



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY PLANNING COMMISSION

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**SUBJECT:** Public Hearing on Planning Application PA120037 for a General Plan Amendment, Zone Change, adoption of a Specific Plan, and certification of Revised Final Environmental Impact Report 616 (RFEIR 616).

**PROPOSAL:** OC Development Services/Planning is recommending that the Orange County Planning Commission: 1) consider the adequacy of RFEIR 616, prepared for the Esperanza Hills Project and revised to update the greenhouse gas (GHG) mitigation measures pursuant to a trial court decision in *Protect Our Homes and Hills, et al. v. County of Orange, et al.* Case No. 30-2015-00797300 and make a recommendation that the Board of Supervisors certify RFEIR 616 and adopt the findings, facts in support of findings, statement of overriding considerations and mitigation monitoring and reporting plan for the project; 2) recommend Board approval of a General Plan Amendment from 5 Open Space to 1B Suburban Residential; and, 3) recommend Board approval of 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.

The Esperanza Hills project proposes the development of a maximum of 340 single-family dwellings and associated infrastructure on 468.9 acres of vacant land. The Specific Plan proposes a project public access to Stonehaven Drive, with a fire apparatus access roadway to Via Del Agua.

**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/Stonehaven Drive. The project is located within the Third (3rd) Supervisorial District.

**APPLICANT:** Yorba Linda Estates, LLC

**HEARING DATE:** March 22, 2017                      **HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

**HEARING LOCATION:** **Hall of Administration (Planning Commission Hearing Room)**  
333 W. Santa Ana Blvd, Santa Ana, CA 92701  
Corner of W. Santa Ana Blvd. & N. Broadway  
See other side of notice 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.

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. Project documents may also be accessed at [http://ocplanning.net/planning/projects/esperanza\\_hills](http://ocplanning.net/planning/projects/esperanza_hills)

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

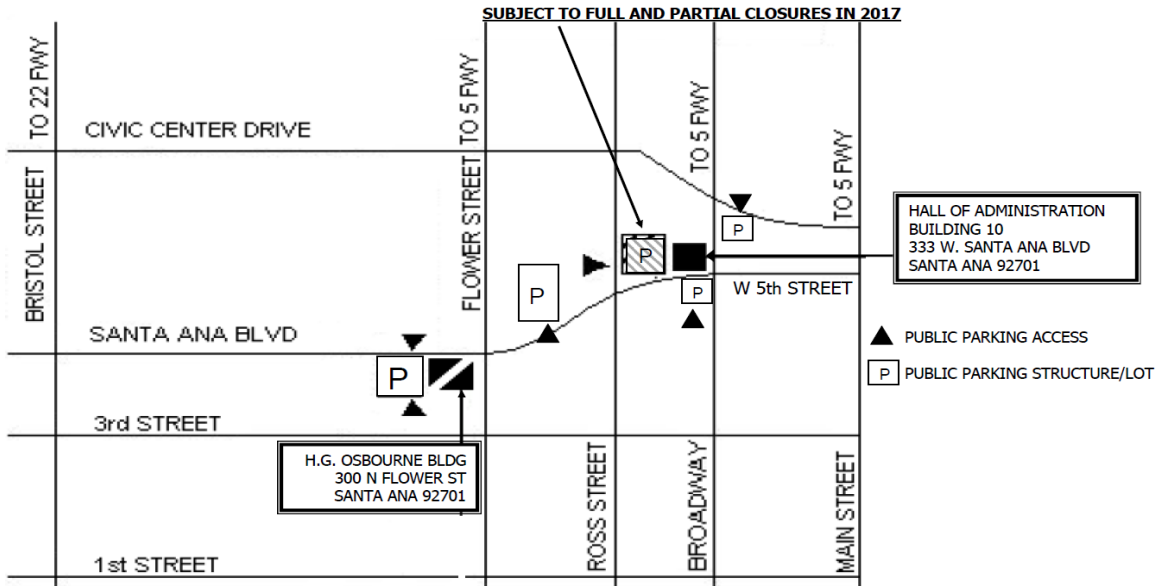
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# Project Location



## Public Hearing Location - County of Orange



### APPEAL PROCEDURE:

Any interested person may appeal the decision of the Planning Commission on this permit to the OC Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. 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 report, or in written correspondence delivered to OC Development Services / Planning Division.