

**ORANGE COUNTY BOARD OF SUPERVISORS**

**MINUTE ORDER**

**May 09, 2017**

Submitting Agency/Department: OC PUBLIC WORKS

Public Hearing to consider reading and adoption of "An Ordinance of the County of Orange, State of California Adopting the Esperanza Hills Specific Plan and Rezoning Certain Land from the A-1 General Agricultural and A1(0) General Agriculture/ Oil Production Districts to the S 'Specific Plan' District"; adopt resolution to certify Revised Final Environmental Impact Report No. 616 and other findings; receive the Planning Commission's recommendations; consider resolution approving General Plan Amendment Land Use Element 16-01; and consider resolution approving Vesting Tentative Tract Map 17552 and making related findings - District 3

**The following is action taken by the Board of Supervisors:**

APPROVED AS RECOMMENDED  OTHER

THE BOARD APPROVED THE ITEM AS RECOMMENDED, INCLUDING RECOMMENDED ACTION #5 (B) TO APPROVE PLANNING APPLICATION PA120037

**Unanimous**  (1) DO: Y (2) STEEL: Y (3) SPITZER: N (4) NELSON: Y (5) BARTLETT: Y

*Vote Key: Y=Yes; N=No; A=Abstain; X=Excused; B.O.=Board Order*

**Documents accompanying this matter:**

- Resolution(s) 17-052 - 17-054
- Ordinances(s) 17-006
- Contract(s)

Item No. 56

**Special Notes:**

Copies sent to: *5-15-17*

OCPW: Wendy Brown - *1 copy of Ordinance*  
Eric Swint - *1 copy of ordinance*  
Coco: Shalaine Aguaya - *1 copy of ordinance*



I certify that the foregoing is a true and correct copy of the Minute Order adopted by the Board of Supervisors, Orange County, State of California.  
Robin Stieler, Clerk of the Board

By: *Cathryn Jaffe*  
Deputy



# AGENDA STAFF REPORT

ASR Control 17-000079

**MEETING DATE:** 05/09/17

**LEGAL ENTITY TAKING ACTION:** Board of Supervisors

**BOARD OF SUPERVISORS DISTRICT(S):** 3

**SUBMITTING AGENCY/DEPARTMENT:** OC Public Works (Approved)

**DEPARTMENT CONTACT PERSON(S):** Shane Silsby (714) 667-9700  
Colby Cataldi (714) 667-8860

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**RECEIVED**  
 2017 APR 24 PM 12:37  
 CLERK OF THE BOARD  
 ORANGE COUNTY  
 BOARD OF SUPERVISORS

**SUBJECT:** Esperanza Hills EIR, General Plan Amendment, Zone Change and Specific Plan

<b>CEO CONCUR</b> Concur	<b>COUNTY COUNSEL REVIEW</b> Approved Resolution(s) and Ordinance(s)	<b>CLERK OF THE BOARD</b> Public Hearing 3 Votes Board Majority
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**Budgeted:** N/A                                      **Current Year Cost:** N/A                                      **Annual Cost:** N/A

**Staffing Impact:** No                                      **# of Positions:**                                      **Sole Source:** N/A

**Current Fiscal Year Revenue:** N/A

**Funding Source:** N/A                                      **County Audit in last 3 years:** No

**Prior Board Action:** 12/13/2016 #43 and #62, 06/02/2015 #55, 03/10/2015 #29

### RECOMMENDED ACTION(S):

1. Read the title of the ordinance adopting Zone Change 16-05 and adopting Esperanza Hills Specific Plan.
2. Order further reading of the ordinance be waived.
3. Open the public hearing on Revised Final Environmental Impact Report No. 616, General Plan Amendment, Zone Change and Esperanza Hills Specific Plan ordinance, Planning Application for the Esperanza Hills Development Project PA120037, take public testimony and close the public hearing.
4. Adopt Resolution, which includes each of the following actions:
  - a. Adoption of the Statement of Findings and Facts for Revised Final Environmental Impact Report No. 616 for the Esperanza Hills Development Project;
  - b. Adoption of the Mitigation Monitoring and Reporting Program for Revised Final Environmental Impact Report No. 616;
  - c. Adoption of the Statement of Overriding Considerations for Revised Final Environmental Impact Report No. 616;

