



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY BOARD OF SUPERVISORS

PROPOSAL: The Cielo Vista Project proposes to develop a maximum of 112 single-family homes and associated infrastructure within two Planning Areas on 47.7 acres of the 84.0-acre project site (Planning Application PA100004). Planning Area 1 located on the southern portion of the site proposes 95 residences on 41.3 gross acres. Planning Area 2 located on the northern portion of the site and proposes the remaining 17 residences on 6.4 acres. The project as proposed would require a General Plan Amendment from "5" Open Space to "1B" Suburban Residential on 6.4 acres, a Zone Change from "A1" General Agricultural and "A1(O)" General Agricultural with Oil Production Overlay to "R1" Single Family Residence on 45.9 acres and "R1(O)" Single Family Residence with Oil Production Overlay on 1.8 acres, the adoption of the Cielo Vista Area Plan, and certification of Final Environmental Impact Report (FEIR) No. 615. The Board of Supervisors will consider the Planning Commission's recommendation to approve an alternative to the proposed project as analyzed in Final EIR No. 615.

LOCATION: The project site is located north of Via Del Agua and east of San Antonio Road within unincorporated Orange County and within the City of Yorba Linda Sphere of Influence (APN # 351-031-05, 351-031-17, 351-661-10, and 351-852-05). The nearest major cross streets are Yorba Linda Boulevard and Via Del Agua.

APPLICANT: North County BRS Project LLC

PLANNING COMMISSION ACTION: On March 9, 2016, the Planning Commission recommended that the Board of Supervisors certify FEIR No. 615 and approve the 83-unit Modified Planning Area 1 Only Alternative, or Alternative 5 of FEIR No. 615 (Alternative 5), as the environmentally superior, and thus, preferred alternative. To implement Alternative 5, the Planning Commission recommended that the Board of Supervisors:

- Approve Zone Change ZC 15-01 for rezoning a total of 41.3 acres of "A1" General Agricultural and "A1(O)" General Agricultural with Oil Production Overlay within the project area to "R1" Single Family Residential on 39.5 acres and "R1(O)" Single Family Residence with Oil Production Overlay on 1.8 acres; and
- Approve Area Plan for Alternative 5, consisting of development of a maximum of 83 single-family residential units on 84 acres (with 42.7 acres of open space) in Planning Area 1 as identified in the Cielo Vista Area Plan subject to the attached Findings and Conditions of Approval.
- Revise PDF 1-2 (Project Design Feature) eliminating the language "No entry gates would be installed."

ENVIRONMENTAL DOCUMENTATION: Final EIR No. 615 has been prepared for the project and will need to be certified by the Approving Authority (Board of Supervisors).

HEARING DATE: December 13, 2016 **HEARING TIME:** 9:30a.m. (Or as soon as possible thereafter)

HEARING LOCATION: Board of Supervisors Hearing Room,

10 Civic Center Plaza, Santa Ana, CA 92701

Corner of W. Santa Ana Blvd. & N. Broadway, Santa Ana, CA. See other side for hearing location map.

INVITATION TO BE HEARD:

The applicant and all persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to OC Development Services prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to OC Development Services.

The Environmental Impact Report on for the project and the text of the proposed plan amendments are available online at: <http://cms.ocgov.com/gov/pw/cd/planning/projects/cielo.asp>

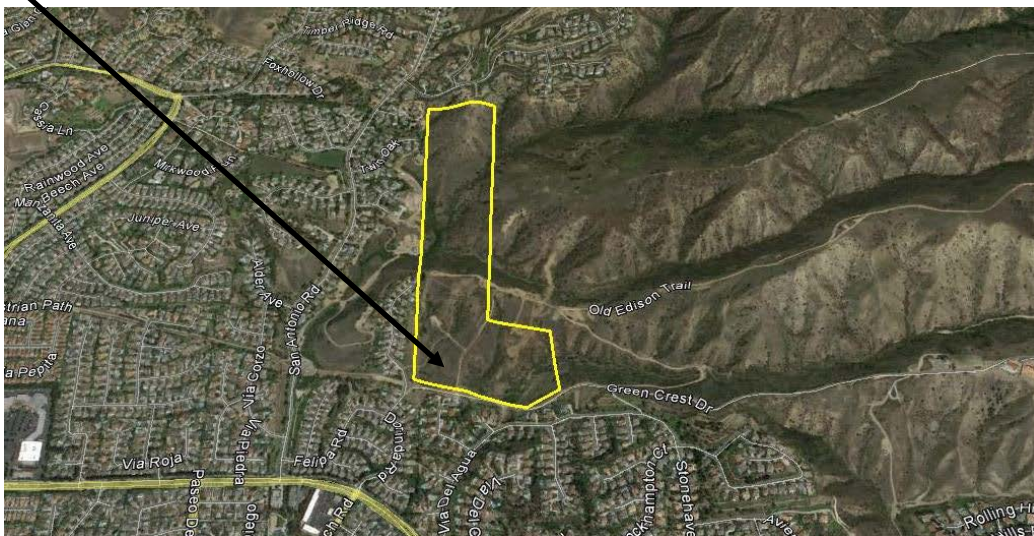
The Board's meeting agenda and project Staff Report and Attachments will be available 72 hours prior to the hearing at: <http://ocgov.com/gov/bos/agenda>

For further information, contact Brian Kurnow at (714) 667-8881 or Brian.Kurnow@ocpw.ocgov.com; or come to the Development Processing Center at the address indicated below.

**OC Development Services
300 N. Flower Street
P.O. Box 4048, Santa Ana, CA 92702-4048**

Project Site

Project Location



Public Hearing Location - County of Orange

