



County of Orange

NOTICE OF DETERMINATION

TO: County Clerk-Recorder, County of Orange

FROM: OC Public Works, Development Services/Planning,
601 North Ross Street, Santa Ana, CA 92701

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code and Section 15094 of the State CEQA Guidelines

Project Title: Esperanza Hills - PA120037 and VTTM 17522	Type of Document: Amended Second Revised Final Environmental Impact Report No. 616
State Clearinghouse Number: 2012121071	Previously certified or adopted? If yes, provide document number and certification date: <ul style="list-style-type: none">• Second Revised Final EIR 616 certified by the Orange County Board of Supervisors on September 25, 2018, Resolution No. 18-104
Contact Person: Kevin Canning	Telephone: (714) 667-8847
Applicant: Yorba Linda Estates, LLC Douglas G. Wymore	Address: 7114 E. Stetson Dr., Ste. 350 Scottsdale, AZ 85251 Telephone: (602) 738-8181
Project Location: The Project is located within the unincorporated area of Orange County north of the SR-91 freeway off Yorba Linda Boulevard, bordered on the north and east by Chino Hills State Park, east and north of the Cielo Vista project, and adjacent to an existing residential development located in the City of Yorba Linda. (APN: 351-031-04, 351-031-06, and 326-031-06)	



County of Orange

NOTICE OF DETERMINATION

Project Description: The Project approved on September 25, 2018, proposed 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. The project proposes construction of a gated community with large lot, low-density residential neighborhoods at an overall density of 0.73 dwelling units per acre.

The County modified the Second Revised Final EIR by doing the following:

- Revising Table 5-6-10 (GHG Emissions Reductions from Project-Specific Measures) to determine that it was feasible to require each residence in the Project be equipped with a PV system as required in 2019 Title 24, California Code of Regulations (CCR), Part 6 Section 150.1(c)(14) with annual electric output equal to or greater than the dwelling's annual electric usage as determined by Equation 150.1-C
- Revising Table 5-6-11 to show that California Air Pollution Control Officers Association (CAPCOA) MM Measure AE-2 would be adopted to require each residence to be equipped with a PV system as required in 2019 Title 24, CCR, Part 6 Section 150.1(c)(14) with annual electric output equal to or greater than the dwelling's annual electric usage as determined by Equation 150.1-C;
- Amending Mitigation Measure GHG-23 to provide that, prior to issuance of residential building permits, the County of Orange shall ensure that all homes will be equipped with a PV system meeting the requirements of 2019 Title 24, CCR, Part 6 Section 150.1(c)(14) with annual electric output equal to or greater than the dwelling's annual electric usage as determined by Equation 150.1-C, which shall be required as a condition by performance specification on permitted construction documents and verified for Certificate of Occupancy
- Adding Appendix W, a letter from a registered engineer with corresponding attachments that analyze the effects of requiring each residence in the Project to have solar PV panels on the roof pursuant to the formula set forth in the 2019 California Building Energy Efficiency Standards, which results in the solar PV systems supplying annual electric output equal to or greater than the dwelling's annual electric usage

On August 27, 2019, the Orange County Board of Supervisors took the following actions:

- Certification of Amended Second Revised Final Environmental Impact Report No. 616 for the Esperanza Hills Development Project, which was revised in compliance with the Modified Writ of Mandate issued in *Protect Our Homes and Hills, et al. v. County of Orange, et al.* Case No. 30-2015-00797300
- Adoption of Modified Findings and Facts and Statement of Overriding Considerations for the Amended Second Revised Final Environmental Impact Report No. 616 for the Esperanza Hills Development Project
- Adoption of the Revised Mitigation Monitoring Program for the Amended Second Revised Final Environmental Impact Report No. 616;
- Finding that the Amended Second Revised Final Environmental Impact Report No. 616 satisfies the requirements of CEQA

Notice is hereby given that the **County of Orange Public Works, Development Services/Planning Section** as lead agency, has made the following determination on the above-described project:

1. The Amended Second Revised FEIR No. 616 was certified by the County of Orange Board of Supervisors on August 27, 2019.
2. The project in its approved form 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 Amended Second Revised FEIR.
4. A Mitigation Monitoring and Reporting Program was prepared as part of the Amended Second Revised FEIR.
5. A Statement of Overriding Considerations was adopted for the Amended Second Revised FEIR.



County of Orange

NOTICE OF DETERMINATION

- Findings were made pursuant to the provisions of State CEQA Guidelines (Statement of Facts and Findings).
- A copy of the Amended Second Revised FEIR No. 616 and the administrative record of the Esperanza Hills PA120037 approval is on file and may be examined at:

County of Orange, OC Public Works, Development Services/Planning,
601 N. Ross Street,
Santa Ana CA 92701
(714) 667-8847

Date: 9/11/19

Signature: K. Cannon

Fish & Game Fee Finding:

Previously paid for Revised Final EIR No. 616
Copy of receipt attached

Title: Project Planner

Governor's Office of Planning & Research

SEP 12 2019

STATE CLEARINGHOUSE

Chino Hills State Park

Yorba Linda
Land, LLC

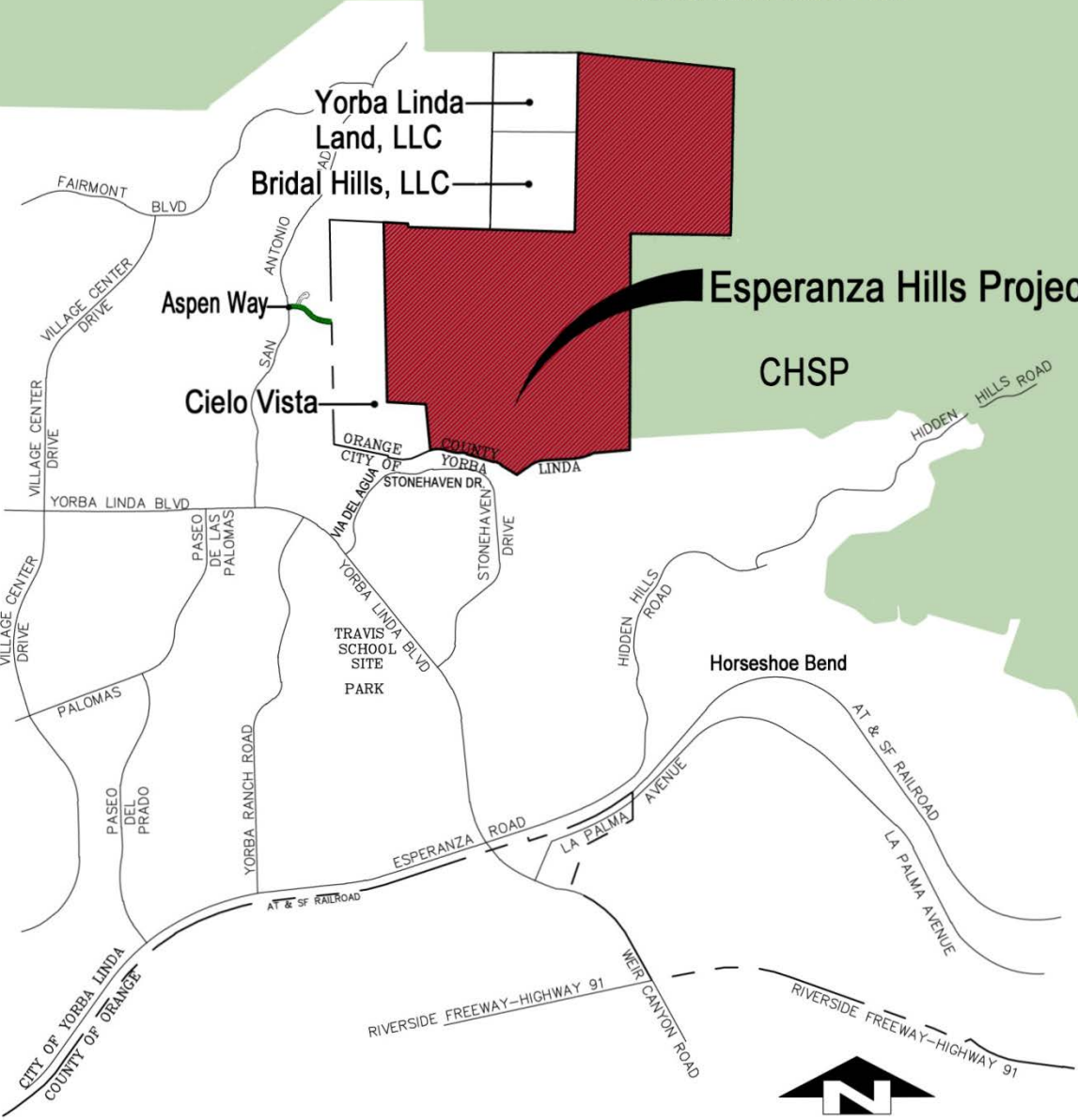
Bridal Hills, LLC

Aspen Way

Cielo Vista

Esperanza Hills Project

CHSP



Esperanza Hills Vicinity Map



Hugh Nguyen
Orange County Clerk - Recorder
P.O. Box 238 Santa Ana, CA 92702
12 Civic Center Plaza, Room 106 Santa Ana, CA 92701
Phone: (714) 834-2500
www.ocrecorder.com

RECEIVED

NOV 15 2018

COUNTY OF ORANGE

OC PUBLIC WORKS/DEVELOPMENT SERVICES
300 N. FLOWER ST.
SANTA ANA, CA 92703

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - EIR - PRIOR FILING

The attached notice was received, filed and a copy was posted on 09/28/2018

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Al Obaidi Nadia Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted ***** within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local lead agency *** within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



County of Orange

NOTICE OF DETERMINATION

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



50.00

* \$ R 0 0 1 0 3 8 1 7 5 4 \$ *
201885001016 2:02 pm 09/28/18
323 OR02 Z01
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TO: County Clerk-Recorder, County of Orange

FROM: OC Public Works/Development Services/Planning,
300 N. Flower Street, Santa Ana, CA 92703

FILED
SEP 28 2018

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code and Section 15094 of the State CEQA Guidelines