- d. Certification of Revised Final Environmental Impact Report No. 616 for the Esperanza Hills Development Project, which was revised in compliance with the Writ of Mandate issued in Protect Our Homes and Hills, et al. v. County of Orange, et al. Case No. 30-2015-00797300; and
  - e. Finding that the Revised Final Environmental Impact Report No. 616 satisfies the requirements of CEQA for Option 1A.
5. Consider the Project:
- a. Receive the Planning Commission's recommendation from its meeting on March 22, 2017.
  - b. Approve or deny Planning Application PA120037, which includes:
    - 1. Resolution for General Plan Amendment Land Use Element 16-01;
    - 2. Ordinance for Zone Change 16-05;
    - 3. Ordinance for Esperanza Hills Specific Plan; and
    - 4. Resolution for Vesting Tentative Tract Map 17552.

#### **SUMMARY:**

Approval of the Resolution certifies that the Revised Final Environmental Impact Report No. 616 is complete and adequate; therefore consideration of Planning Application PA120037 would result in the approval or denial of entitlement actions for the development of a 340-unit residential community within the sphere of the City of Yorba Linda.

#### **BACKGROUND INFORMATION:**

The Esperanza Hills Development Project (Project) is located in the unincorporated area of Orange County within the sphere of influence of the City of Yorba Linda (City). The Project Applicant (Applicant) seeks approvals for the development of a residential community on an undeveloped site located north of the State Route-91 freeway off Yorba Linda Boulevard, south and west of Chino Hills State Park and adjacent to the existing residential development located in the City. Immediately south and west of the Project site is the Cielo Vista residential project, which received land use entitlement approval by the Board of Supervisors (Board) on December 13, 2016 (PA100004).

The Project property currently has a County General Plan designation of 5 Open Space and is Zoned A1 General Agriculture and A1-O General Agriculture with Oil Production Overlay. The proposed Project is consistent with the City's General Plan which provides for the development of low-density residential housing, consistent with existing surrounding neighborhoods (one dwelling unit per acre).

The Project proposal is to construct a 340-unit, gated community with large lot, low-density residential neighborhoods on approximately 469 acres, for an overall density of 0.73 dwelling units per acre, with approximately 62% of the Project site as open space, parks and landscape areas. The Project, as currently proposed, has full access to Stonehaven Drive and emergency access to Via Del Agua (Option 1A). In addition to certification of the environmental document, the application requires the approval of a General

Plan Amendment, a Zone Change and the adoption of a Specific Plan. The Applicant also seeks approval of a Vesting Tentative Tract Map at this time.

The Board has considered this Project in the past. A chronology of these actions, together with the proposed Project access descriptions, is provided for the Board as Attachment S.

On March 10, 2015, the Board certified Final Environmental Impact Report No. 616 (FEIR 616) and on June 2, 2015, approved the General Plan Amendment Land Use Element (LUE) 14-02, Zone Change 14-01 and adoption of the Esperanza Hills Specific Plan for the Project which included access Options 2B and 2 Modified. The original Specific Plan approval also required that the initial tentative tract map be approved by the Board following the recommendation of the Subdivision Committee and that a pre-annexation agreement be completed between the applicant and the City prior to Board approval of the initial tentative tract map. Following the County's approval of the Project and a legal challenge to the Project approvals and FEIR 616, a Writ of Mandate (Writ) was issued by the Supreme Court overturning the March 10 and June 2, 2015, actions (Protect Our Homes and Hills, et al. v. County of Orange, et al. Case No. 30-2015-00797300).

On November 9, 2016, the Planning Commission considered a revised application which provided Option 1 Modified as the access configuration for the Project. In addition to the emergency access on Via Del Agua, the revised Specific Plan included a revised full access to Stonehaven Drive, featuring a more direct configuration by way of a 468-foot bridge. The Planning Commission recommended approval of the application as presented. On December 13, 2016, the Board acted in compliance with the Writ and vacated all previous approvals and certification of FEIR 616. Also on December 13, 2016, the Board conducted a public hearing to consider the Planning Commission's recommendations regarding the Project and the revised Specific Plan. After due consideration of public testimony and Board discussion, the Board referred the application back to the Planning Commission with direction to consider 1) a secondary access to Aspen Way; 2) Option 1 Modified (longer bridge) vs Option 1; and 3) a reduced unit project.

