



# Notice of Preparation

## Yorba Linda General Plan Update and Program Environmental Impact Report

**Date:** March 8, 2016

**To:** Reviewing Agencies and Interested Parties

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for the City of Yorba Linda General Plan Update

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 proposed General Plan Update 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).

**Agencies:** The City requests your agency's views on the scope and content of environmental issues relevant to your agency's statutory responsibilities in connection with the proposed Project, in a manner consistent with California Code of Regulations, Title 14, Section 15082(b). Your agency may use the PEIR prepared by the City when considering any permits that your agency must issue, or other approvals for the Project.

**Public Review Period:** March 8, 2016 and ends on April 7, 2016

**Responses and Comments:** 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 *April 7, 2016*. Please indicate a contact person for your agency or organization.

**Lead Agency Contact:** All comments should be submitted in writing to:

Greg Rehmer, Senior Planner City of Yorba Linda  
4845 Casa Loma Avenue  
Yorba Linda, CA 92885



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The City of Yorba Linda will also accept responses to this notice by e-mail received through the close of business on April 7, 2016. If e-mail comments are submitted with attachments, it is recommended that the attachments be delivered in writing to the address specified above. Virus protection measures and variety of formats for attachments can limit the ability for the attachments to be delivered. E-mail responses to this notice may be sent to [grehmer@yorba-linda.com](mailto:grehmer@yorba-linda.com).

All parties that submit their names and mailing addresses will be notified of the availability of the Draft PEIR. If you wish to be placed on the mailing list, have questions or need additional information, please contact the Mr. Greg Rehmer at (714) 961-7137.

**Project Location and Setting:** Yorba Linda, incorporated in 1967, is a general law city of approximately 65,000 residents and is predominately a suburban, low-density community. The Project area consists of all lands within the jurisdictional limits of the City, as well as the area within the City's Sphere of Influence (SOI) in unincorporated Orange County, all of which are considered the General Plan Planning Area. The General Plan Planning Area is approximately 20.35 square miles or 13,024 acres. Yorba Linda is located in northeast Orange County. Adjacent cities include Brea, Placentia, and Anaheim, as well as parts of unincorporated Orange County. Imperial Highway (California State Route [SR] 90) runs north-south through the center of the City, and SR 91 runs east-west along the southern boundary of the City. Chino Hills State Park in the City of Chino and Carbon Canyon Regional Park in the City of Brea are located north of the City.

**Project Description:** Yorba Linda is preparing an update to its Adopted 1993 General Plan, complying with California Government Code Section 65300. The General Plan is a long-term policy document that serves as a blueprint to guide the City's vision for land use and development over the next 20-plus years. The purpose of the Yorba Linda General Plan Update is to update land use, circulation and other physical changes that have occurred since the adoption of the 1993 General Plan.

The proposed Yorba Linda General Plan Update will include policies, programs, and actions to address topical areas required by State law. The General Plan topical areas, or "elements" required by State law include:

- **Land Use Element** – Describes the general distribution, location and extent of land uses for housing, business, industry, open space, education, public buildings and grounds and other categories of private and public land. The Land Use Element provides standards for population density and building intensity for each land use designations.



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- **Circulation Element** – Describes the transportation network including streets, roads, and highways.
- **Housing Element** – Provides a comprehensive assessment of the current and projected housing needs of all economic segments of the community. The Housing Element states the goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The 2014-2021 Housing Element was adopted on October 15, 2013 consistent with State law and is not part of this update.
- **Conservation Element** – Describes the conservation, development and utilization of natural resources including water, soils, rivers and other waters, wildlife, minerals and other natural resources.
- **Open Space Element** – Describes open space lands, including open space for the preservation of natural resources, the managed projection of resources (including agricultural lands), outdoor recreation, and public health and safety.
- **Noise Element** – Describes noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing policies to protect sensitive receptors from excessive noise intrusion.
- **Safety Element** – Describes existing hazards including risks associated with seismic, geologic, flood, and wildfire hazards.

In accordance to State law, a PEIR will be prepared for the General Plan Update. The purpose of a PEIR is to inform decision-makers and the general public of potential environmental effects associated with implementation of the General Plan. A PEIR is prepared for a series of actions that can be characterized as one large project (State CEQA Guidelines §15168). The PEIR will evaluate the General Plan Update for potential impacts on the environment and analyze proposed policies and program and identify any potential environmental impacts.

The PEIR will also analyze project alternatives. Environmental factors outlined in the CEQA Environmental Checklist (State CEQA Guidelines, Appendix G) will be analyzed:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Public Services



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### **Anticipated Schedule**

The City of Yorba Linda anticipates a Draft PEIR will be available for public review in Spring 2016. A 45-day public review period will be provided, after which responses to environmental comments received will be prepared. Public hearings before the Planning Commission and City Council will be held prior to the adoption of the General Plan and certification of the PEIR.