



## NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Yorba Linda will hold a public hearing in the City Council Chambers, 4845 Casa Loma Avenue, Yorba Linda, California, on **Wednesday, May 27, 2020**, at **6:30 p.m.** or as soon as possible thereafter, to consider the following project described below:

### **PUBLIC HEARING RE: CONDITIONAL USE PERMIT 2019-05 AND DESIGN REVIEW 2019-04 – IN-N-OUT BURGER:**

**Location:** The 1.3-acre project site is located within the Town Center Specific Plan and is currently occupied by the Yorba Linda Library. The project site is bounded by Imperial Highway to the South, Olinda Street to the East, and Lemon Drive to the North. (APN: 323-303-01, 02, & 03).

**Description:** The purpose of Conditional Use Permit 2019-05 and Design Review 2019-04 (project) is to redevelop the subject property with a new 3,867 square foot In-N-Out Burger restaurant with a drive-thru window, CEQA STATUS: Mitigated Negative Declaration requested.

DUE TO THE COVID-19 PANDEMIC, and in accordance with Governor Gavin Newsom's Executive Orders N-25-20 and N-29-20, Planning Commission meetings will be accessible to the public via the City's website at <https://www.yorbalindaca.gov/206/Planning-Commission> to promote social distancing during the coronavirus (COVID-19) pandemic. In order to ensure the safety of the public, Planning Commission and staff, in-person public participation at meetings of the Planning Commission will not be allowed during the time period covered by the above-referenced Executive Orders. Instead, members of the public can view it online via the City's website. All interested persons are invited to submit comments in writing via email to the **Administrative Secretary to the Planning Division** at [alaviera@yorbalindaca.gov](mailto:alaviera@yorbalindaca.gov) by 5:00 p.m. on May 27, 2020. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised in written correspondence emailed to the Administrative Secretary prior to the Public Hearing.

THE INITIAL STUDY prepared for the proposed project indicates that there is no substantial evidence that there will be a significant adverse environmental impact associated with this project.

THIS SITE IS PRESENT on the lists enumerated under Section 65962.5 of the California Government Code.

ANY PERSON WHO BELIEVES that a Mitigated Negative Declaration should not be filed with respect to this project should so notify the Yorba Linda Planning Division, and specify, **in writing only via US mail or email**, the reasons for believing the project may have a significant effect on the environment.

THE REVIEW PERIOD for this Negative Declaration during which comments will be received by the Lead Agency (City of Yorba Linda) begins **April 27, 2020** and ends **May 27, 2020**. The proposed Mitigated Negative Declaration, and documents used in its preparation, will be available for public review and comment on the City of Yorba Linda's website at <https://www.yorbalindaca.gov/>. **Comments, via US mail or email, should be directed to the City's Project Manager, Greg Rehmer, Senior Planner, at the below address (US mail) or at [grehmer@yorbalindaca.gov](mailto:grehmer@yorbalindaca.gov).**

FURTHER INFORMATION on this project may be obtained at the Community Development Department's office, 4845 Casa Loma Avenue, Yorba Linda, California 92886, or by calling Greg Rehmer, Senior Planner, at (714) 961-7130.

**OFFICIAL PUBLIC NOTICE**