On January 11, 2017, the Planning Commission received the Board's minute order and a presentation from staff regarding the Project's history, chronology and the Board's directive. After receiving comments by staff, the Applicant and the public, the Commission concluded by asking that staff continue to work with the Applicant to complete a revised Project submittal concerning access and return to the Planning Commission for a full hearing on any Project proposals and responses to the Board's directive. The Planning Commission reported these actions to the Board in a letter dated January 23, 2017 (Attachment R).

On March 22, 2017, a public hearing for the revised Project was held by the Planning Commission. At the Planning Commission hearing, the Applicant proposed a slightly different access configuration from that considered by the Board in December 2016. The revised access configuration, Option 1A, has a single full access public entry from Stonehaven Drive, generally along a similar alignment as was previously approved by the Board in June 2015. The proposed public entry design is wider (56 feet versus 52 feet) to match the width of Stonehaven Drive and the bridge height, spanning the jurisdictional area of Blue Mud Creek, is 35 feet (10 feet taller than the original Option 1 design). The connection point to Stonehaven Drive has also been extended easterly by approximately 207 feet to avoid the headlights of exiting vehicles shining onto the fronts of existing homes. The emergency access roadway remains in the same location as in the prior Option 1, originating from an access easement through the adjacent property owned by the Richards Trust (Cielo Vista project area) and connects to Esperanza Hills Parkway closer to the Orange County Fire Authority (OCFA) Emergency Fire Staging Areas within the central area of the Project site. The Planning Commission heard presentations from staff regarding the revisions made to the

Revised Final Environmental Impact Report No. 616 (RFEIR 616) related to greenhouse gas (GHG) emissions. Staff also presented the Specific Plan modifications as proposed by the Applicant and informed the Planning Commission that analysis of the potential impacts had been completed with the conclusion that no subsequent or supplemental environmental review was required. The Planning Commission also heard from the Applicant and members of the public. Key issues discussed at the Planning Commission hearing were community concerns related to fire safety, evacuation traffic control, water availability, aesthetics related to the proposed bridge, traffic, reduced density and requiring a second full-time public access to the Project (specifically Project access via Aspen Way). After receiving testimony on the Project, the Planning Commission recommended the following actions to the Board:

- a) certification of RFEIR 616;
- b) approval of General Plan Amendment LUE 16-01;
- c) approval of Zone Change 16-05; and
- d) approval of the Specific Plan with two modifications to the Applicant’s proposed Specific Plan:
  - 1) required inclusion of a second full-time public access roadway; and
  - 2) that a pre-annexation agreement be required with the timing of compliance to be recommended by staff.

The Specific Plan, as proposed by the Applicant at this time, includes Option 1A only, with full-time access to Stonehaven Drive and emergency only access to Via Del Agua. If the Board desires a secondary full-time access as an outcome, the Applicant can agree to modify its application or the Board can direct staff to pursue a County-initiated Specific Plan for the area and return to the Board with a scope of work and budget for the Specific Plan.

As proposed, the Specific Plan also does not include the Planning Commission’s recommended requirement for the completion of a pre-annexation agreement. If the Board opts to require a pre-annexation agreement with the City, staff recommends that it be through a condition of approval in Zone Change 16-05 requiring completion prior to the issuance of the 151<sup>st</sup> Certificate of Use and Occupancy permit.

Since the March 22, 2017, consideration by the Planning Commission, the Applicant has agreed to a technical update to the Specific Plan regarding the alternate procedure for Board approval (instead of the Subdivision Committee) of the first tentative map that establishes the public access configuration. Under the proposed Specific Plan, the Board would approve the first tentative map and make appropriate Government Code and special findings concerning off-site access and grading/improvements rights as well as consistency with the Specific Plan and RFEIR 616.

Since the Board’s December 13, 2016, action, staff has repeatedly worked with the Applicant to analyze constraints and alternatives in an effort to comply with the Board’s request to consider a second full-time access, Option 2 Modified (Aspen Way). The Applicant has summarized its conclusions, regarding the reasons the Project design cannot be changed from that currently proposed, in a letter dated April 6, 2017 (Attachment Q).

