



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

SCH #: 2012121071

Date: December 5, 2014

Project: Esperanza Hills Project (the "Project") - Final 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 approximately 12.8 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 129 acres of natural open space, and approximately 126 acres of landscaping and irrigated slopes 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.

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 Final EIR is available for review at OC Public Works/OC Planning, 300 N. Flower. P.O. Box 4048, Santa Ana, California 92702-4048 or on the County website via the link below.

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, noise (with access Option 2 only) and traffic. All remaining potential environmental impacts are insignificant or can be mitigated to a level that is less than significant.

Information Repositories: The Final EIR prepared for the Project includes responses to all comments received on the Draft EIR including letters and emails. The Draft EIR was made available to various public agencies, citizen groups, and interested individuals for a 60-day public review period from December 4, 2013 through February 3, 2014. A complete list of all persons and agencies commenting on the Draft EIR is included in the Final EIR. The Responses to Comments, Chapter 3, includes corrections and additions to Draft EIR. A Mitigation Monitoring and Reporting Program (MMRP) is included as part of the Final EIR. The Final EIR, which includes the Draft EIR and the Responses to Comments containing all comments received during the public review period with responses to significant environmental points raised, 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
- OC Planning Services - 300 N. Flower Street, First Floor, Santa Ana, CA 92702;