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: NA DEPUTY

30-2018-0978

Project Title: Esperanza Hills - PA120037 and VTTM 17522	Type of Document: Second Revised Final Environmental Impact Report No. 616
State Clearinghouse Number: 2012121071 POSTED SEP 28 2018 ORANGE COUNTY CLERK-RECORDER DEPARTMENT BY: <u>NA</u> DEPUTY	Previously certified or adopted? If yes, provide document number and certification date: <ul style="list-style-type: none"> Final EIR 616 certified by the Orange County Board of Supervisors on March 10, 2015 (later vacated pursuant to Court order) Revised Final EIR 616 certified by the Orange County Board of Supervisors on May 9, 2017 (later vacated pursuant to Court order)
Contact Person: Kevin Canning	Telephone: (714) 667-8847
Applicant: Yorba Linda Estates, LLC Douglas G. Wymore	Address: 7114 E. Stetson Dr., Ste. 350 Scottsdale, AZ 85251 Telephone: (602) 738-8181
Project Location: The Project is located within the unincorporated area of Orange County north of the SR-91 freeway off Yorba Linda Boulevard, bordered on the north and east by Chino Hills State Park, east and north of the Cielo Vista project, and adjacent to an existing residential development located in the City of Yorba Linda. (APN: 351-031-04, 351-031-06, and 326-031-06)	
Project Description: Project proposes 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. The project proposes construction of a gated community with large lot, low-density residential neighborhoods at an overall density of 0.73 dwelling units per acre.	
The Project was previously approved, including certification of Revised Final EIR (FEIR) No. 616, but all previous approvals were vacated by Court order on July 31, 2018. Second Revised FEIR No. 616 includes revisions to the previous environmental document to address deficiencies identified by an appeals court.	
On September 25, 2018, the Orange County Board of Supervisors took the following actions: <ul style="list-style-type: none"> Certified Second Revised FEIR No. 616 including findings of fact and a statement of overriding considerations (Resolution No.18-104) Approved General Plan Amendment LUE 16-01 (Resolution No. 18-105) Adopted Zone Change ZC 16-05 and the Esperanza Hills Specific Plan (Ordinance No. 18-007) Approved Vesting Tentative Tract Map VTTM 17522 (Resolution No. 18-106) 	

Notice is hereby given that the **County of Orange Public Works/Development Services/Planning Section** as lead agency, has made the following determination on the above-described project:

- The Second Revised FEIR No. 616 was certified by the County of Orange Board of Supervisors on September 25, 2018. Also approved on this date were GPA 16-01 (LUE), ZC 16-05, Esperanza Hills Specific Plan and VTTM 17522.



County of Orange
NOTICE OF
DETERMINATION

- 2. The project in its approved form 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 Second Revised FEIR.
- 4. A Mitigation Monitoring and Reporting Program was prepared as part of the Second Revised FEIR.
- 5. A Statement of Overriding Considerations was adopted for the Second Revised FEIR.
- 6. Findings were made pursuant to the provisions of State CEQA Guidelines (Statement of Facts and Findings).
- 7. A copy of the Second Revised FEIR No. 616 and the administrative record of the Esperanza Hills PA120037 approval is on file and may be examined at:

County of Orange, OC Public Works/Development Services/Planning,
 300 N. Flower Street,
 Santa Ana CA 92703
 (714) 667-8847

Date: 9/28/18

Signature: *K. Cammy*
 Title: Project Planner

Fish & Game Fee Finding:
 Previously paid for Revised Final EIR No. 616
 Copy of receipt attached

