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# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY PLANNING COMMISSION

**SUBJECT:** Public Hearing on Planning Application PA120037 for a General Plan Amendment, Zone Change, adoption of a Specific Plan, and certification of Second Revised Final Environmental Impact Report 616 (SRFEIR 616).

**PROPOSAL:** OC Development Services/Planning is recommending that the Orange County Planning Commission: 1) consider the adequacy of SRFEIR 616, prepared for the Esperanza Hills Project and revised pursuant to the Supplemental Writ of Mandate issued April 3, 2018 in Protect Our Homes and Hills, et al. v. County of Orange, et al. Case No. 30-2015-00797300, and make a recommendation that the Board of Supervisors certify SRFEIR 616 and adopt the findings, facts in support of findings, statement of overriding considerations and mitigation monitoring and reporting plan for the project; 2) recommend Board approval of a General Plan Amendment from 5 Open Space to 1B Suburban Residential; and, 3) recommend Board approval of a Zone Change from A1 Agricultural and A1-(O) Agricultural with an Oil Production Overlay to S Specific Plan, and adoption of the Esperanza Hills Specific Plan.

The Esperanza Hills project proposes the development of a maximum of 340 single-family dwellings and associated infrastructure on 468.9 acres of vacant land. The Specific Plan proposes a project public access to Stonehaven Drive, with a fire apparatus access roadway to Via Del Agua. The project's components and design have not changed since the Board's May 2017 action on the proposal.

**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 # 351-031-04, 351-031-06, and 326-031-06). The nearest major cross streets are Yorba Linda Boulevard and Via Del Agua/Stonehaven Drive. The project is located within the Third (3rd) Supervisorial District.

**APPLICANT:** Yorba Linda Estates, LLC

**HEARING DATE:** August 22, 2018      **HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

**HEARING LOCATION:** **Hall of Administration (Planning Commission Hearing Room)**  
333 W. Santa Ana Blvd, Santa Ana, CA 92701  
Corner of W. Santa Ana Blvd. & N. Broadway  
See other side of notice 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 or comments be submitted to OC Development Services/Planning a minimum of 24 hours prior to the hearing. Comments received less than 24 hours prior to the hearing may not be distributed in time for Commissioner review. Written comments may be submitted at the hearing, but a minimum of 10 copies should be submitted. 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 project's public hearing(s), or in written correspondence delivered to OC Development Services/Planning.

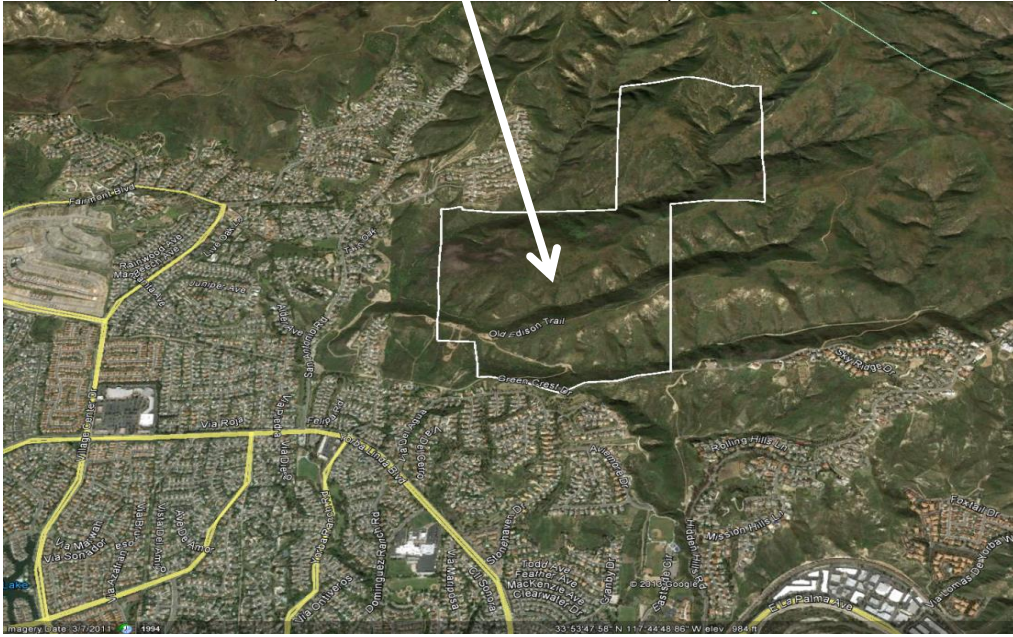
For further information, contact Kevin Canning at (714) 667-8847 or [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below. Project documents may also be accessed at [http://www.ocpublicworks.com/ds/planning/projects/3rd\\_district/esperanza\\_hills\\_\(2018\)](http://www.ocpublicworks.com/ds/planning/projects/3rd_district/esperanza_hills_(2018))

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

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## Project Location



## Parking Map

**Public Hearing Location - County of Orange**  
**Hall of Administration – 333 W. Santa Ana Blvd, Santa Ana 92702**  
**Planning Commission Hearing Room**



## APPEAL PROCEDURE

Because this item is required to be heard by the OC Board of Supervisors, no appeal of a Planning Commission action would be necessary. However, 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 project's public hearing(s), or in written correspondence delivered to OC Development Services / Planning Division.