly view of the project site from the easterly terminus of Aspen Way.

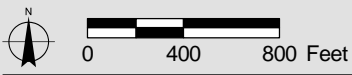
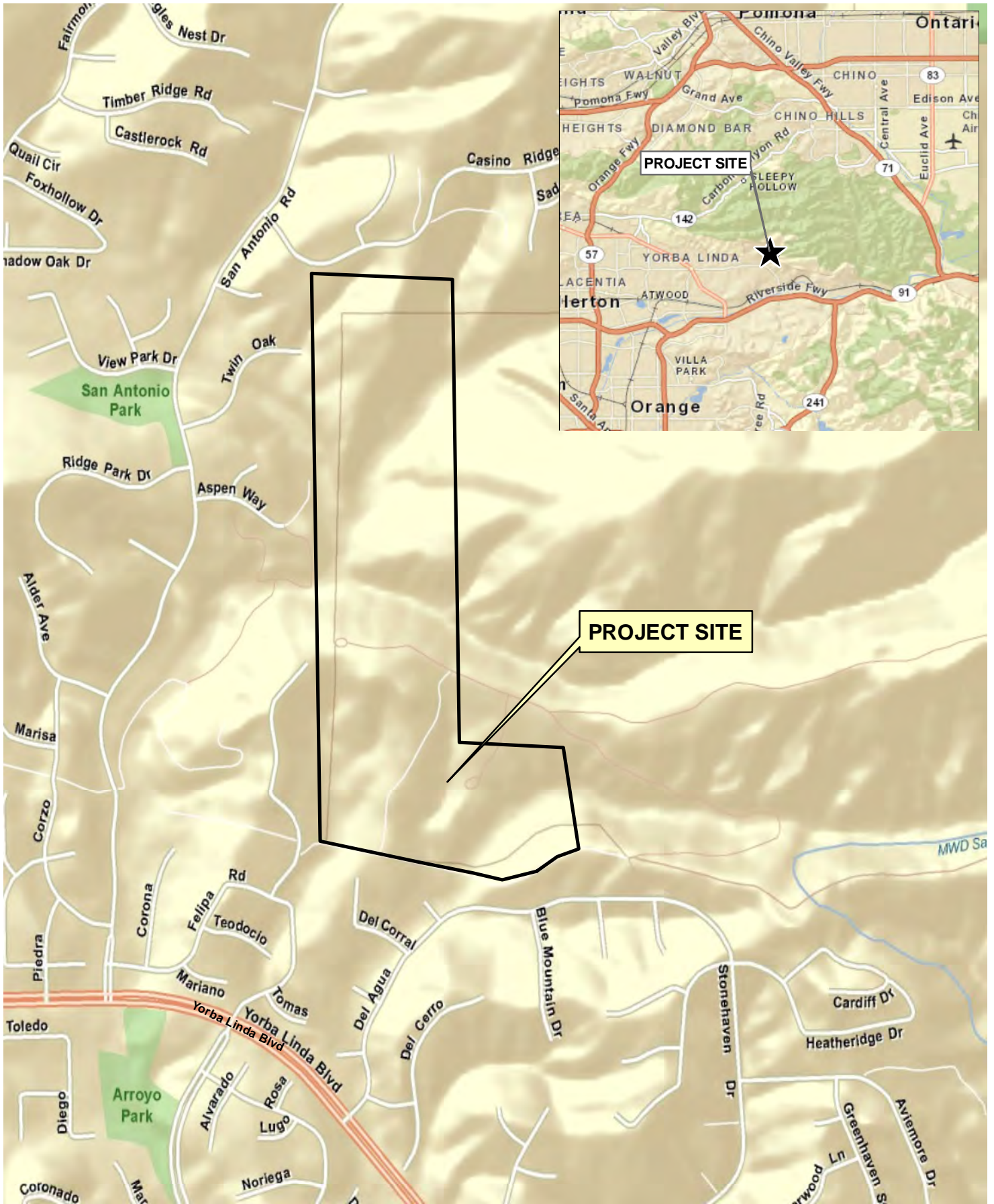
D. EXISTING LAND USE AND ZONING DESIGNATIONS

The Orange County General Plan designates approximately 41 acres of the project site as Suburban Residential "1B", which permits development of residential land uses at a density of 0.5-18 dwelling units per acre, and approximately 43 acres of the project site as Open Space (5). The entire project site is zoned A1(O) – General Agriculture with Oil Production Overlay, per the Orange County Zoning Map.