At this time, it is recommended that the Board certify RFEIR 616 in compliance with the Writ and then take action either approving or denying the application as presented for a Project of 340 home—incorporating Option 1A as its site access (full access to Stonehaven Drive, with emergency access to V. Del Agua).

Orange County Sheriff's Department, OCFA and the Yorba Linda Water District have fully reviewed the Project documents.

**Compliance with CEQA:** In order to comply with the Writ, the GHG section of the FEIR 616 (Chapter 5.6) was revised. RFEIR 616 analyzes the GHG emissions reductions that result from Project design features that the County imposed on the Project as part of the adopted Specific Plan, together with additional recommended mitigation measures. Together, the Project design features and mitigation measures achieve a 7.93% reduction in GHG emissions for the Project. This reduction is in addition to the anticipated 23.9% reduction in GHG emissions resulting from state regulations adopted in compliance with AB 32, the California Global Warming Solutions Act of 2006.

The FEIR 616 previously certified by the Board provided a menu of reasonable control measures that could effectively reduce the project's GHG emissions by 5%, which exceeded the remaining reduction necessary to meet the goal of a 28.9% total reduction in GHG emissions set by AB 32. The reasonable control measures to achieve the reductions were described in tabular form on page 5-271 in the FEIR 616 previously certified, but these proposed reasonable control measures were not adopted as specific mitigation measures. Instead, the previously certified FEIR 616 required a two-step approach to GHG mitigation including preparation of a plan for the reasonable control measures outlined in the referenced table to achieve at least a 5% reduction in GHG emissions. The plan would be required prior to the construction of the project. The second step involved preparation of a memo detailing the selected measures and associated long-term maintenance for the County's review and approval prior to issuance of a certificate of occupancy. The plan was intended to include suggested mitigation measures contained in the California Air Pollution Control Officers Association (CAPCOA) "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures" (CAPCOA Report) as well as alternative strategies not listed in CAPCOA if approved by the County.

In order to remedy the Court's holding that specific GHG mitigation measures were not adopted as part of FEIR 616 and that FEIR 616 did not analyze the potential to achieve reductions in GHG emissions greater than 5%, FEIR 616 was revised to exhaustively review potentially applicable mitigation measures in the CAPCOA Report referenced above. After a complete review of the CAPCOA Report, 65 distinct mitigation measures potentially applicable to residential projects were selected and analyzed in RFEIR 616. Of those 65 measures potentially applicable to residential development, 25 measures were deemed infeasible and 40 measures were deemed feasible. The 40 mitigation measures (GHG-1 thru GHG-40) are proposed for adoption in RFEIR 616. The mitigation measures identify specific performance criteria in order to achieve a 7.93% reduction in GHG emissions for the Project.

However, even with implementation of the Project mitigation measures, as well as reductions from state programs expected to be implemented directly by state and local agencies (an additional 23.9% or approximately 1,442.9 MT CO<sub>2</sub>e), annual emissions cannot be reduced below the GHG significance threshold of South Coast Air Quality Management District's screening level threshold of 3,000 MT CO<sub>2</sub>e. The total reduction in GHG emissions that can be achieved by feasible Project mitigation of approximately 478.7 MT CO<sub>2</sub>e (7.93%), and the expected reductions from mitigation from state and regional programs of 1,442.9 MT CO<sub>2</sub>e (23.9%), results in total Project GHG operational emissions, after mitigation, of approximately 4,115.6 MT CO<sub>2</sub>e. This exceeds the quantitative GHG significance threshold by approximately 1,115.6 MT CO<sub>2</sub>e. Therefore, the long-term operational impacts of the Project on GHG remain significant and unavoidable, consistent with the determination in FEIR 616 as previously certified.

RFEIR 616 is complete and adequate to address all the environmental effects of the Project and fully complies with the requirements of CEQA, the CEQA Guidelines and the County of Orange CEQA Guidelines. In addition, the requested modifications to the Specific Plan have been analyzed for their consistency with RFEIR 616. The analysis concludes that the modifications are adequately analyzed in RFEIR 616 and that neither a subsequent nor supplemental environmental document is required (Attachment G).

