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**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
AND  
NOTICE OF A PUBLIC SCOPING MEETING**

DATE: June 10, 2019  
SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (County EIR No. 632) and  
Public Scoping Meeting  
PROJECT: Via Terracaleta (Planning Application No. PA 19-0010)  
APPLICANT: 2 Via Terracaleta, LLC

**Public Scoping Meeting:** The County will host a public scoping meeting to be held as noted below to provide an update to the project and to solicit comments relative to the content of the information to be analyzed in the Draft Environmental Impact Report (Draft EIR).

Date: June 18, 2019  
Time: 6:30 p.m. to 8:30 p.m.  
Location: Coto de Caza Golf and Racquet Club  
25291 Vista Del Verde  
Coto de Caza CA 92679

Public input regarding the appropriate topics for analysis to be included within the EIR is being sought. In order for your concerns to be incorporated into the Draft EIR, we need to know your views as to the scope and content of the environmental information in connection with the Via Terracaleta Project (Project). Pursuant to CEQA Guidelines Section 15082(b), all comments must be received as soon as possible but ***not later than 30 days after receipt of this notice.*** The comment period for this Notice is June 10, 2019 to July 11, 2019. You may provide your comments at the Scoping Meeting or by submitting them in writing to the address at the bottom of this Notice.

Under CEQA Guidelines Section 15060(d), the County of Orange, as lead agency, has determined that an Draft EIR would be required. Under CEQA Guidelines Section 15063(c)(3), the Initial Study prepared for the Project will assist in focusing the Draft EIR on the effects determined to be significant. Upon completion of the Draft EIR, that document will be made available for public review and comment. There will be public notice regarding its availability at that time. Following the public review period for the Draft EIR, responses to all public and public agency comments received will be prepared and the project will be scheduled for a noticed public hearing before the Orange County Planning Commission.

**Project Location:** The project site is located in the unincorporated community of Coto de Caza in southeast Orange County. Specifically, the project site is located at 2 Via Terracaleta, Coto De Caza, CA, 92679. Refer to the attached location maps.

**Project Description:** The project applicant proposes to subdivide the 16.1-acre site into seven lots to allow the development of six new residential units, and to demolish the existing single-family residence on the site and construct a new replacement residence. The project application includes Tentative Tract Map No. 17306 to subdivide the property into seven lots, including the existing single-family residence that is located on Lot 1.

Via Terracaleta Project  
Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting

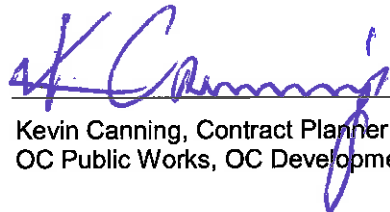
Required utility infrastructure to the six new lots, including a new domestic water line in Via Terracaleta that is parallel to an existing 8-inch water line, the extension of Via Terracaleta from the existing cul-de-sac to the six new proposed lots, a recycled water system, the extension of an existing 8-inch sewer line in Via Terracaleta to serve the project, and the extension of an existing 8-inch storm drain in Via Terracaleta to serve the project. An existing 5.4-acre Resource Preservation Area (RPA) in the northern area of the site and maintained by the CZ Master Homeowners Association would be expanded by an additional 6.4-acres (0.3-acres of additional RPA and 6.1-acres of Scenic Easement Area) for a total of 11.8-acres of permanent open space on the site. The 11.8-acres represents approximately 67% of the site that would be protected by a permanent open space easement. The proposed Via Terracaleta Estates Homeowners (Sub) Association would be responsible for the operation and maintenance of the 11.8-acres of permanent open space. Some of the 11.8-acres would be used for wildland fire management and fuel modification as well as storm water retention and water quality management. No buildings or structure would be allowed in the permanent open space. The streets within the project will be private and maintained by the Via Terracaleta Estates Homeowners (Sub) Association. The project will require approximately 25,200 cubic yards of grading and balanced on-site. All of the residential units will have fire sprinklers. The project is scheduled to begin construction in the first quarter of 2020 and completed by the end of 2021.

The Notice of Preparation with Initial Study PA 19-0001 is available for review on the County's website:

[http://www.ocpublicworks.com/ds/planning/projects/5th\\_district/via\\_terracaleta](http://www.ocpublicworks.com/ds/planning/projects/5th_district/via_terracaleta)

If you have any questions or need additional information, please contact Kevin Canning at (714) 667-8847. Submit written comments to the following email address: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com). The mailing address is OC Public Works, Development Services/Planning, 300 N. Flower Street, Santa Ana, CA 92703.

