



OC PUBLIC WORKS
300 N. FLOWER STREET
P. O. BOX 4048
SANTA ANA, CALIFORNIA 92702-4048

NOTICE OF PREPARATION and NOTICE OF SCOPING MEETING

Date: December 21, 2012
Subject: Notice of Intent to Prepare Draft Environmental Impact Report/Notice of Scoping Meeting
Project Title: Esperanza Hills Specific Plan (PA120037/VTTM 17522)
Applicant: Douglas Wymore, 7114 E. Stetson Drive, Suite 350, Scottsdale, AZ 95251
Project Contact: Kevin Canning, OC Public Works/OC Planning
OC Public Works, 300 N. Flower Street, Santa Ana, CA 92702-4048
Kevin.Canning@ocpw.ocgov.com Phone: (714) 667-8847

Project Description: The Esperanza Hills Project proposes to construct 340 single-family residential units on 468.9 acres in the unincorporated portion of Orange County adjacent to the City of Yorba Linda. Project components will include approximately 13.9 acres of active and passive parks, 7 miles of trails and 230 acres of open space. The trails will include pedestrian, bicycle and equestrian trails with linkages to permit non-vehicular access to the Chino Hills State Park and surrounding open space areas. Fuel modification areas have been identified and emergency access/evacuation plans have been defined in cooperation with the Orange County Fire Authority. Two options for access to the community will be analyzed: one with a primary connection going south to Stonehaven Drive and a second with a primary connection going west from the community to Aspen Way. The community will be gate-guarded and a homeowners' association will manage streets, landscaping, parks and other amenities. The project is in the City of Yorba Linda's Sphere of Influence and it is anticipated that annexation may occur at a future date.

Environmental Impact Report: The County of Orange has conducted an Initial Study for the subject project and has determined that an Environmental Impact Report (EIR) is necessary. The County will be the Lead Agency for the subject project and will prepare the EIR. This Notice of Preparation has been prepared and distributed to solicit comments from potential Responsible and Trustee Agencies and other public agencies so that Project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed Project can be addressed in the EIR. Interested individuals and groups are invited to comment on the scope of the anticipated EIR. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

Initial Study: The Initial Study is available for review at the County of Orange, Department of Public Works, and on the County website at: <http://www.ocplanning.net/CurrentProjects.aspx>. If you have trouble accessing the Initial Study, an electronic copy is available by contacting Kevin Canning at the above email address.

Pursuant to California Environmental Quality Act (CEQA) Guideline Section 15082, all comments must be received as soon as possible but **not later than 30 days after receipt of this notice**. The comment period for this Notice has been extended to 42 days; comments are due by the close of business on February 1. **All comments and responses to this NOP must be submitted in writing to the County Project Contact listed above.**

Public Review Period: December 22, 2012 - February 1, 2013 (at 5:00 P.M.)

Scoping Meeting: A public scoping meeting will be held as noted below to provide a description of the project and to solicit comments relative to the content of the information analyzed in the EIR.

Thursday, January 31, 2013 - 6:30 p.m. to 8:00 p.m.
Travis Ranch Activity Center
5200 Via De La Escuela, Yorba Linda, CA 92887

Submitted by:

Mike Balsamo, Manager
OC Community Development

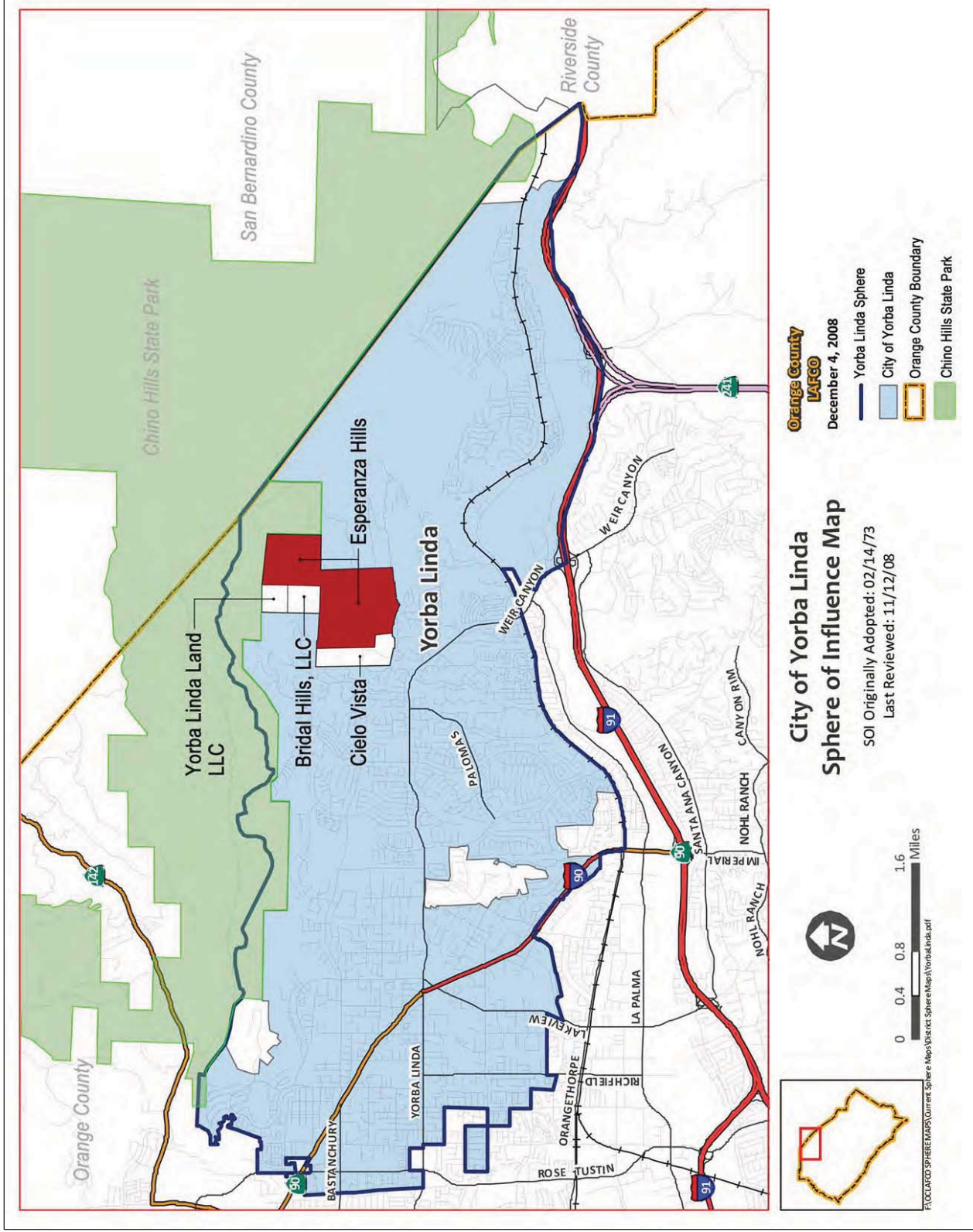


Exhibit 1 – Regional Map



Exhibit 4 – Aerial View