E. DESCRIPTION OF THE PROPOSED PROJECT

1. Land Uses

The project proposes to develop a maximum of 112 single-family dwellings and associated infrastructure within two Planning Areas. The land use plan for the project is illustrated in **Figure 4, *Land Use Plan***. **Figure 5, *Illustrative Land Use Plan***, provides an illustrative view of the project's proposed land uses. Planning Area 1 would include 95 residences within approximately 41 gross acres. Planning Area 2 would include 17 residences within approximately six (6) gross acres. Thus, the single-family dwellings and associated infrastructure would be developed on approximately 48 acres of the site. Residential land use within the project site would occur at a gross density of 1.4 dwelling units per acre. The minimum area of the residential lots would be 7,200 square feet and the average lot size would be approximately 14,811

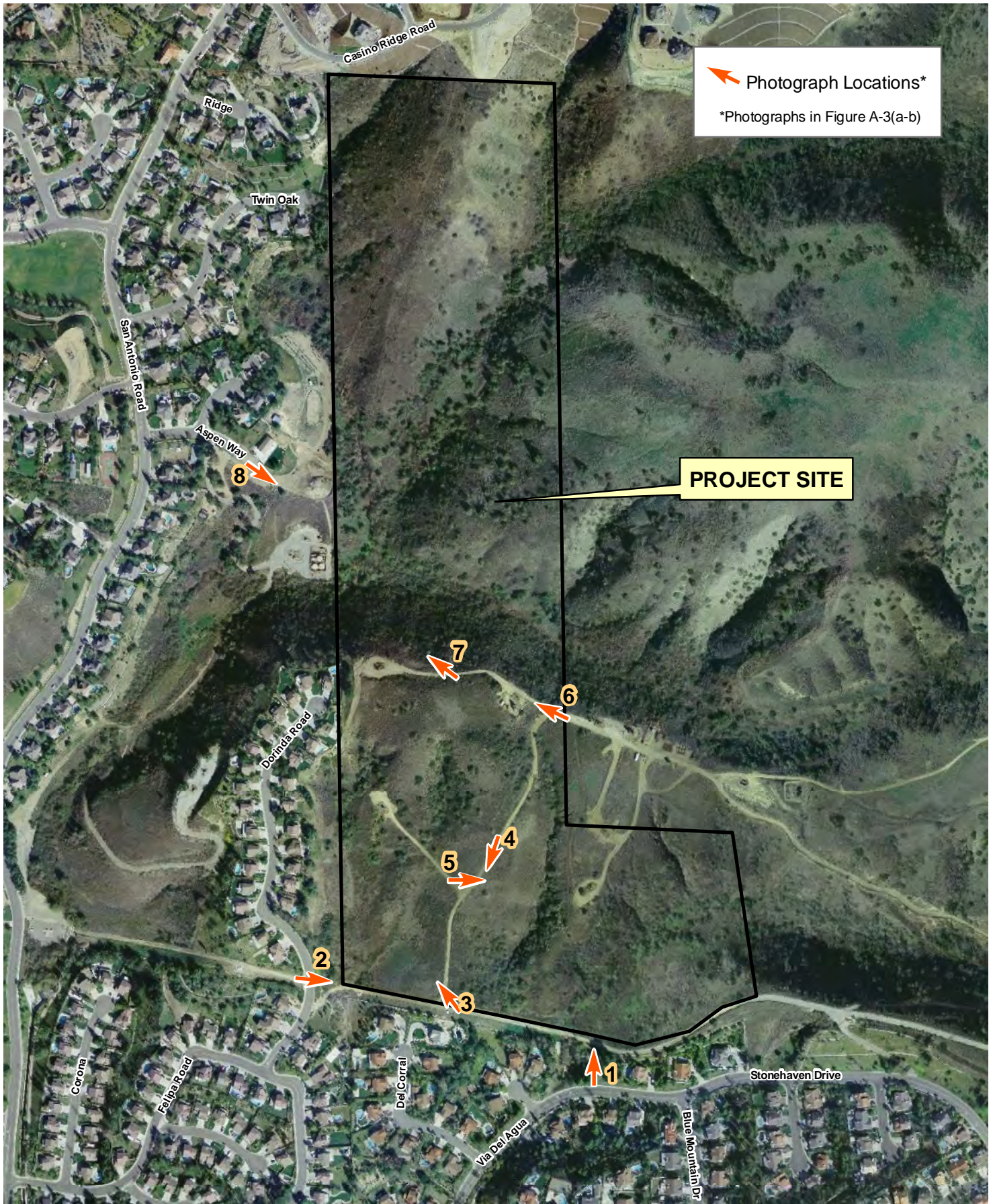


Regional Location and Project Vicinity Map

Cielo Vista Project
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2012.

