



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY BOARD OF SUPERVISORS

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 (3rd) Supervisorial District.

APPLICANT: Yorba Linda Estates, LLC

PREVIOUS ACTIONS: On November 9, 2016, the Planning Commission recommended that the Board of Supervisors certify Revised FEIR No. 616 and approve PA120037 subject to Findings and Conditions of Approval. On November 16, 2016, the Subdivision Committee recommended the approval of VTTM 17522 subject to Findings and Conditions of Approval.

ENVIRONMENTAL DOCUMENTATION: Revised Final EIR No. 616 has been recommended for certification for the project.

HEARING DATE: December 13, 2016 **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 Planning Commission and Subdivision Committee Reports and attachments for the project, the text of the proposed Specific Plan and a copy of Vesting Tentative Tract Map 17522 are available online at:

http://ocplanning.net/planning/projects/esperanza_hills

