



NOTICE OF PREPARATION AND NOTICE OF SCOPING MEETING

DATE: November 18, 2015
SUBJECT: Notice of Intent to Prepare Draft Environmental Impact Report
PROJECT: Lyon Estate Subdivision (PA150054 and VTTM 17950)
APPLICANT: Mr. Bill H. Lyon

Scoping Meeting: The County will host a public scoping meeting to be held as noted below to provide a description of the project and to solicit comments relative to the content of the information to be analyzed in the EIR.

Date: Monday, December 7, 2015
Time: 6:30 p.m.
Location: Bell Tower Regional Community Center
22242 El Paseo, Rancho Santa Margarita 92688

Public input regarding the appropriate topics for analysis to be included within the Draft Environmental Impact Report is being sought. Pursuant to CEQA Guidelines Section 15082, 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 November 19, 2015 to December 18, 2015. 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 EIR would be required and has completed an Initial Study for the purpose of narrowing issues only. Upon completion of the Draft Environmental Impact Report, the 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 Environmental Impact Report, responses to all public comments received will be prepared and the project will be scheduled for a noticed public hearing before the Planning Commission.

Project Description: The proposed project is the subdivision of a portion of the 138 acre estate property commonly known as the "Lyon Estate" located at 24331 Coto de Caza Drive, Coto de Caza, CA 92679. The project proposes 25 single family home sites on a 64 acre portion of the property.

The project site is located within unincorporated County of Orange in the gated residential community of Coto de Caza. The attached regional and vicinity maps depict the project location and the surrounding area and the attached conceptual site plan depicts the proposed subdivision. The Lyon Estate is composed of three distinct areas referenced herein as the northern, middle, and southern portions. The northern portion of the estate is planted with a citrus orchard. The middle portion of the estate is developed with the Lyon Estate residence, sweeping drive approach, ponds, landscaping and several associated structures. The southern portion of the site is also planted with a citrus orchard. The 64 acre southern citrus orchard portion of the estate (the "project site") is proposed for this development project. The 74 acres within the middle and northern portions will remain unchanged.

The southern portion of the project site is comprised of a citrus orchard with a riparian drainage through the center, oak trees and coastal sage scrub along the southerly boundary. The site generally slopes up to the west from Coto de Caza Drive with a major ridgeline along the western boundary of the entire estate. An existing resource preservation area on the westerly edge of the estate property will remain and

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the proposed project will add additional resource preservation areas along the southern boundary that will connect to the existing preservation area. The combined resource preservation areas will provide a substantial buffer between the westerly ridgeline and the residential lots, thereby ensuring protection of the major community ridgeline. Access to the project site will be directly from Coto de Caza Drive northerly of Fairway Lane and southerly of the existing drive to the Lyon Estate.

The County's General Plan land use designation for the site is 1B Suburban Residential and the Coto de Caza Specific Plan designation is Rural Residential, which allows one dwelling unit per acre. The Lyon Estate is located within Planning Area (PA) 7 of the Specific Plan. The Specific Plan provides land use regulatory guidance for the development of the planned community and allows for a maximum of 6,268 dwelling units. The community is largely built out and all Planning Areas have been subdivided and developed. Approximately 4,900 units have been constructed leaving approximately 1,400 units allowed by the Specific Plan unbuilt. The proposed project includes a transfer of ten dwelling unit allocations from PA 2 to PA 7 to increase the development limit for PA 7 by ten units to accommodate the proposed project.

The Project proposes to subdivide the 64 acre southern portion of the site into three (3) open space lots and twenty-five (25) rural residential estate lots. Lot sizes will range from approximately 2 to 5.7 acres. The project has also been designed to retain as many oak trees and native vegetation as possible through avoidance.