FIGURE

1





Photograph 1: Northerly view of project site from Via Del Agua at primary entrance to Planning Area 1.



Photograph 2: Easterly view of project site from Dorinda Road. Dorinda Road is adjacent to Planning Area 1, just west of the project site.



Photograph 3: Northwesterly view from southern-central portion of project site (Planning Area 4) towards adjacent residential uses along Dorinda Road.



Photograph 4: Southerly view from central portion of project site (Planning Area 1).



Photograph 5: Easterly view of existing on-site oil well located within central portion of Planning Area 1.



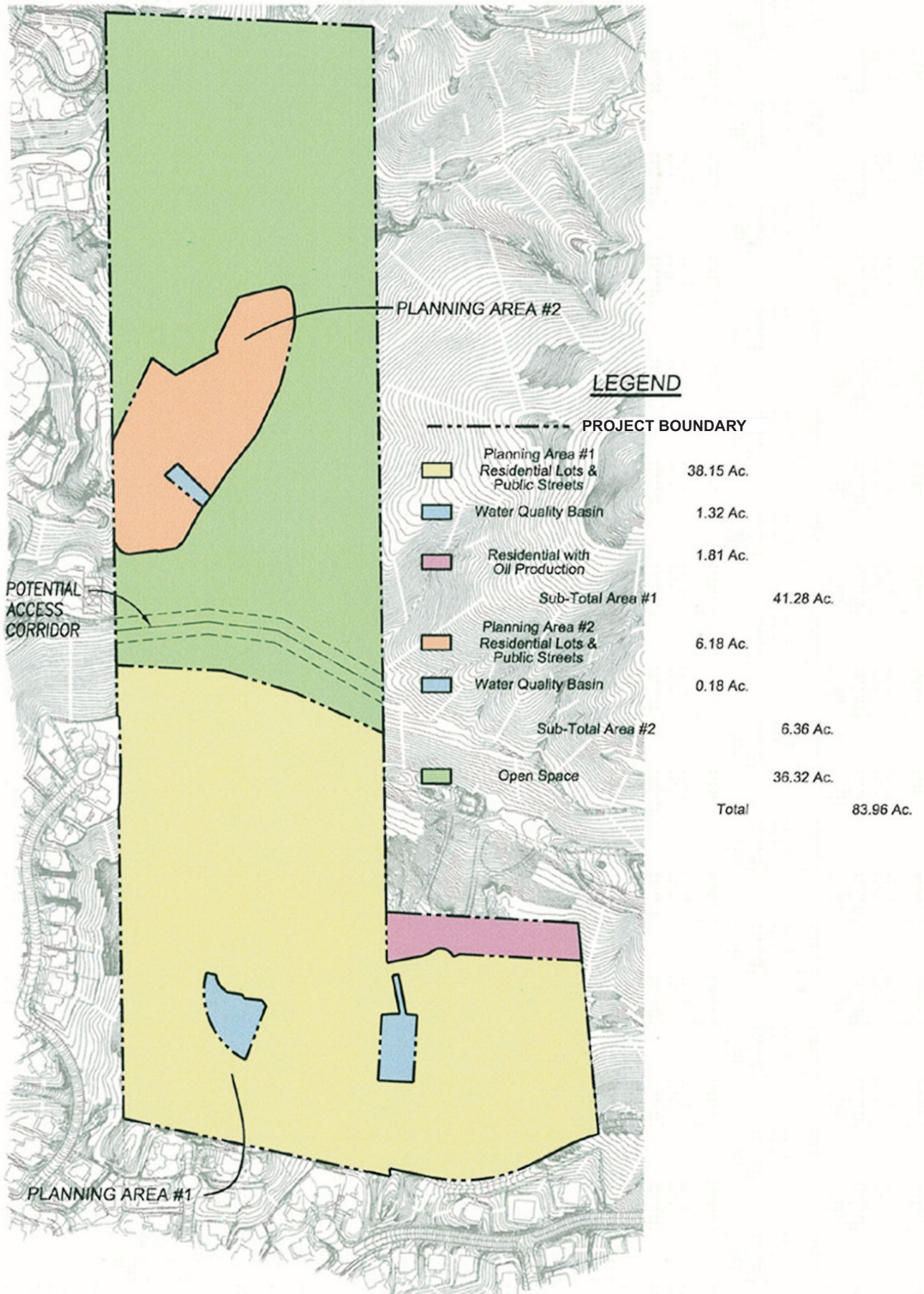
Photograph 6: Westerly view of existing on-site oil well located within northern portion of Planning Area 1.