**FINANCIAL IMPACT:**

N/A

**STAFFING IMPACT:**

N/A

**REVIEWING AGENCIES:**

Orange County Sheriff's Department

**ATTACHMENT(S):**

- Attachment A - Planning Commission Staff Report dated March 22, 2017 (without attachments)
- Attachment B - Planning Commission Minutes from January 11, 2017, and Draft Minutes March 22, 2017
- Attachment C - Planning Commission Resolution No. 17-01
- Attachment D - Revised Final Environmental Impact Report No. 616  
(document available at Clerk of Board)
- Attachment E - Revised FEIR No. 616 Mitigation and Monitoring Report Program
- Attachment F - Revised FEIR No. 616 CEQA Findings of Fact
- Attachment G - Additional Environmental Analysis from CAA Planning dated February 21, 2017
- Attachment H - Draft Esperanza Hills Specific Plan
- Attachment I - Exhibits of Option 1 and Option 1A
- Attachment J - Board Resolution for Certification of Revised Final EIR No. 616
- Attachment K - Board Resolution for General Plan Amendment LUE 16-01
- Attachment L - Ordinance for Zone Change ZC 16-05 and Esperanza Hills Specific Plan
- Attachment M - Vesting Tentative Tract Map 17522
- Attachment N - Board Resolution for Vesting Tentative Tract Map 17522
- Attachment O - Project Location Map
- Attachment P - Comment Letters Planning Commission (March 22, 2017 hearing)
- Attachment Q - Esperanza Hills Letter dated April 6, 2017
- Attachment R - January 11, 2017, Planning Commission Meeting Update to the Board
- Attachment S - Project Access Options and Chronology of Specific Plan



ORDINANCE NO. 17-006  
AN ORDINANCE OF THE COUNTY OF ORANGE, STATE OF  
CALIFORNIA ADOPTING THE ESPERANZA HILLS SPECIFIC PLAN AND  
REZONING CERTAIN LAND FROM THE A-1 GENERAL AGRICULTURAL  
AND A1(0) GENERAL AGRICULTURE/OIL PRODUCTION DISTRICTS  
TO THE S 'SPECIFIC PLAN' DISTRICT

WHEREAS, pursuant to California Government Code Section 65000 *et seq.*, the County of Orange has adopted a General Plan and Zoning Code that meets all of the requirements of State law; and

WHEREAS, Yorba Linda Estates, LLC, OC 33, LLC, and the Nicholas/Long Family Trusts (collectively "Applicant") have submitted Planning Application 120037 ("PA120037"), requesting, among other things, approval and adoption of an Ordinance which would approve the Esperanza Hills Specific Plan ("Specific Plan") in connection with the proposed development of Esperanza Hills project consisting of 340 single-family residential units ("Project") and Zone Change 16-05 for the Specific Plan area changing the Orange County Zoning designation from A1 "General Agricultural" and A1(O) "General Agriculture/Oil Production" to S "Specific Plan" (the "Zone Change"); and

WHEREAS, the County of Orange ("County") has prepared the Zone Change (attached hereto as Exhibit A) to apply Specific Plan zoning regulations to the Project; and

WHEREAS, in compliance with the California Environmental Quality Act (California Public Resources Code, Sections 21000 *et seq.*) ("CEQA") and the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000, *et seq.*) ("CEQA Guidelines"), the County, as Lead Agency, has completed Revised Final Environmental Impact Report No. 616 ("Revised FEIR 616") to evaluate the environmental impacts of the actions and approvals requested in PA120037, including the proposed Zone Change; and

WHEREAS, Revised FEIR 616 is in compliance with CEQA and the CEQA Guidelines and is a Project EIR as defined by CEQA Guidelines Section 15161, and as such addressed the potentially significant environmental impacts associated with the Project, including the adoption of a Specific Plan, a General Plan Amendment, a Zone Change, and related programs and entitlements, as well as the impacts anticipated from subsequent implementing steps in the chain of contemplated actions designed to carry out the final planning and development of the Project; and

WHEREAS, by separate resolution the Board of Supervisors has certified the Revised FEIR 616 as being adequate and complete and as fully complying with the requirements of



CEQA and further certified that Revised FEIR 616 is adequate and complete for PA120037 and all proposed Project actions and approvals identified in Revised FEIR 616, including but not limited to, the adoption of a General Plan Amendment, the Zone Change, and the Specific Plan; and