The proposed Project will require approval of the following discretionary actions by the County of Orange:

- Transfer of ten (10) dwelling unit allocations from PA 2 within the Specific Plan to PA 7 through an adjustment of the Statistical Table in a manner consistent with Specific Plan Section 1.4, Permits and Procedures, Item 8.
- A Master Site Development Plan for grading and drainage improvements, backbone infrastructure and utilities, wildfire fuel modification and management plan, and similar master tract improvements as required prior to construction of 25 new single-family residences.
- Vesting Tentative Tract Map No. 17950 to subdivide the 64 acre property into 25 residential lots and three open space lots.

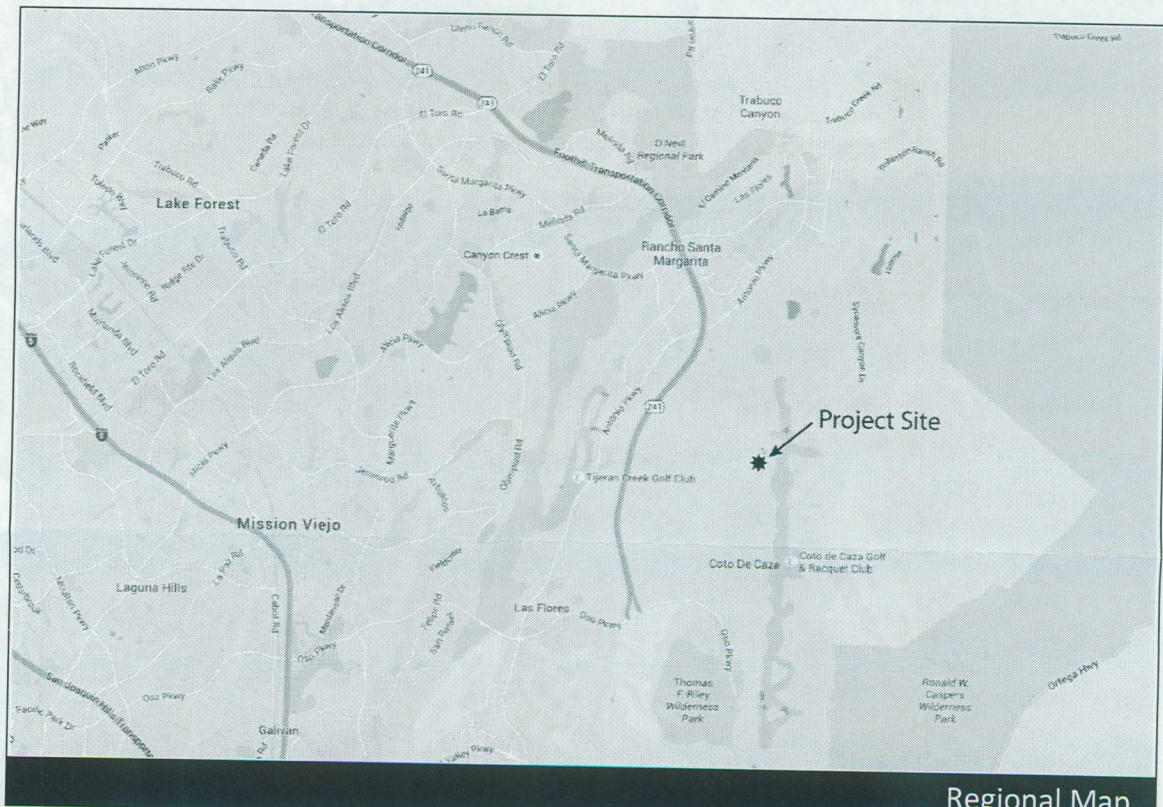
The County of Orange, as the Lead Agency, has determined that an EIR is necessary for the Project identified herein and has elected to proceed directly with the preparation of an EIR (California Environmental Quality Act (CEQA) Guidelines Section 15060(d) and 15063(a)). Potential environmental effects anticipated to be addressed in the EIR include Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Traffic and Transportation and Utilities and Service Systems.

