



**POSTED**  
**JUN 03 2015**

**HUGH NGUYEN, CLERK-RECORDER**  
**DEPUTY**

**COUNTY OF ORANGE**  
OC Public Works/OC Development Services  
200 North Flower Street  
Santa Ana, CA 92703

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



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**Notice Of Determination**

**TO:** Office of Planning and Research  
1400 Tenth St., Room, 121  
Sacramento, CA 95814

County Clerk, County of Orange  
12 Civic Center Plaza  
Santa Ana, CA 92701-0238

**FROM:** County of Orange  
Laree Brommer, OC Public Works/OC Development Services

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**SUBJECT:** Filing of Notice of Determination Pursuant to §21152 of the Public Resources Code and §15075 of the CEQA Guidelines.

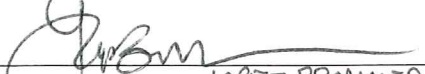
<b>Project Title:</b> Esperanza Hills - Project No PA120037	<b>Type of Document:</b> Final Environmental Impact Report #616
<b>State Clearinghouse Number (if submitted to State Clearinghouse):</b> SCH #2012121071	
<b>Lead Agency:</b> County of Orange	<b>Contact Person:</b> Kevin Canning <b>Telephone:</b> (714) 667-8847
<b>Project Applicant:</b> Yorba Linda Estates, LLC 7114 E. STETSON DR., STE. 350 SCOTTSDALE, AZ 85251	<b>Contact Person:</b> Doug Wymore <b>Telephone:</b> (602) 738-8181
<b>Project Location:</b> East of San Antonio Road and north of Stonehaven Drive within unincorporated Orange County, within the City of Yorba Linda Sphere of Influence (see Exhibit 1 attached hereto) and adjacent to Chino Hills State Park on the north and east.	
<b>Project Description:</b> Final EIR #616 analyzed a proposal by the Project Applicant for the development of a residential community of a maximum of 340 single family homes including two estate lots on 469 acres on an undeveloped site located within the unincorporated area of Orange County. Final EIR #616 analysis included the construction of a gated community with large lot, low-density residential neighborhoods at an overall density of 0.73 dwelling units per acre. Once developed, approximately 62 percent of the project site will be open space, parks, and landscape areas. The project would also include at least 12 acres of active and passive parks, 7 miles of trails (pedestrian, bicycle and equestrian) with linkages to existing trails and open space areas, two underground water reservoirs, fuel modification areas, and limited continued oil production. The residential areas will have an average lot size of 18,553 sq. ft. Two estate lots in Planning Area 2 are custom sites 21.78 acres and 2.08 acres in size. The proposed Project is designed to cluster residential pads to maximize open space preservation and preserve the natural ridgelines and topography to the greatest degree possible, including all major ridgelines bordering Chino Hills State Park. The construction operations are anticipated to require grading of approximately 15 to 16 million cubic yards, which will balance on site. Alternate access configurations have been advanced and can be approved through conditions contained within the proposed Esperanza Hills Specific Plan.	
The Project proposes a General Plan Amendment from 5 Open Space to 1B Suburban Residential, 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.	

Notice is hereby given that the County of Orange Board of Supervisors has made the following determination on the above-described project:

1. The FEIR was certified by the Orange County Board of Supervisors on March 10, 2015. On June 2, 2015, the Board of Supervisors approved the Project General Plan Amendment, Zone Change and Specific Plan.
2. The project will have a significant effect on the environment.  
 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

[ ] An Initial Study and Addendum to a previously certified EIR was prepared for this project pursuant to CEQA §15164.


- 3. Mitigation measures were made a condition of the approval of the EIR.
- 4. A Statement of Overriding Considerations was adopted for the EIR.
- 5. Findings were made pursuant to the provisions of CEQA.
- 6. A copy of the certified FEIR and the record of the FEIR certification is on file and may be examined at the County of Orange, Planning and Development Services Department, 300 N. Flower Street, Santa Ana CA (714) 667-8845.