POSTED
SEP 28 2018

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: NA DEPUTY

FILED
SEP 28 2018

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: NA DEPUTY

FILED

SEP 28 2018

POSTED

SEP 28 2018

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

DEPUTY

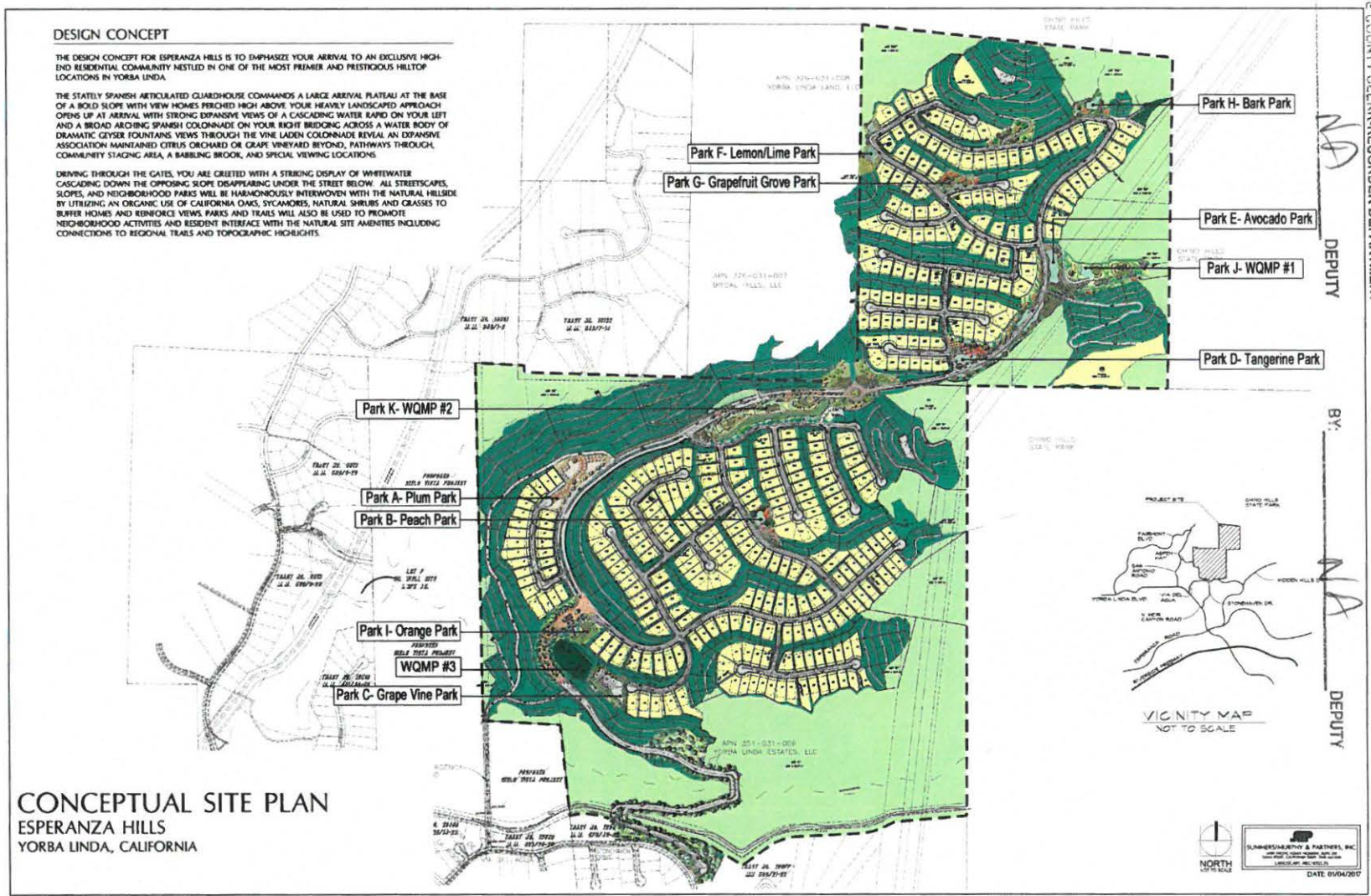


Exhibit 7 - Conceptual Site Plan

POSTED

FILED

SEP 28 2018

SEP 28 2018

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: NA DEPUTY COUNTY OF ORANGE DEPUTY

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



3119.7

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201585000452 9:15 am 06/03/15

230 SC4 Z02

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POSTED
JUN 03 2015

HUGH NGUYEN, CLERK-RECORDER
DEPUTY

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

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

FILED

JUN 03 2015

HUGH NGUYEN, CLERK-RECORDER
DEPUTY

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

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

Project Title: Esperanza Hills - Project No PA120037

Type of Document: Final
Environmental Impact Report #616

State Clearinghouse Number (if submitted to State Clearinghouse): SCH #2012121071

Lead Agency: County of Orange

Contact Person: Kevin Canning

Telephone: (714) 667-8847

Project Applicant: Yorba Linda Estates, LLC
7114 E. STETSON DR., STE. 350
SCOTTSDALE, AZ 85251

Contact Person: Doug Wymore

Telephone: (602) 738-8181

Project Location: 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.

Project Description: 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.
 - [x] 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.