This 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. Interested individuals and groups are invited to comment on the scope of the anticipated EIR. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals. The NOP is available for review on the County's website. Project information will be available at this web address on an on-going basis.
<http://ocplanning.net/planning/land/projects>

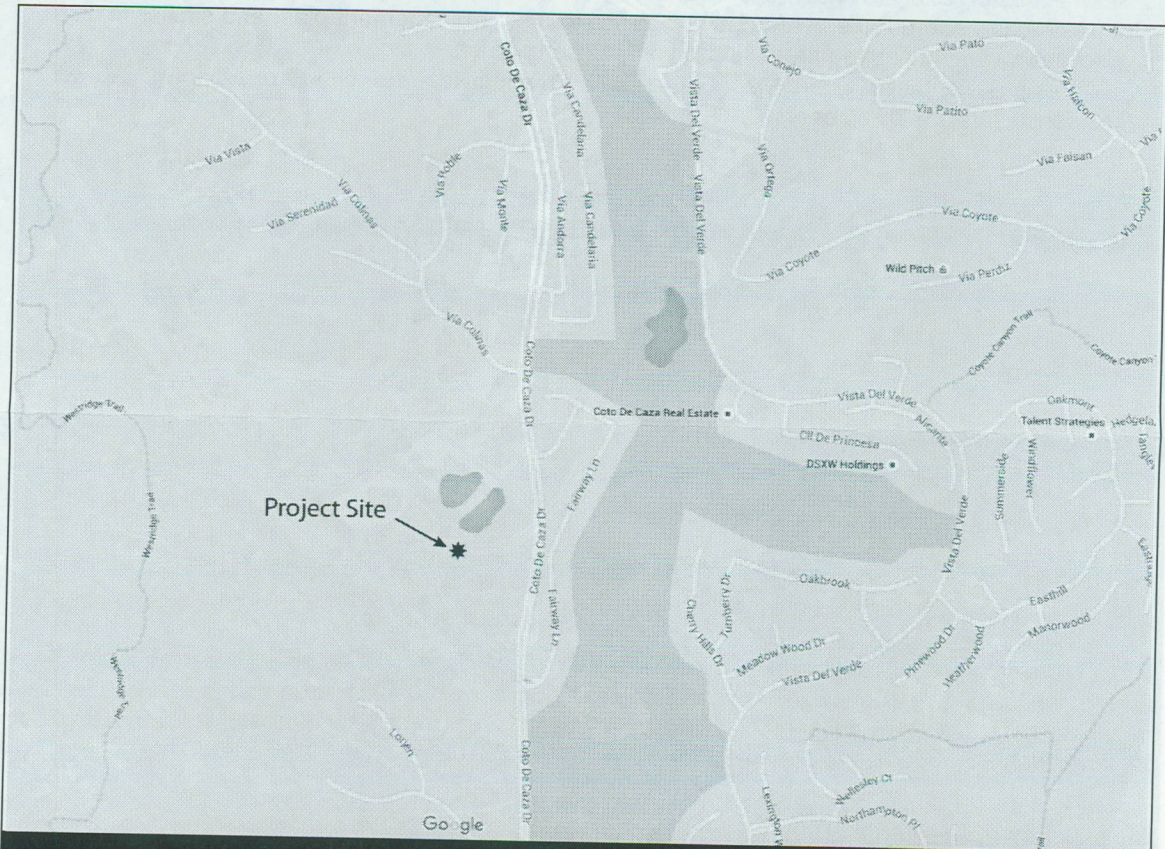
If you have any questions or need additional information, please contact Kevin Canning at (714) 667-8847 or send an email to Kevin.Canning@ocpw.ocgov.com. Submit written comments to the following email address: Kevin.Canning@ocpw.ocgov.com. The mailing address is OC Development Services/Planning, 300 N. Flower Street, Santa Ana, CA 92702-4048.

Submitted by: Kevin Canning

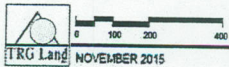
Name: Kevin Canning, Contract Planner
OC Development Services



Regional Map



Vicinity Map



CONCEPTUAL SITE PLAN
COTO DE CAZA, CA