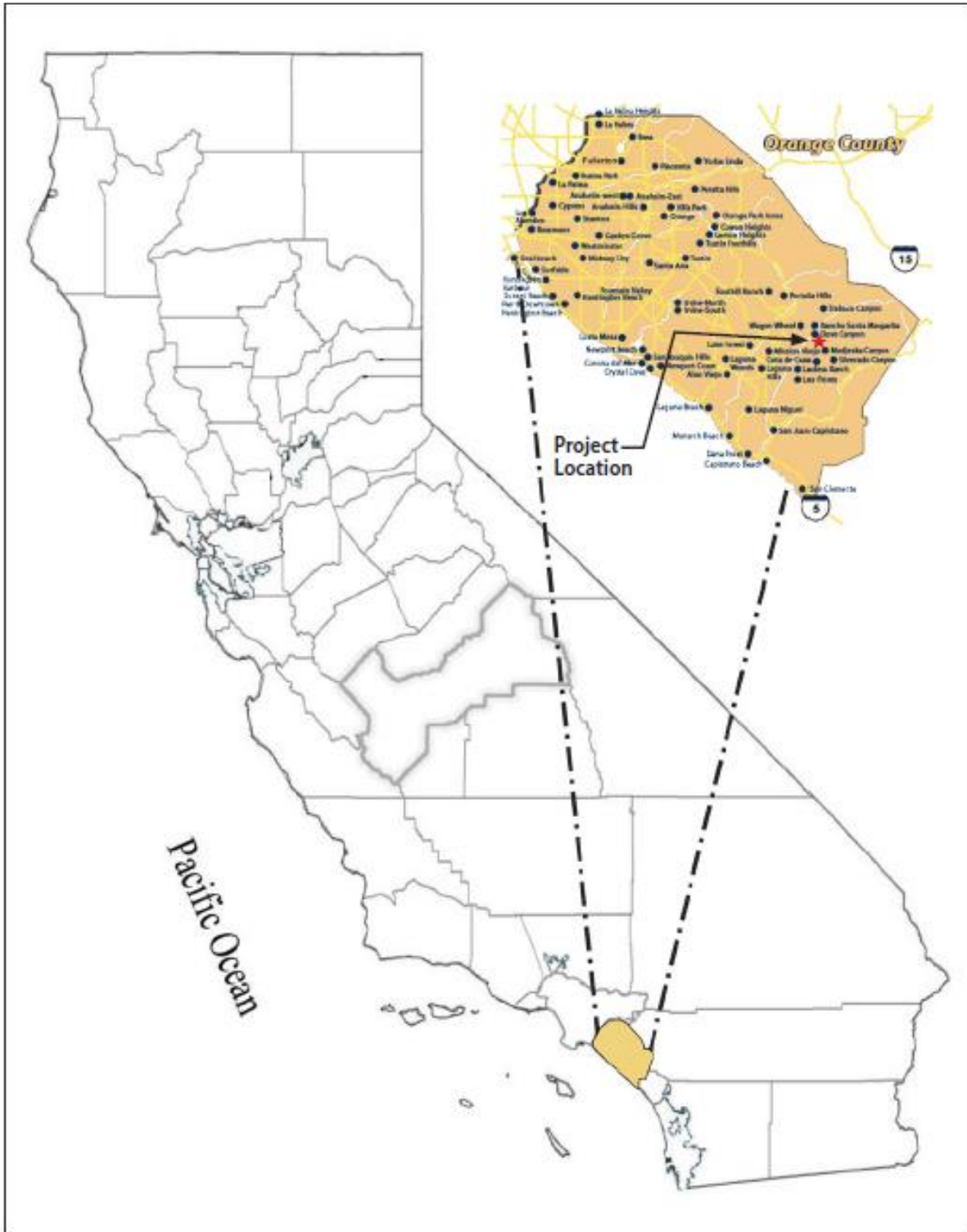
Submitted by: \_\_\_\_\_



Name: Kevin Canning, Contract Planner  
OC Public Works, OC Development Services/Planning

Attachment: Initial Study

Regional Location



Via Terracaleta Project  
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Vicinity Location