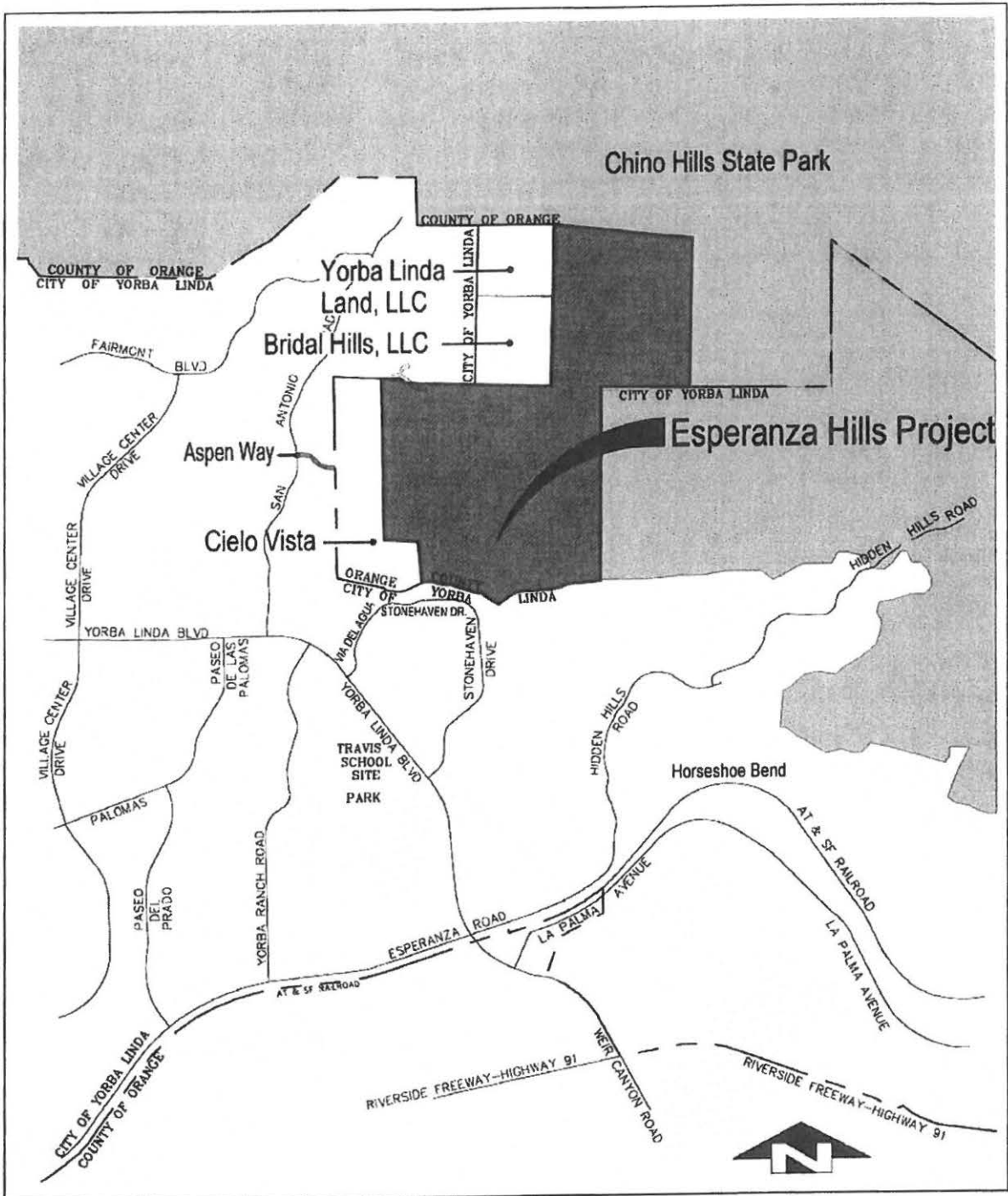


Exhibit 1 - Vicinity Map

POSTED

JUN 03 2015

HUGH NGUYEN, CLERK-RECORDER

BY: RS DEPUTY


FILED

JUN 03 2015

HUGH NGUYEN, CLERK-RECORDER

BY: PN DEPUTY


- [] 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: 
 Title: Planning Manager

Date: 6/2/15

Date Received For Filing at OPR: _____

POSTED
 JUN 03 2015
 HUGH NGUYEN, CLERK-RECORDER
 BY:  DEPUTY

FILED
 JUN 03 2015
 HUGH NGUYEN, CLERK-RECORDER
 BY:  DEPUTY

POSTED
 SEP 28 2018
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: NA DEPUTY

FILED
 SEP 28 2018
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: NA DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20150000192809
6/3/15 9:15 am
230 SC4

Item	Title	Count
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1	Z02	1
Fish & Game: Environmental Impact Report		

Document ID	Amount
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DOC# 201585000452	3119.75
Time Recorded 9:15 am	

Total	3119.75
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Payment Type	Amount
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Check tendered # 1406	3119.75
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Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com



County of Orange
NOTICE OF
DETERMINATION

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



50.00

* \$ R 0 0 0 9 2 6 1 8 0 3 \$ *

201785000461 3:05 pm 05/10/17

340 SC2 Z01

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FILED

MAY 10 2017

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 Alonso, OC Public Works/OC Development Services/Planning
300 N. Flower Street, Santa Ana, CA 92703

114-667-8847 HUGH NGUYEN, CLERK-RECORDER

SUBJECT: Filing of Notice of Determination Pursuant to §21152 of the Public Resources Code and §15094 of the CEQA Guidelines DEPU

Project Title: Esperanza Hills - Project No PA120037

Type of Document: Revised Final
Environmental Impact Report No. 616

State Clearinghouse Number (if submitted to State Clearinghouse): SCH #2012121071

Lead Agency: County of Orange

Contact Person: Kevin Canning
Telephone: (714) 667-8847

Project Applicant: Yorba Linda Estates, LLC
7114 E. Stetson Dr., #350
Scottsdale, AZ 85251

Contact Person: Doug Wymore
Telephone: (602) 738-8181

Project Location: Located within unincorporated area of the County of Orange, east of San Antonio Road and north of Stonehaven Drive (Via del Agua) near the City of Yorba Linda (City). The site is north of Yorba Linda Boulevard and east of SR 90 (Imperial Highway). To the south, west and northwest lay existing residential communities previously approved and developed in the City of Yorba Linda, including Dominguez Ranch, Green Hills, Casino Ridge, Travis Ranch and Yorba Linda Hills. The Project Site is bordered on the north and east by Chino Hills State Park.