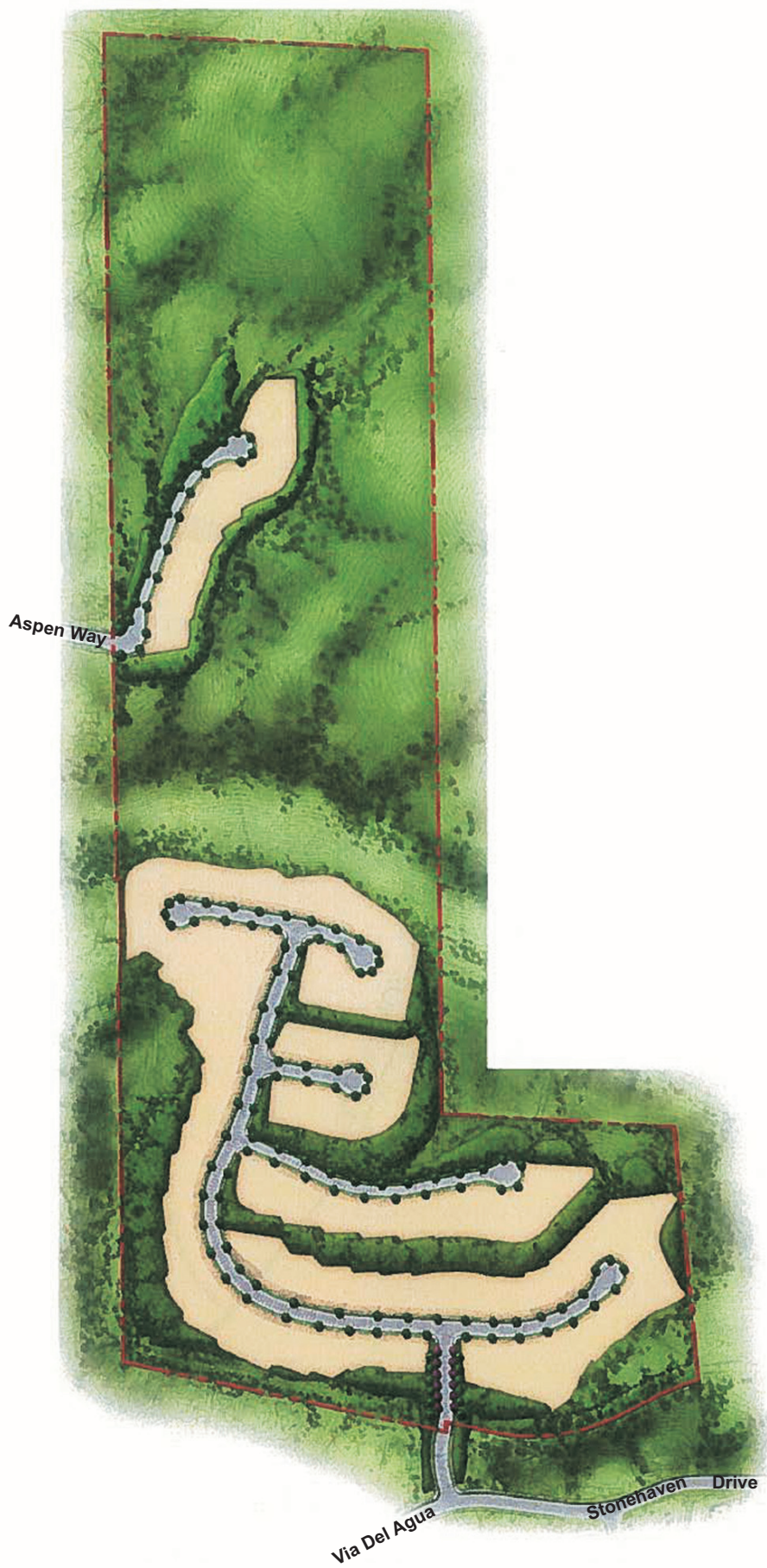


Photograph 7: Northwesterly view towards Aspen Way. Aspen Way would provide access to Planning Area 2.