WHEREAS, the Board of Supervisors has reviewed and considered the information contained in Revised FEIR 616 and adopted CEQA Findings and a Statement of Overriding Considerations for PA120037, including adoption of a General Plan Amendment the Zone Change, and the Specific Plan; and

WHEREAS, consistent with the regulations set forth in Section 7-9-156 of the Orange County Zoning Code, the Specific Plan contains regulatory text and maps necessary to provide the regulations for the development, maintenance, and use of the property in compliance with the policies and programs of the General Plan, including the following:

- The Esperanza Hills Land Use Planning and Regulatory Provisions for the development of residential, parks, open space and trails.
- The Esperanza Hills Infrastructure and Quasi-Public Facilities regulations for water, sewer, streets and utilities.
- The Esperanza Hills Planning Area maps and statistical summaries for each Planning Area.
- The Esperanza Hills Circulation Plan including roadway system, trail system and entry locations.
- The Esperanza Hills Parks and Open Space Plan concept and objectives
- The Esperanza Hills Fuel Modification/Fire Protection zone statistics, fire protection system details and evacuation plans.
- The Esperanza Hills Public Services details for schools, police and fire protection, parks, libraries.
- The Esperanza Hills Infrastructure and Utilities plans for grading, water provision, sanitary sewer, drainage, solid waste, utilities and lighting.
- The Esperanza Hills Development Standards which acknowledge that the Orange County Zoning Code regulations are applicable where the Specific Plan is silent.
- The Esperanza Hills Design Guidelines providing the basic use pattern and overall design for site development.
- The Esperanza Hills Implementation Plan.

WHEREAS, on March 22, 2017, the Planning Commission issued its formal recommendation that this Board adopt, among other things, the Specific Plan and the Zone Change (see Planning Commission Resolution No. 17-01); and

WHEREAS, in accordance with the Government Code of the State of California, a legally noticed public hearing concerning the General Plan Amendment, Certification of Revised FEIR 616, adoption of the Esperanza Hills Specific Plan and Zone Change 16-05 was conducted by this Board of Supervisors on May 9, 2017; and

WHEREAS, this Board listened to and carefully considered all of the public comments and testimony presented during the public hearing identified above; and

WHEREAS, this Board has carefully reviewed and considered the comments and recommendations of the Planning Commission relative to adoption of the Specific Plan and the Zone Change; and

WHEREAS, the proposed Specific Plan and Zone Change are consistent with the objectives, policies and general land uses and programs specified in the General Plan for the Project area, which General Plan was adopted pursuant to the State Planning and Zoning Law; and

WHEREAS, the Specific Plan and Zone Change are consistent with the provisions of the Zoning Code applicable to the property; and

WHEREAS, the location, size, design and operating characteristics of the proposed uses allowed by the Specific Plan and Zone Change will not create unusual noise, traffic, or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity; and

WHEREAS, implementation of the proposed Specific Plan and Zone Change will not result in conditions or circumstances contrary to the public health and safety and the general welfare; and

WHEREAS, the Specific Plan and Zone Change are in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (i.e., fire station, library, sheriff, etc.).

The Board of Supervisors of the County of Orange, California, hereby conditions the Project as follows:

- a) This approval constitutes approval of the proposed Project only to the extent that the Project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance of approval of the Project regarding any other applicable ordinance, regulation or requirement.

- b) Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Director of Planning concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorneys' fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

The Board of Supervisors of the County of Orange, California, ordains as follows:

SECTION 1. The Esperanza Hills Specific Plan, on file with OC Development Services and incorporated herein, and Planning Area Statistic Table, attached hereto as Exhibit A and incorporated herein, are hereby adopted in accordance with Section 7-9-156 of the Codified Ordinances of the County of Orange.

SECTION 2. The Orange County Zoning Map is hereby amended in accordance with Section 7-9-48, 7-9-49, 7-9-155 and 7-9-156.2(c) of the Codified Ordinances of the County of Orange by rezoning the property covered by the Esperanza Hills Specific Plan from the A-1 "General Agricultural" District and A-1(O) "General Agriculture/Oil Production" Districts to S "Specific Plan" per Zone Change 16-05, as set forth on Exhibit B, attached hereto and incorporated herein.

