



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

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 (Revised FEIR 616).

PROPOSAL: OC Development Services/Planning is recommending that the Orange County Planning Commission: 1) consider the adequacy of Revised FEIR 616, prepared for the Esperanza Hills Project and revised to update the greenhouse gas (GHG) analysis and 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 Revised Final EIR 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, previously approved by the Board on June 2, 2015, is being reviewed by the Planning Commission prior to being reconsidered by the Board in light of the decision in *Protect Our Homes and Hills, et al. v. County of Orange, et al.* Case No. 30-2015-00797300. The project is consistent with the prior proposal in that it proposes the development of a maximum of 340 single-family dwellings and associated infrastructure on 468.9 acres of vacant land. However, the Specific Plan would revise the previously approved project public access to Stonehaven Drive (utilizing a bridge across Blue Mud Canyon), include an emergency-only access to Via Del Agua and extend the emergency access roadway further into the development area of the project.

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

HEARING DATE: October 26, 2016

HEARING TIME: 1:30 p.m. (Or as soon as possible thereafter)

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

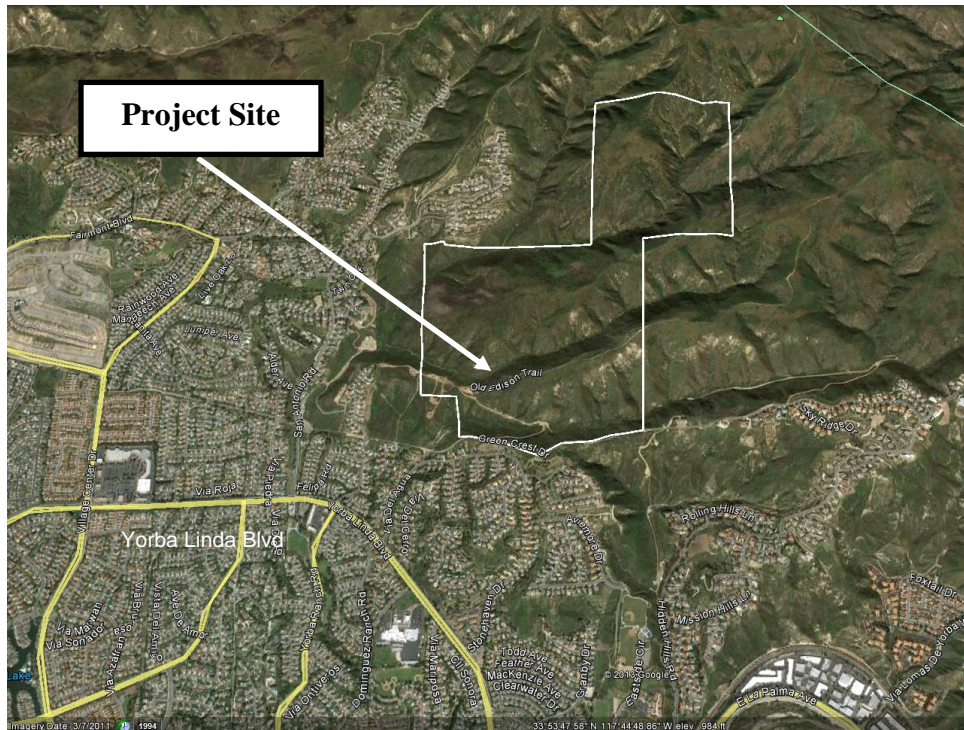
INVITATION TO BE HEARD:

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 Planning/OC Communities 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 Service/Planning.

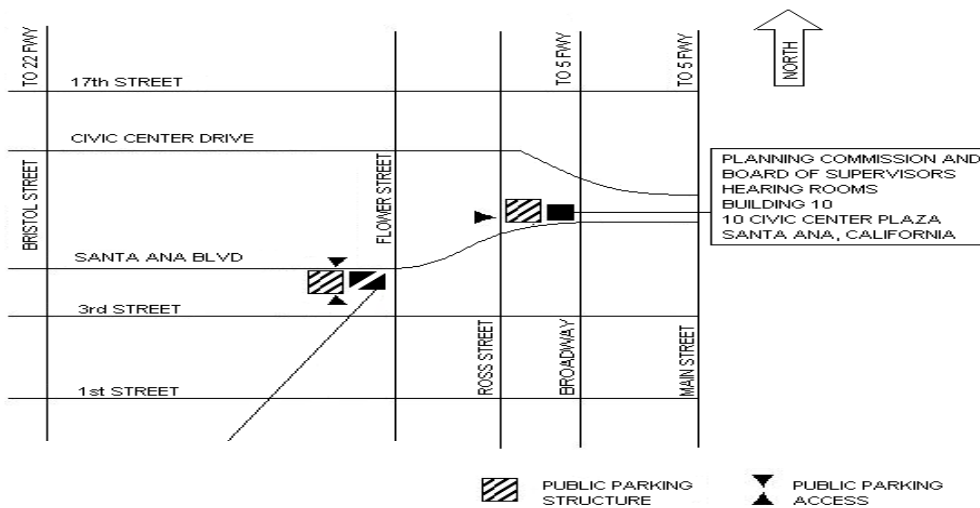
For further information, contact Kevin Canning at (714) 667-8847 or Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below. Project documents may also be accessed at http://ocplanning.net/planning/projects/esperanza_hills

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

Project Location



Public Hearing Location - County of Orange



MAP NOT TO SCALE