Photograph 8: Easterly view of project site from terminus of Aspen Way at entrance point to Planning Area 2.





square feet. Residences would be detached single-family front loaded homes and with a mix of configurations and designs.

The project would preserve approximately 36 acres of the site as permanent open space, inclusive of the potential access corridor, as discussed below. Open space areas would be preserved in the northern portion of the site. Open space areas would include preservation of existing stands of southern California black walnut trees, natural drainage courses, and canyons.

Table 1, *Land Use Summary*, provides a summary of the project's land uses.

Table 1

Land Use Summary

Land Use	Acres (Approximate)	Dwelling Units
Residential		
Planning Area 1		
Net Residential Area	34.7	95
Streets	5.3	
Water Quality Basins	1.3	
<i>Subtotal PA-1</i>	41.3	
Planning Area 2		
Net Residential Area	5.2	17
Streets	1.0	
Water Quality Basins	0.2	
<i>Subtotal PA-2</i>	6.4	
Total Residential	47.7	112
Open Space	36.3	
Total	84	112

Source: Cielo Vista Area Plan, 2011.

2. Access and Circulation

Access to the project site would be provided at two points. Access to Planning Area 1 would be provided from Via Del Agua within existing right-of-way between the southerly boundary of Planning Area 1 and Via Del Agua. Aspen Way, a local roadway, extends easterly from San Antonio Road with the paved improvements terminating at the westerly boundary of the project site. The existing dedicated right-of-way for Aspen Way would be improved as part of the project to provide access to Planning Area 2.

The project proposes a network of local residential streets to provide access to and vehicular circulation throughout the site. The project would also include a potential access corridor for the adjacent Murdock property located to the east of the site. Refer to Figure 4 for location of the potential access corridor.

3. Oil Operations

The project site has been used for oil production and still contains both operating and abandoned oil wells. Prior to grading for development existing oil wells and facilities, and production facilities located within that portion of the property would be abandoned or re-abandoned, as necessary, in accordance with the standards of the State of California Division of Oil, Gas and Geothermal Resources (CalDOGGR). Soil contaminated by oilfield production activities would be removed from the site or remediated on-site to meet the cleanup standards of applicable agencies with jurisdiction over the cleanup. Future homeowners would be provided with notification as to the previous use of the site as an oilfield and the extent of continued oil production activities in the area. An approximately 1.8 acre parcel located in Planning Area 1 is proposed to be zoned R-1(O) (or an equivalent designation) and can be used for interim continued oil operations including consolidation of wells relocated from the rest of the project site and drilling of new wells. At the time that oil operations on this parcel cease, any wells would be abandoned and contaminated soils would be remediated pursuant to the requirements of the applicable agencies, and the site may be used for residential development.

4. Grading

The project grading plan proposes that grading quantities would balance and that no import or export of soil would be required, with the exception of contaminated soil from the on-site oil operations (see above). Grading in Planning Area 1 would create four local streets, generally parallel to the natural site contours, at elevations of 615, 690, 720 and 750 feet. These streets would serve residential lots with differences in elevation taken up by landscaped slopes. Grading in Planning Area 2 would create a single cul-de-sac. The grading concept for project is illustrated in **Figure 6, Conceptual Grading Plan**. It is estimated that approximately 660,000 cubic yards of grading would be required for the project. Cuts would generally vary from 0 feet to 60 feet across the project site. Fills would generally vary from one foot to 45 feet. Cut and fill areas are illustrated on **Figure 7, Grading Cut and Fill**.