SECTION 3. This Ordinance shall take effect and be in full force thirty (30) days from and after its passage, and before the expiration of fifteen (15) days after the passage thereof shall be published once in an adjudicated newspaper in the County of Orange.

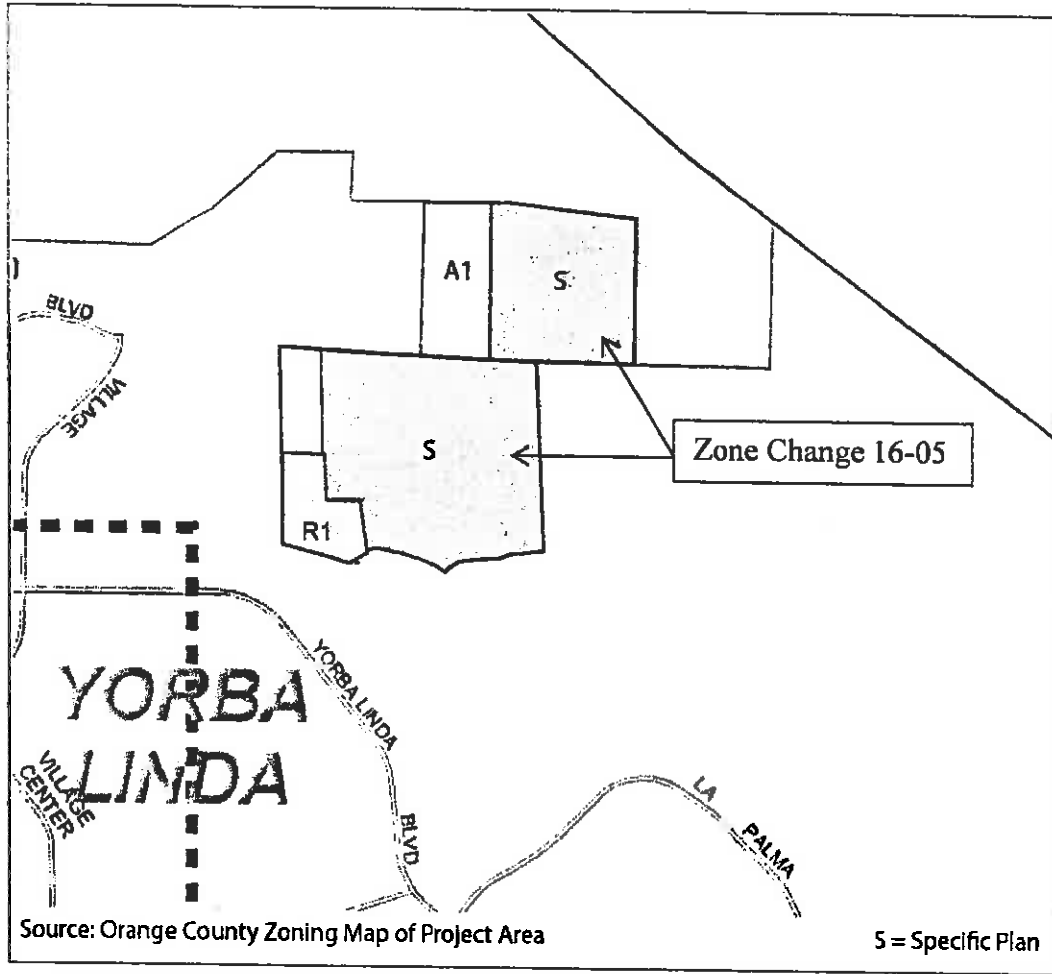
Exhibit A

Esperanza Hills Specific Plan

Planning Area Statistics Table

Development	Gross Area (acres)	Dwelling Units per Acre	Number of Lots (DU)	Trails (feet)	Parks (acres)	Landscaped Slopes (acres)	Fuel Modification (acres)
Planning Area 1	310.00	0.71	218	28,116	5.37	81.77	34.39
Planning Area 2	158.90	0.76	122	7,740	6.81	45.6	49.12
Esperanza Hills	468.90	0.73	340	35,856	12.18	126.6	140.0

Exhibit B



Zone Change 16-05

