



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY BOARD OF SUPERVISORS

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**SUBJECT:** APPROVAL OF BOARD RESOLUTIONS CERTIFYING REVISED FINAL EIR 616, APPROVING GENERAL PLAN AMENDMENT LUE 16-01, AND APPROVING VESTING TENTATIVE TRACT MAP 17522, AND ADOPTION OF AN UNCODIFIED ORDINANCE OF THE COUNTY OF ORANGE REZONING CERTAIN LAND FROM THE A-1 GENERAL AGRICULTURAL AND A1(0) GENERAL AGRICULTURE/OIL PRODUCTION DISTRICTS TO THE S 'SPECIFIC PLAN' DISTRICT, AND ADOPTION OF THE ESPERANZA HILLS SPECIFIC PLAN.

**PROPOSAL:** 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 the adoption of the Esperanza Hills Specific Plan in order to develop the property, and proposed Vesting Tentative Tract Map (VTTM) 17522 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.

**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 (3<sup>rd</sup>) Supervisorial District.

**APPLICANT:** Yorba Linda Estates, LLC

**PREVIOUS ACTIONS:** On March 22, 2017, the Planning Commission recommended that the Board of Supervisors certify Revised Final EIR 616 and approve General Plan Amendment 16-01 and Zone Change 16-05. The Commission further recommended that the Esperanza Hills Specific Plan be revised to include a second full-time public access and to include a requirement for a pre-annexation agreement.

**ENVIRONMENTAL DOCUMENTATION:** Revised Final EIR 616 has been recommended for certification.

**HEARING DATE:** May 9, 2017

**HEARING TIME:** 1:30 p.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 [response@ocgov.com](mailto:response@ocgov.com) and 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.

The Planning Commission Reports and attachments for the project, the text of the proposed Specific Plan, all project documents and a copy of Vesting Tentative Tract Map 17522 are available online at:

[http://ocplanning.net/planning/projects/esperanza\\_hills](http://ocplanning.net/planning/projects/esperanza_hills)

The Board's meeting agenda and project Staff Report and Attachments will be available 2 weeks prior to the hearing at: <http://ocgov.com/gov/bos/agenda>

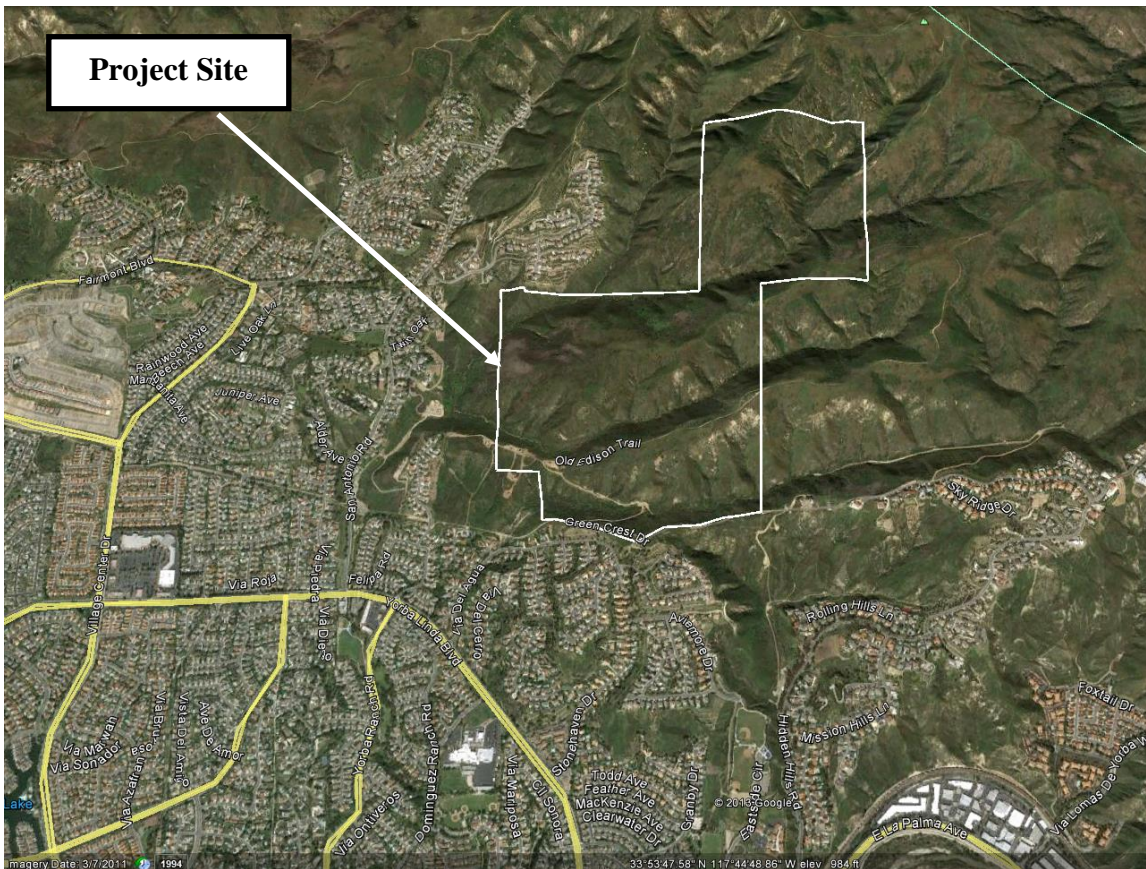
For further information, contact Kevin Canning at (714) 667-8847 or [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

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

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## Project Location



## Public Hearing Location - County of Orange

**SUBJECT TO FULL AND PARTIAL CLOSURES IN 2017**