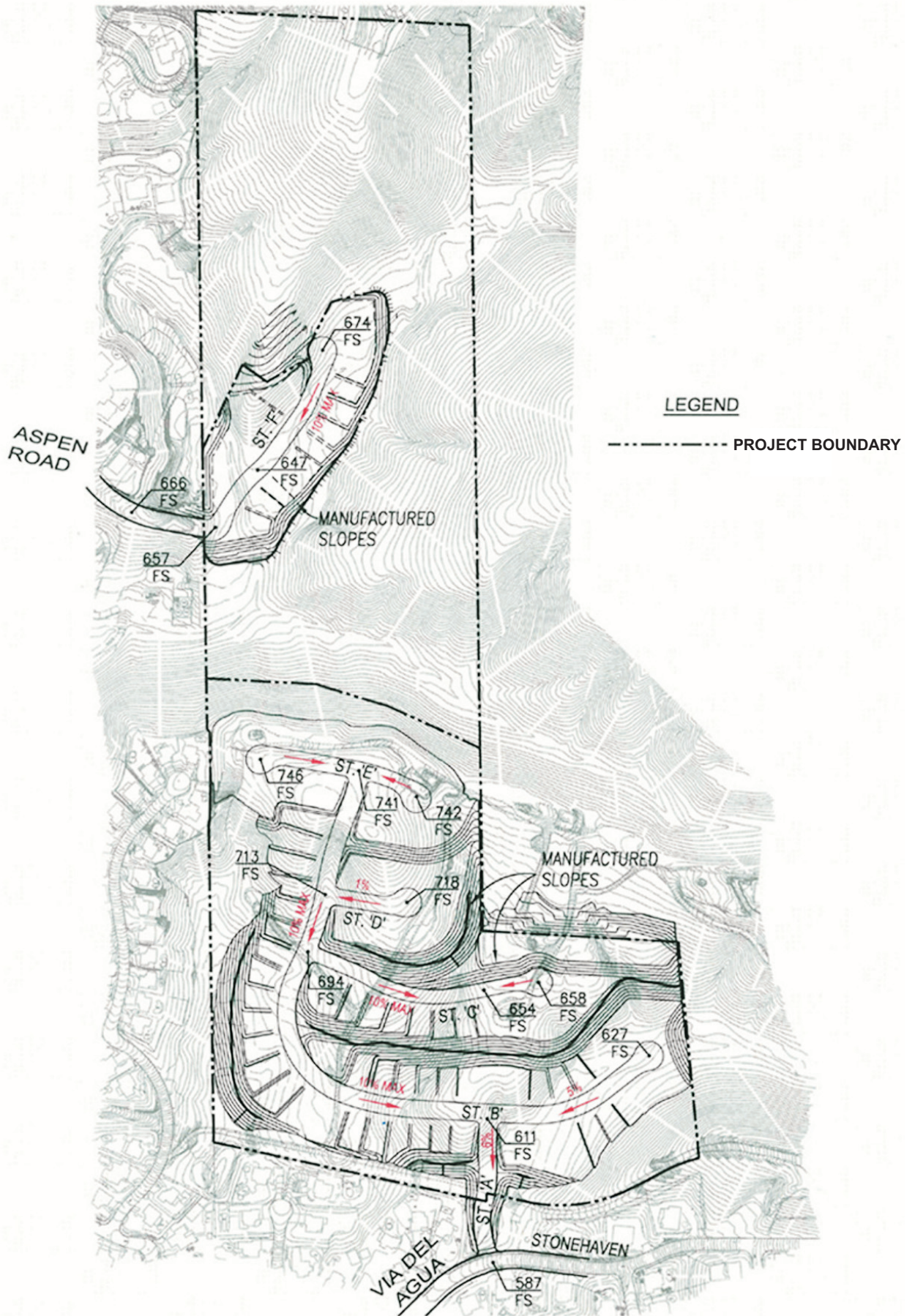
5. Fire Protection Plan

The project would implement a fire protection plan that would comply with or exceed the Orange County Fire Authority's (OCFA) standards for Very High Fire Hazard Severity Zone/Special Fire Protection Areas. Fire protection measures as part of the project would include, but are not limited to, fire-resistant structures adjoining natural open space areas and fuel modification/management to help suppress wildland fires.

6. Utilities and Infrastructure

Potable Water. The project site is within the service area of the Yorba Linda Water District (YLWD). Points of connection for water utilities that would serve the project exist in Aspen Way and Via Del Agua. On-site water facilities planned for the project include a system of 8-inch diameter mains within local streets connecting to existing 8-inch diameter mains located within Via Del Agua and Aspen Way.

