



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY BOARD OF SUPERVISORS

PROPOSAL: The Esperanza Hills Project (PA120037) proposes a General Plan Amendment from 5 Open Space to 1B Suburban Residential and 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 in order to develop the property. The Project proposal is to construct a 340 unit gated community with large lot, low density residential neighborhoods on approximately 469 acres with an overall density of 0.73 dwelling units per acre. Once developed, approximately 62 percent of the project site will be open space, parks and landscaped areas.

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. The project is located within the Third (3rd) Supervisorial District.

APPLICANT: Yorba Linda Estates, LLC

PLANNING COMMISSION ACTION: On January 14, 2015, the Planning Commission recommended that the Board of Supervisors certify FEIR No. 661 and approve PA120037 subject to Findings and Conditions of Approval.

ENVIRONMENTAL DOCUMENTATION: Final EIR No. 661 has been prepared for the project and will need to be certified by the Approving Authority (Board of Supervisors).

HEARING DATE: March 10, 2015 **HEARING TIME:** 9:30 a.m. (Or as soon as possible thereafter)

HEARING LOCATION: **Board of Supervisors Hearing Room,**
10 Civic Center Plaza, Santa Ana, CA 92701.
Corner of W. Santa Ana Blvd. & N. Broadway, Santa Ana, CA. See other side for hearing location map.

INVITATION TO BE HEARD:

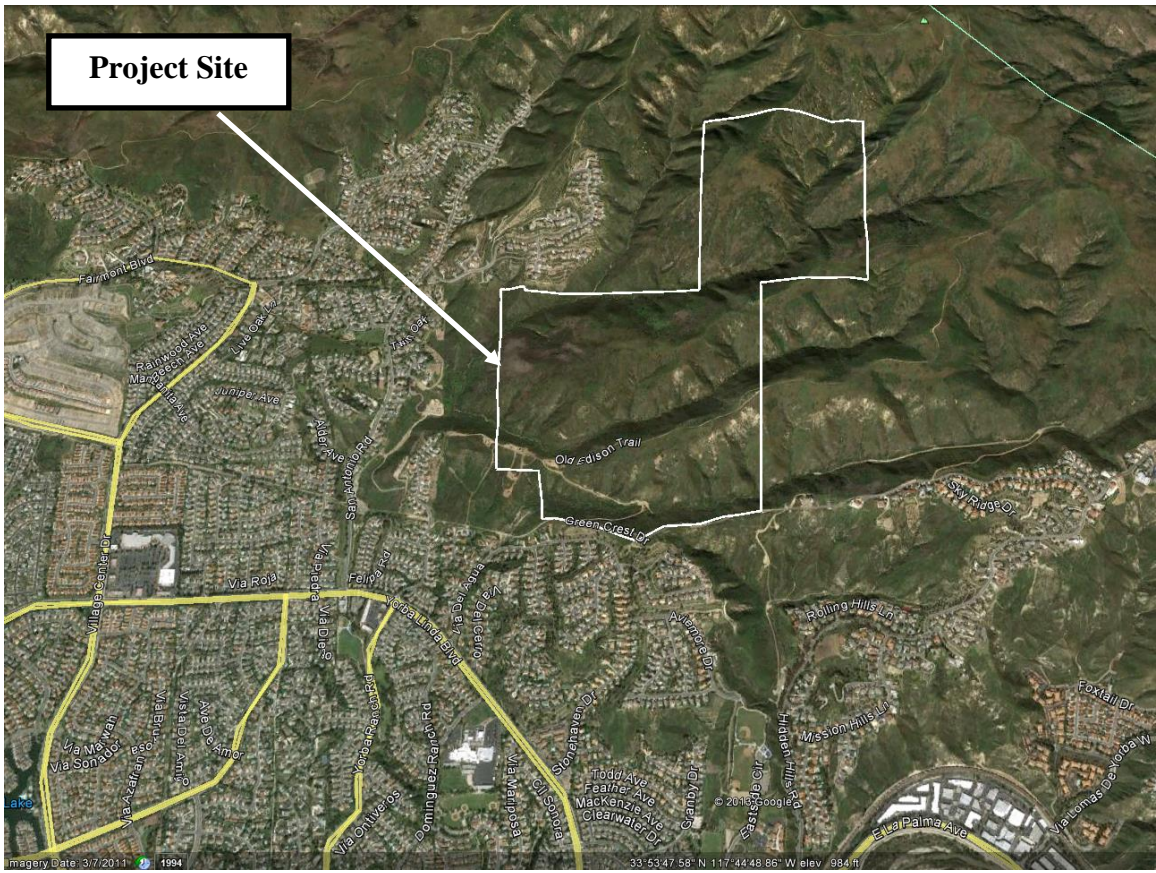
The applicant and all persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to OC Development Services/Planning prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to OC Development Services/Planning.