Signature:   
LAREE BROMMER  
Title: Planning Manager

Date: 6/2/15

Date Received For Filing at OPR: \_\_\_\_\_

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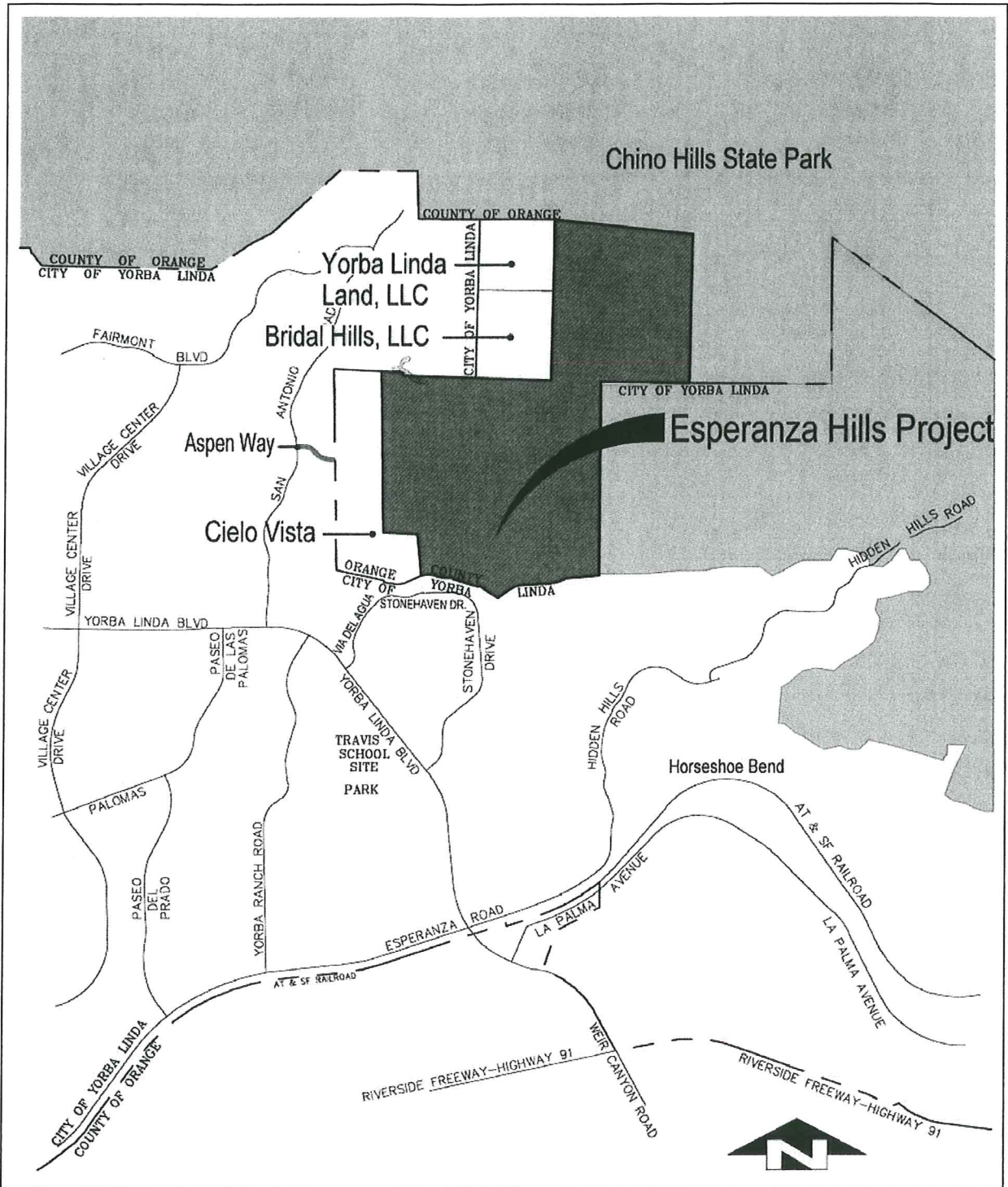


Exhibit 1 - Vicinity Map

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