YLWD is studying the master plan requirements for this portion (the project site) of its service area. Those plans may include the future addition of a water tank somewhere in the vicinity of the project site. The extent of potential upgrades necessary to the existing system will be evaluated in the EIR.



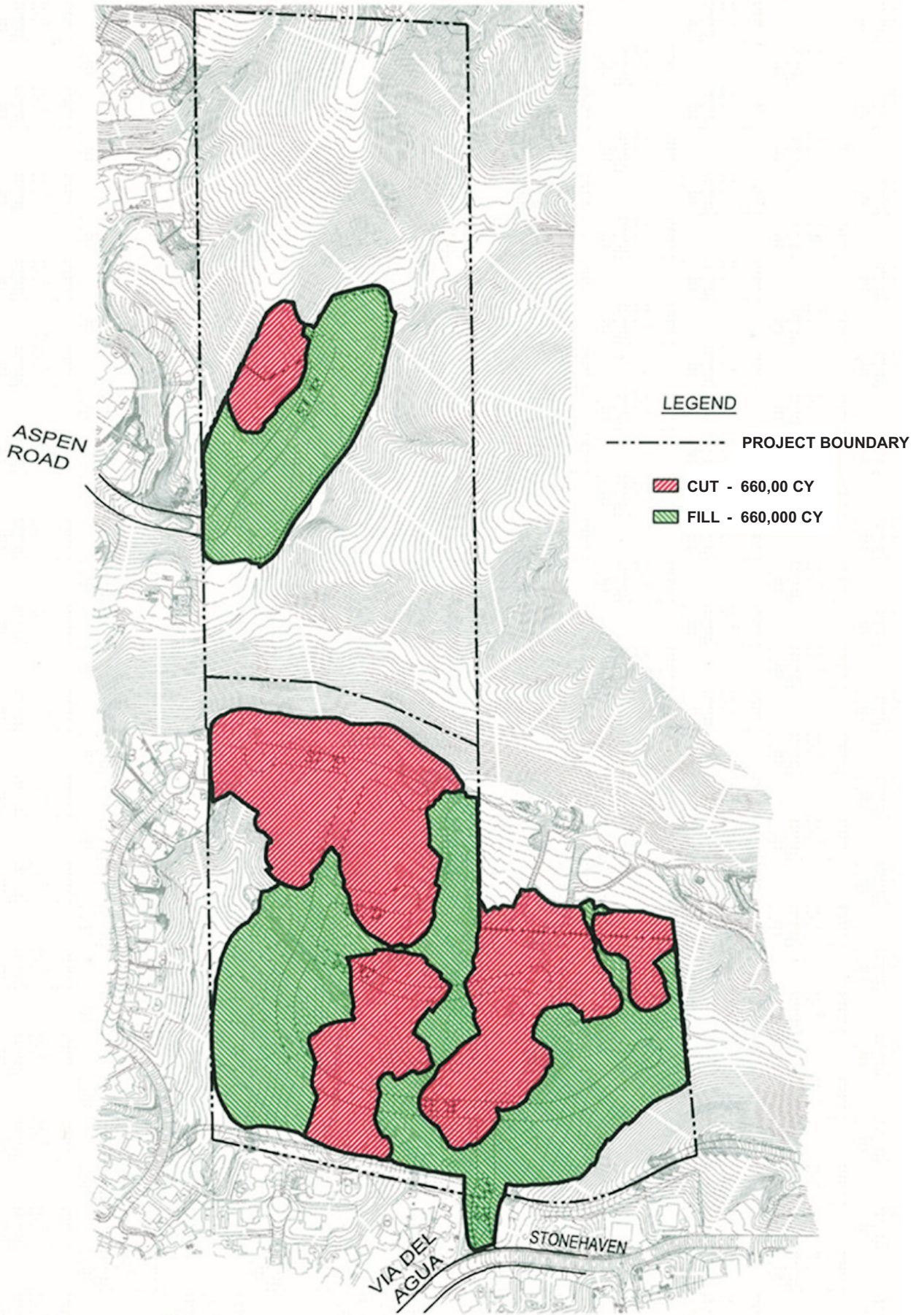
N
 No scale

Conceptual Grading Plan

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2011.

