



# 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 a Final Environmental Impact Report 616.

**PROPOSAL:** The Esperanza Hills Project proposes 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 adoption of the Esperanza Hills Specific Plan in order to develop a maximum of 340 single-family dwellings and associated infrastructure on 468.9 acres of vacant land. The Project will be developed with the following acreages: (1) maximum of 114 acres for useable residential pad area, (2) minimum of 129 acres as natural open space, (3) minimum of 12.8 acres with landscaped parks/detention basins, and (4) minimum of 126 acres for landscaped and irrigated slopes. The remainder of the site acreage will be developed with streets, sidewalks, water reservoirs, and associated uses.

**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

**HEARING DATE:** December 17, 2014

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

**HEARING LOCATION:** **Planning Commission 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.

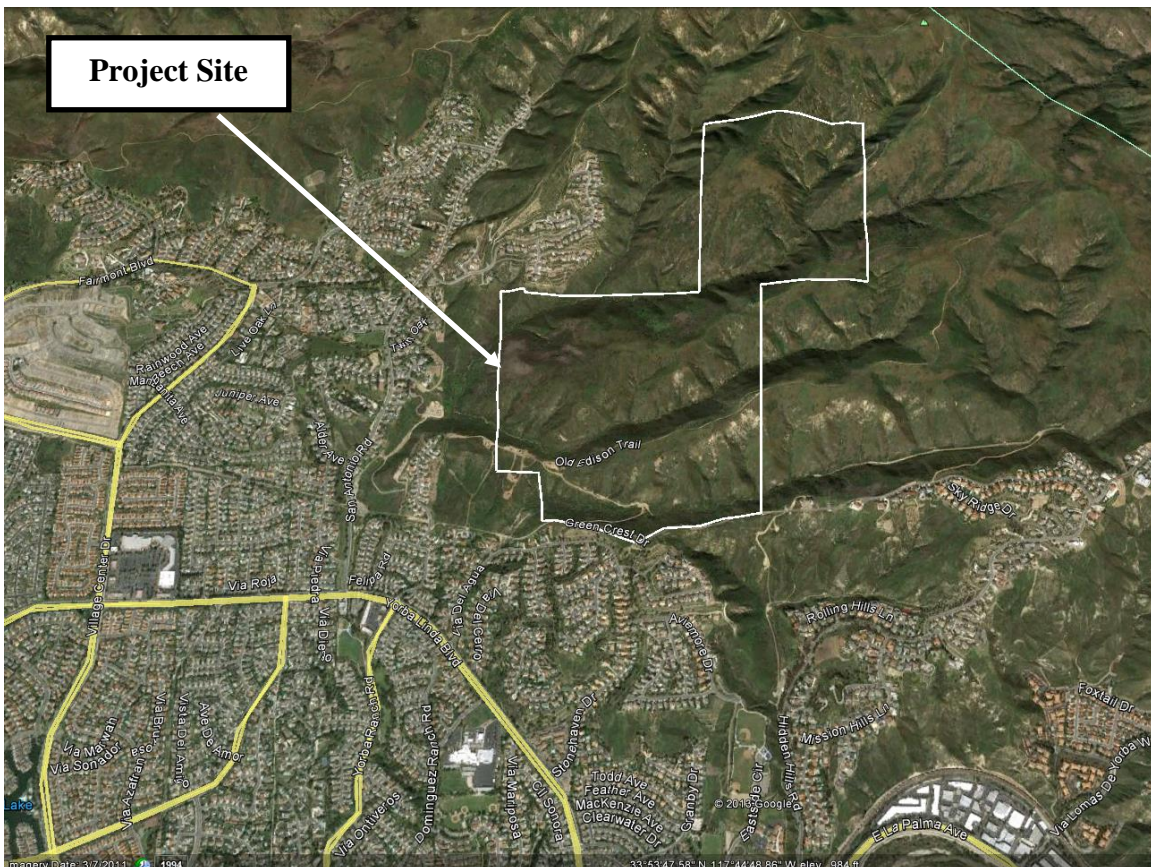
**INVITATION TO BE HEARD:**

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.

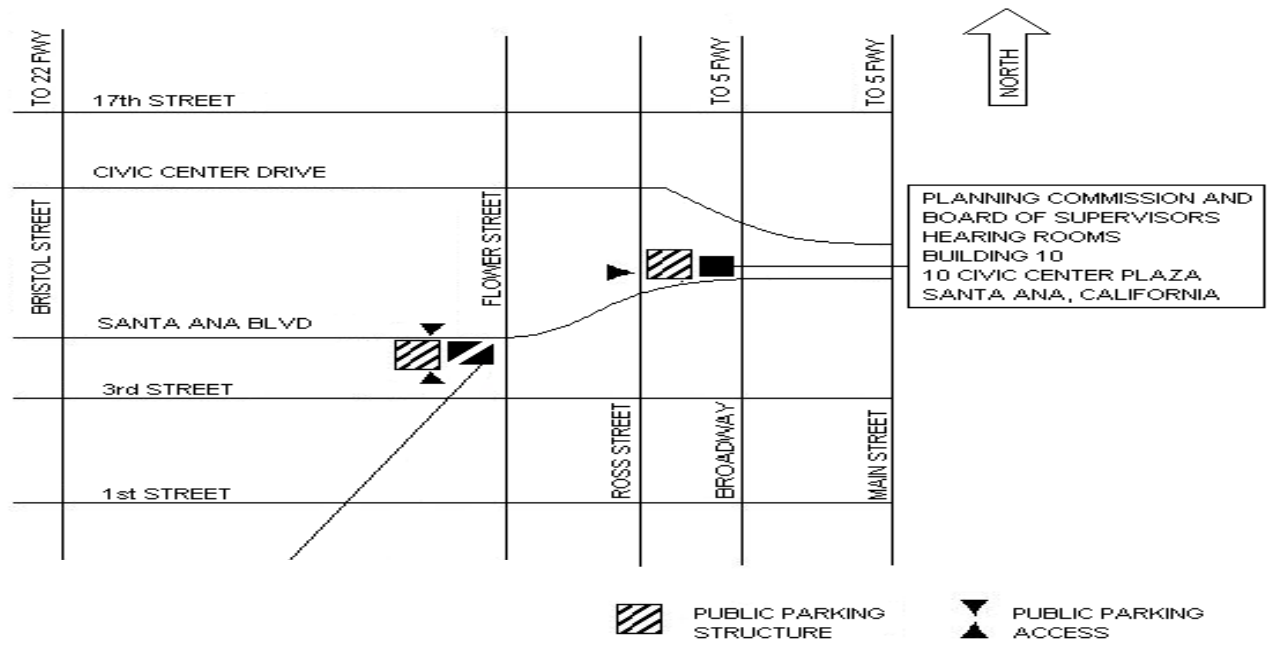
For further information, contact Kevin Canning at (714) 667-8847 or [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

**OC Development Services**  
**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