



County of Orange
OC Planning Services
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PUBLIC NOTICE OF AVAILABILITY (NOA) DRAFT ENVIRONMENTAL IMPACT REPORT

SCH #: 2012121071

Date: December 2, 2013

Project: Esperanza Hills Project (the "Project") - Draft Environmental Impact Report (EIR No. 616)

Project Location: The Project site is located east of San Antonio Road and north of Stonehaven Drive/Via del Agua within unincorporated Orange County and within the City of Yorba Linda Sphere of Influence (APN #s 326-031-006, 351-031-004, 351-031-006). A Vicinity Map is included herein. The nearest cross streets are Yorba Linda Boulevard and Stonehaven/Via Del Agua. The majority of the site is vacant, with the exception of three operational oil wells, water line transmission facilities, electric transmission lines and dirt access roads.

Project Description: The Esperanza Hills Project proposes to construct 340 single-family residential units on 468.9 acres. The project will consist of a gate-guarded community with low density residential and estate lots. Project components will include 13.9 acres of active and passive parks and approximately 7 miles of trails. The trails will include pedestrian, bicycle, and equestrian trails with linkages to permit non-vehicular access to the Chino Hills State Park and the surrounding open space areas. The project will retain approximately 230.8 acres of open space, including 146.9 acres of undisturbed natural open space, and 83.9 acres of landscaping as part of a fuel modification plan. As a private community, a Homeowners' Association will be formed to manage and maintain streets, landscaping, parks, and other amenities.

Fuel modification areas have been identified, and emergency access/evacuation plans and three fire-fighting staging areas have been proposed. Two underground water reservoirs would be constructed on the site which would be capable of providing gravity flow to on-site hydrants. Proposed on- and off-site redundant water supply is designed for residential and emergency use. Water runoff and water quality treatment measures will be included in the project including the use of bio-retention basins.

Four access options were analyzed in the DEIR. Option 1 would provide a primary connection going south to Stonehaven Drive. Option 2 would provide a primary connection going west from the Project to Aspen Way, connecting to San Antonio Road. A separate emergency ingress/egress would also be provided under both Option 1 and 2. Additional access options have been provided in Project Alternatives as Option 2A and Option 2B.

The current General Plan Land Use designation for the property is Open Space (5) and the Zoning is A1 General Agriculture and A1 (O) General Agriculture/Oil Production. The proposed project would change the General Plan Land Use designation from Open Space (5) to Suburban Residential (1B) to allow for residential development. In addition to the General Plan Amendment (GPA), a Specific Plan (SP) is proposed to replace the existing A1 (General Agriculture) and A1(O) (General Agriculture/Oil Production) zoning designations to regulate and guide development of the property. A Specific Plan (SP) for Esperanza Hills will include detailed development regulations, and design guidelines and will serve as the policy and regulatory document for future development. A Vesting Tentative Tract Map (VTTM 17522) has been prepared.

NOA Purpose: The purpose of this NOA is to inform local residents, responsible agencies, institutions, and other interested parties that the Draft EIR is available for review and comment during the 60-day Public Comment Period (December 4, 2013 through February 3, 2014). Written comments regarding the Draft EIR must be submitted no later than 5:00PM on Monday, February 3, 2014 to Kevin Canning, Contract Planner, OC Public Works/OC Planning, 300 N. Flower. P.O. Box 4048, Santa Ana, California 92702-4048 or via email at: Kevin.Canning@ocpw.ocgov.com.

Significant Environmental Impacts: Based on the analysis contained in the Draft EIR, the Project will result in significant and unavoidable environmental impacts in the areas of greenhouse gas emissions and noise. All remaining potential environmental impacts are insignificant or can be mitigated to a level that is less than significant.

Information Repositories: The Draft EIR is available for review at the following locations:

- OC Planning Services website - https://cms.ocgov.com/gov/pw/cd/planning/land/projects/esperanza_hills.asp
http://cms.ocgov.com/gov/pw/cd/planning/land/projects/esperanza_hills.asp
- OC Planning Services - 300 N. Flower Street, First Floor, Santa Ana, CA 92702;
- City of Yorba Linda - 4845 Casa Loma Avenue, Yorba Linda, CA 92885;
- Yorba Linda Public Library - 18181 Imperial Highway, Yorba Linda, CA 92886; and
- East Anaheim Library - 8201 E. Santa Ana Canyon Road, Anaheim Hills, CA 92808.

How Do I Participate? Submit written comments by February 3, 2014 to: OC Planning, Attn: Kevin Canning, 300 N. Flower St., Santa Ana, California 92702-4048, Re: Esperanza Hills Project or via email to Kevin Canning at: Kevin.Canning@ocpw.ocgov.com. For additional information, please contact Mr. Canning at: (714) 667-8847.