Project Description: Revised FEIR No. 616 analyzes a proposal by the Project Applicant identified 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. The project proposes construction of a gated community with large lot, low-density residential neighborhoods at an overall density of 0.73 dwelling units per acre. The County certified FEIR No. 616 on March 10, 2015 and the Board approved the project on June 2, 2015. A Petition for Writ of Mandate and Complaint for Injunctive Relief was filed challenging the adequacy of the FEIR. On August 24, 2016 the Judge issued a Writ required revision to the FEIR in the area of Greenhouse Gas Emissions and requiring vacation of FEIR No. 616, the Mitigation Monitoring and Reporting Program, Findings of Fact/Statement of Overriding Considerations and all approvals of the Project based upon FEIR No. 616. On December 13, 2016, the Board of Supervisors vacated all previous approvals and certification of FEIR No. 616. In order to comply with the Writ, the Greenhouse Gas Emissions section of FEIR No. 616 (Chapter 5.6) was revised to include 40 specific Mitigation Measures with earlier timing mechanisms for implementation and a larger reduction in emissions from 5% to 7.93%. No other revisions to FEIR No. 616 were required by the Court, which found all other arguments presented by the Petitioners to be "without merit."

The Planning Commission of the County of Orange adopted Resolution No. 17-01 recommending approval of the Revised FEIR No. 616 for the above described project on March 22, 2017. This is also to advise that the Board of Supervisors adopted Resolution No. 17-052, certifying the Revised FEIR pursuant to CEQA, and adopting resolutions and ordinances for a General Plan Land Use Amendment, Zone Change, Vesting Tentative Tract Map 17552 and approval of a Specific Plan on May 9, 2017.

POSTED


MAY 10 2017

HUGH NGUYEN, CLERK-RECORDER

RR

The County Board of Supervisors, in certifying Revised FEIR No. 616 has made the following determinations regarding the above described project:

1. The Revised FEIR was considered by the Orange County Board of Supervisors on May 9, 2017.
2. The project in its approved form will have a significant effect on the environment.
[x] 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 Revised FEIR.
4. A Mitigation Monitoring and Reporting Program was prepared as part of the Revised FEIR.
5. A Statement of Overriding Considerations was adopted for the Revised FEIR.
6. Findings were made pursuant to the provisions of CEQA Guidelines (Statement of Facts and Findings).
7. A copy of the certified Revised Final EIR including the Additional Environmental Analysis, responses to all comments, and the record of the Revised FEIR certification are on file and may be examined at the County of Orange, OC Public Works/Development Services/Planning, 300 N. Flower Street, Santa Ana CA 92703 (714) 667-8847.

Signature: 

Date: 5/9/2017

Title: Planning Division Manager

Date Received For Filing at OPR: _____

Fish & Wildlife Fee Finding: \$3,078.25 (\$3,119.75 previously paid per attached receipt)

