



## Notice of Availability of a Draft Subsequent Environmental Impact Report for the Lakeview Senior Living Project, City of Yorba Linda and Public Hearing

**Date:** May 18, 2018

**TO:** Reviewing Agencies and Other Interested Parties

**FROM:** Greg Rehmer, Senior Planner

**SUBJECT:** Lakeview Senior Living Draft Subsequent Environmental Impact Report (SEIR) (SCH No.2017051014)

**45 DAY PUBLIC REVIEW PERIOD:** May 18, 2018 to July 2, 2018

Pursuant to Public Resources Code Sections 21165 and 21166, and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Yorba Linda (City) is the Lead Agency responsible for preparation of a Subsequent Environmental Impact Report (SEIR) addressing potential impacts associated with the proposed Lakeview Senior Living project (site development plan, vesting tentative tract map, conditional use permit, and design review).

**Project Location.** The 4.92-acre project site is generally located southeast of the intersection of Lakeview Avenue and Mariposa Avenue, just north of Orchard Drive at the southern boundary of the City of Yorba Linda. Surrounding land uses consist of single family residences to the north within the city of Yorba Linda; multifamily and single family to the west (across Lakeview Avenue) within the city of Placentia; single family residences to the south (across Orchard Drive) within the city of Anaheim; and undeveloped open space (the dry Yorba Linda Reservoir, commonly referred to as the "Yorba Linda Lakebed") within the County of Orange.

**Project Description.** The Lakeview Senior Living project includes the development of an age-restricted senior living facility, which would include a mix of independent living (82 units), assisted living (76 beds), and memory care (82 beds) uses located in four two-story buildings (three buildings over basements), with a gross floor area of 158,200 square feet. Other project components include recreational facilities, common areas, parking lots, and landscape amenities.

The project site was a previously active oil field (Richfield oil field). Historically, the site consisted of up to seven oil production wells from 1927 until recent. Orchards were farmed onsite from the 1930's to the 1960's and chicken coops were present from 1968 until the early 1980s. Three residences were previously located on the project site from 1976 until the mid to late 1990s. Septic systems may have been used for these residents.

**Environmental Determination.** The City of Yorba Linda has completed a Draft Subsequent Environmental Impact Report (Draft SEIR) for the Lakeview Senior Living project. The Draft SEIR analyzed the environmental impacts to the following study areas: 1) Biological Resources, 2) Cultural Resources, 3) Geology and Soils, 4) Hazards and Hazardous Materials, 5) Noise, 6) Public Services, 7) Transportation and Traffic, and 8) Tribal Cultural Resources. Chapter 8 of the Draft SEIR provides a summary of and further discussion regarding impacts that were found to be less than significant. The Draft SEIR determined that the Modified Project would result in significant impacts with respect to biological resources, geology and soils, hazards and hazardous materials, noise, public services, and traffic. A significant and unavoidable traffic impact would occur.

A subsequent EIR has been prepared for this project because substantially the same project was previously approved and analyzed as part of the City's 2008-2014 Housing Element and Implementation Programs in a Program EIR (SCH 2010051079) adopted in 2011, as updated by the 2011 and 2013 Addenda. Since that time, the project applicant has submitted plans to develop the Modified Project as described above. These changes to the project resulted in major EIR revisions pursuant to State CEQA Guidelines Section 15162(a) requiring preparation of a subsequent EIR.

**Notice of Public Hearing.** Notice is hereby given that the Planning Commission will hold a public hearing to consider certification of the EIR and approval of the project. The hearing is scheduled on:

Date: July 11, 2018  
Time: 6:30 p.m.  
Place: City of Yorba Linda Council Chambers  
4845 Casa Loma Avenue  
Yorba Linda, CA 92886-3364

**Public Review Period.** Comments on the Draft SEIR may be received between May 18, 2018 and July 2, 2018. All comments and responses to this notice should be submitted in writing to:

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

Copies of the document are available for review at:

- City of Yorba Linda Planning Division, 4845 Casa Loma Avenue, Yorba Linda, CA 92885
- Yorba Linda Public Library, 18181 Imperial Highway, Yorba Linda, CA 92886.
- [www.ci.yorbalindaca.gov](http://www.ci.yorbalindaca.gov)

The City will also accept responses to this notice submitted via email received through the close of business on July 2, 2018. Email responses to this notice may be sent to [grehmer@yorbalindaca.gov](mailto:grehmer@yorbalindaca.gov). For additional information, please contact Greg Rehmer at (714) 961-7130 or at the aforementioned email.