FIGURE



N
No scale

Grading Cut and Fill

Cielo Vista Project

Source: Cielo Vista Area Plan, Sage Community Group, Inc., 2011.

FIGURE

7

Sewer. Local sewer service would be provided by the YLWD. On-site wastewater flows from the project would be collected by an on-site system of 8-inch diameter lines within the proposed street system designed to the standards of the YLWD. On-site sewer mains within Planning Area 1 would connect to existing sewer mains located in Stonehaven Avenue providing sewer service for this portion of the project. On-site sewer mains within Planning Area 2 would extend to Aspen Way.

Storm Water and Drainage Infrastructure. The project would maintain existing natural drainage patterns to the extent feasible so that flows to the downstream facilities would remain close to conditions that exist prior to development. Runoff from the developed areas of the project site would be collected in a storm drainage system within local streets and routed through three water quality basins to be constructed as part of the project. The water quality basins would detain the increased flow anticipated from the increased impervious surface created with the development and treat pollutants in the runoff. The project would incorporate Best Management Practices (BMPs) to reduce pollution levels in stormwater discharge in compliance with applicable water quality standards.

Irrigation Water. Water for irrigation and landscaping would be potable water supplied by the YLWD, as discussed above. No greywater or other reclaimed water sources are available to the project site.

Other Utilities. The project would be served by AT&T for telephone service, Southern California Gas Company for natural gas, Southern California Edison (SCE) for electricity, and Time Warner for cable and internet. New facilities for each of these utilities would be constructed underground as part of the project.

Off-Site Improvements. The project would include minor improvements within the right-of-way in Via Del Aqua and Aspen Roads near the proposed project entrances to provide access to the project site.

7. Landscape and Lighting

The project would incorporate a landscape plan that utilizes a plant palette consisting of fire resistant plants, native and appropriate non-native drought tolerant species. The planting plan for streets would include a variety of shrubs, grasses, and groves of native and non-native trees. Drought-tolerant, native landscaping would be used in public common areas to reduce water consumption. One or more homeowner associations (HOA) may be established for the maintenance of landscaped and open space areas. The HOA would also maintain the fuel modification areas and detention basins, discussed above.

Lighting of streets and select landscaped areas would be considered for safety and security. Lighting provided by the project would be “night sky friendly,” while providing sufficient illumination for the safety purposes.

F. ALTERNATIVES TO BE ANALYZED IN THE EIR

In accordance with Section 15126.6 of the CEQA Guidelines, the Draft EIR will assess a range of reasonable alternatives to the project. The range of alternatives to be addressed will include alternatives that are specifically required by CEQA (i.e., No Project Alternative, Alternative Location), as well as other alternatives identified through the coordinated consultation and planning process. The “No Action” Alternative would assume the project does not proceed and would compare the environmental effects of the property

remaining in its existing state against the environmental effects that would occur if the project is approved. Once the technical studies have been prepared for the project and potentially significant impacts have been determined, the alternatives would be developed that would lessen the significant impacts of the project.

G. NECESSARY APPROVALS

Implementation of the project would require approval of a General Plan Amendment by the County of Orange Board of Supervisors for approximately 6.4 acres comprising Planning Area 2 of the Area Plan to change the General Plan Land Use Designation for this portion of the site from Open Space (5) to Suburban Residential (1B). The project would also require approval of a zone change by the County of Orange Board of Supervisors for Planning Area 1 from A1(O) to R-1 and R-1(O) and a zone change for Planning Area 2 from A1(O) to R-1, Single Family Residence District, permitting development of single family detached residential dwellings on minimum 7,200 square foot lots.

Other approvals required from the County of Orange and City of Yorba Linda for the project may include, but are not limited to, the following: 1) vesting tentative tract map by the County of Orange Subdivision Committee; 2) Certification of EIR by the Orange County Board of Supervisors; and 3) grading, excavation, foundation, and/or associated construction or building permits, as required, from the City of Yorba Linda or County of Orange. In addition, approvals may be required from the Santa Ana Regional Water Quality Control Board, U.S. Army Corps of Engineers, and California Department of Fish and Game. Other permits and approvals by other agencies would be obtained as deemed necessary.

H. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The County of Orange has determined that there is substantial evidence that significant effects may occur from the project, thereby necessitating the preparation of an EIR. The EIR will address the following topical areas with potentially significant impacts: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, and Cumulative impacts.