Attachments: Original Notice of Determination
Location Map
Site Plan

POSTED

MAY 10 2017

HUGH NGUYEN, CLERK-RECORDER

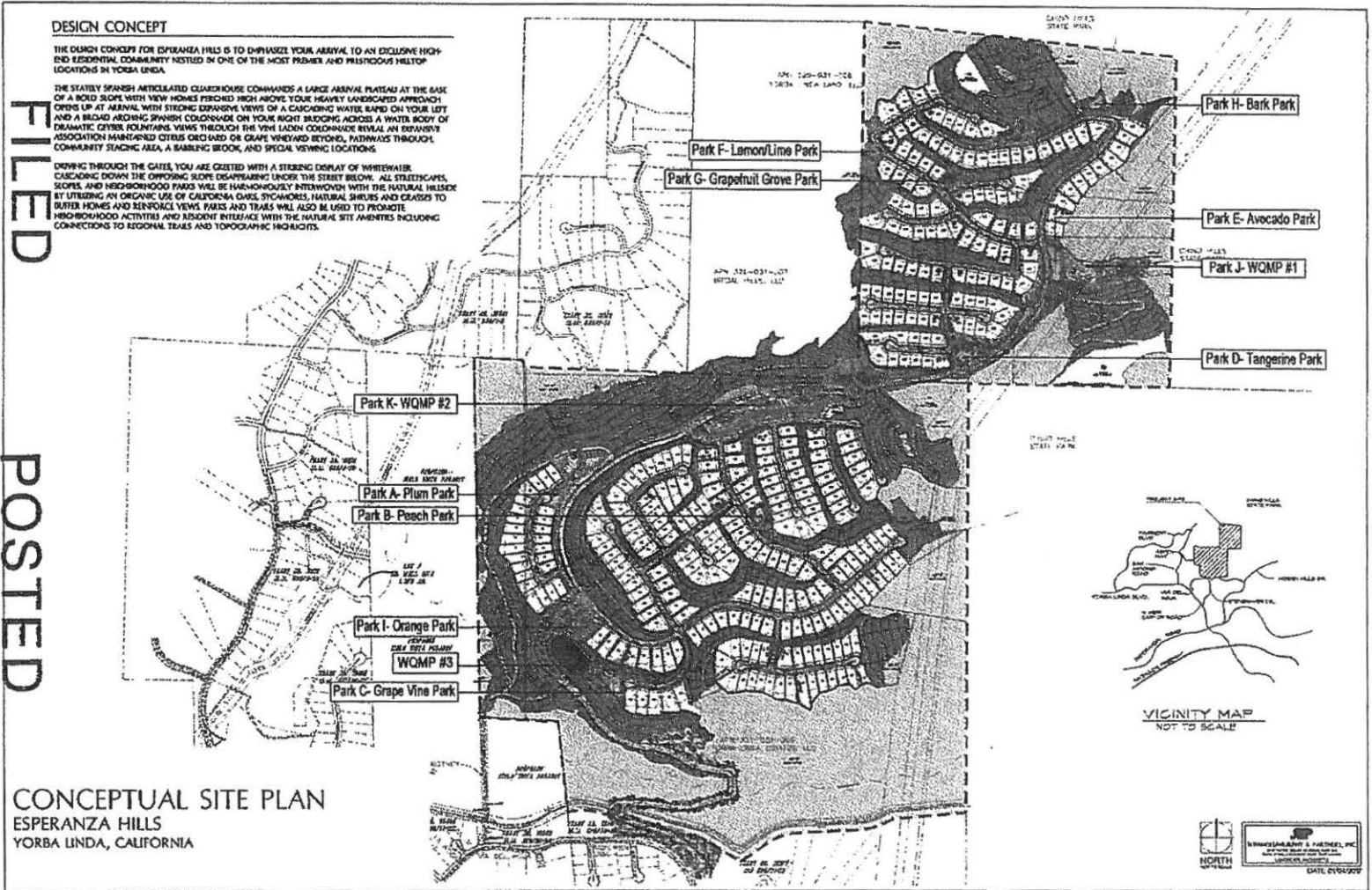
BY:  DEPUTY

FILED

MAY 10 2017

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



CONCEPTUAL SITE PLAN
 ESPERANZA HILLS
 YORBA LINDA, CALIFORNIA

Exhibit 7 - Conceptual Site Plan

MAY 10 2017

MAY 10 2017

FILED

POSTED

HUGH NGUYEN, CLERK-RECORDER
 DEPUTY

HUGH NGUYEN, CLERK-RECORDER
 DEPUTY

POSTED

MAY 10 2017

MAY 10 2017

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

HUGH NGUYEN, CLERK-RECORDER

BY: *RR* DEPUTY HUGH NGUYEN, CLERK-RECORDER



3119.7

COUNTY OF ORANGE DEPUTY * \$ R 0 0 0 7 5 7 3 6 0 9 \$ *

201585000452 9:15 am 06/03/15

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POSTED

JUN 03 2015

HUGH NGUYEN, CLERK-RECORDER
DEPUTY
RR

OC Public Works/OC Development Services
230 North Flower Street
Santa Ana, CA 92703

Notice Of Determination

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

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

FILED

JUN 03 2015

HUGH NGUYEN, CLERK-RECORDER
DEPUTY
RR

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

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

Project Title: Esperanza Hills - Project No PA120037	Type of Document: Final Environmental Impact Report #616
State Clearinghouse Number (if submitted to State Clearinghouse): SCH #2012121071	
Lead Agency: County of Orange	Contact Person: Kevin Canning Telephone: (714) 667-8847
Project Applicant: Yorba Linda Estates, LLC 7114 E. STETSON DR., STE. 350 SCOTTSDALE, AZ 85251	Contact Person: Doug Wymore Telephone: (602) 738-8181
Project Location: 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 I attached hereto) and adjacent to Chino Hills State Park on the north and east.	
Project Description: 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.
 - [x] 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: 
 Title: Planning Manager