The Environmental Impact Report on for the project and the text of the proposed plan amendments are available online at: http://cms.ocgov.com/gov/pw/cd/planning/land/projects/esperanza_hills.asp

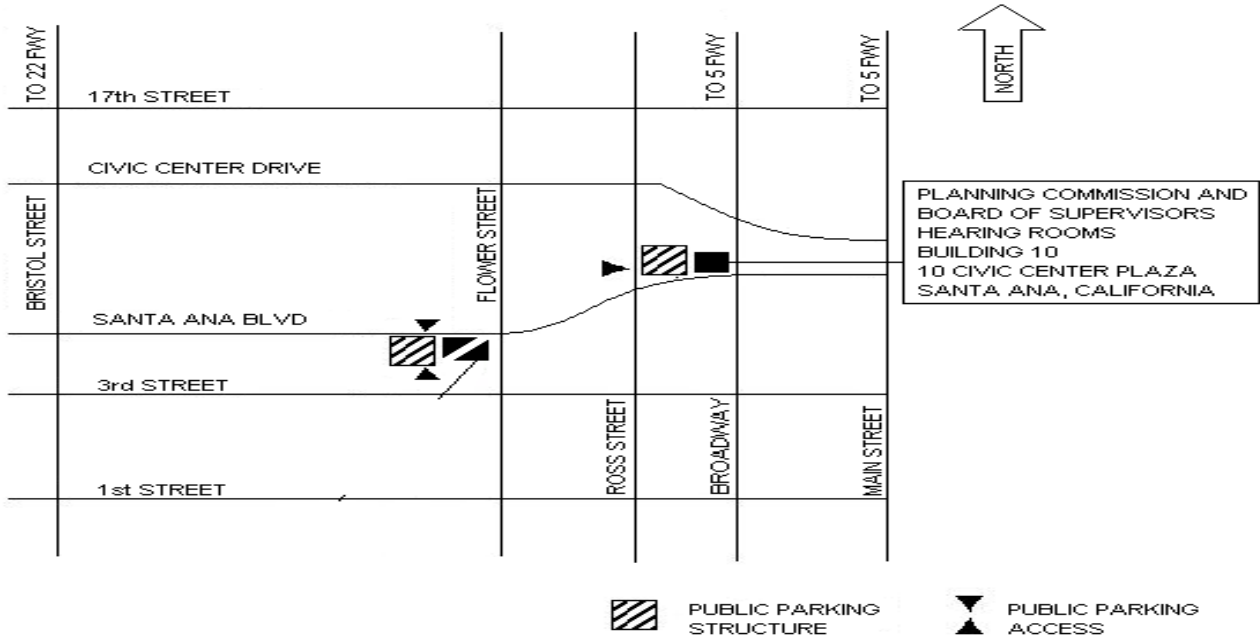
The Board's meeting agenda and project Staff Report and Attachments will be available 72 hours prior to the hearing at: <http://ocgov.com/gov/bos/agenda>

For further information, contact Kevin Canning at (714) 667-8847 or Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

Project Location



Public Hearing Location - County of Orange



MAP NOT TO SCALE