Date: 6/2/15
 Date Received For Filing at OPR: _____

POSTED
 JUN 03 2015
 HUGH NGUYEN, CLERK-RECORDER
 BY:  DEPUTY

FILED
 JUN 03 2015
 HUGH NGUYEN, CLERK-RECORDER
 BY:  DEPUTY

FILED
 MAY 10 2017
 HUGH NGUYEN, CLERK-RECORDER
 BY:  DEPUTY

POSTED
 MAY 10 2017
 HUGH NGUYEN, CLERK-RECORDER
 BY:  DEPUTY

POSTED

MAY 10 2017

HUGH NGUYEN, CLERK-RECORDER

BY: RR DEPUTY

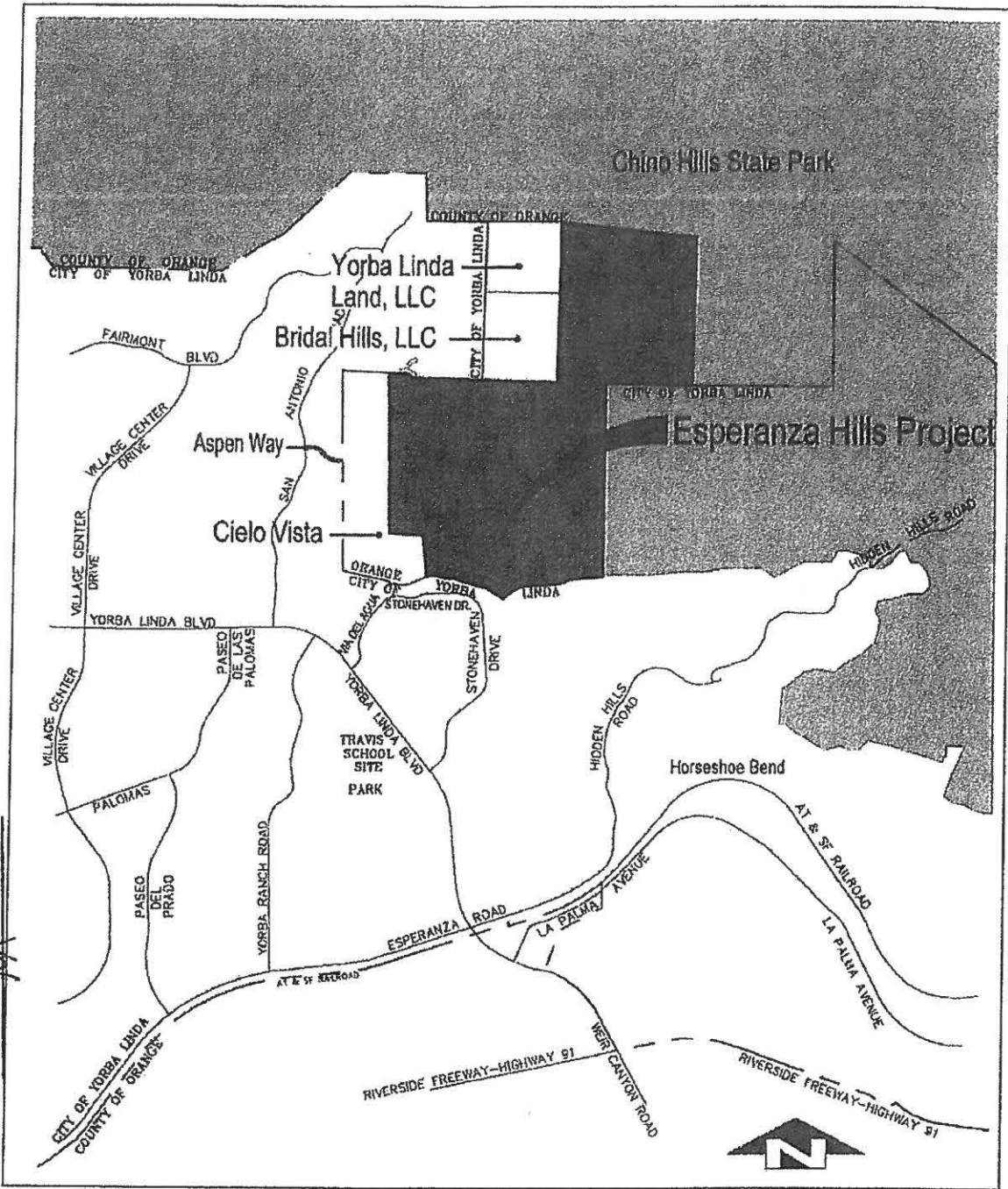


Exhibit 1 - Vicinity Map

FILED

MAY 10 2017

HUGH NGUYEN, CLERK-RECORDER

BY: RR DEPUTY

POSTED

JUN 03 2015

HUGH NGUYEN, CLERK-RECORDER

BY: RS DEPUTY

FILED

JUN 03 2015

HUGH NGUYEN, CLERK-RECORDER

BY: RS DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg, 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20150000192809
6/3/15 9:15 am
230 GC4

Item	Title	Count
1	Z02 Fish & Game: Environmental Impact Report	1
Document ID		Amount
DOC# 201505000452		3119.75
Time Recorded 9:15 am		
Total		3119.75
Payment type		Amount
Check # 1406	tendered	3119.75
Amount Due		0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

FILED

MAY 10 2017

HUGH NGUYEN, CLERK-RECORDER

BY: RR DEPUTY

POSTED

MAY 10 2017

HUGH NGUYEN, CLERK-RECORDER

BY: KK DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20170000162314
5/10/17 3:05 pm
340 SC2

Item	Title	Count
1	Z01	1
EIR Administrative Fee		
Document ID		Amount
DOC# 2017B5000461		50.00
Time Recorded 3:05 pm		

Total	50.00
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Payment Type	Amount
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Credit Card tendered	50.00
# 260975	

Amount Due	0.00
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State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

Print	StartOver	Finalize&Email
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RECEIPT NUMBER: 30-2018 0978
STATE CLEARINGHOUSE NUMBER (If applicable) 2012121071

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY OC PUBLIC WORKS/DEVELOPMENT SERVICES/PLANNING	LEAD AGENCY EMAIL	DATE 09/28/2018
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201885001016	

PROJECT TITLE
ESPERANZA HILLS - PA120037 AND VTTM 17522

PROJECT APPLICANT NAME YORBA LINDA ESTATES, LLC - DOUGLAS G WYMORE	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-8847
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PROJECT APPLICANT ADDRESS 7114 E. STETSON DR. STE 350	CITY SCOTTSDALE	STATE AZ	ZIP CODE 85251
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	0.00

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE NADIA AL OBAIDI, DEPUTY CLERK
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