

3. Project History and Background

The Project Site, which is substantially undeveloped, is bordered by Chino Hills State Park on the north and east. To the south and west are existing residential communities previously approved and developed in the City of Yorba Linda (City), including Dominguez Ranch, Green Hills, Casino Ridge, Travis Ranch, and Yorba Linda Hills. The proposed Cielo Vista project, a proposed residential subdivision in the unincorporated County, lies adjacent to the Esperanza Hills site on the west and southwest.

The property is owned by three entities including Yorba Trails, LLC, Yorba Linda Estates LLC and the Nicholas/Long family trusts. Yorba Trails, LLC owns approximately 33 acres on the western portion of the project. Yorba Linda Estates, LLC owns approximately 279 acres in the center of the project, and the Nicholas/Long family owns approximately 157 acres that form the northeast portion of the project. The Project Site is part of a larger parcel commonly referred to in the City's General Plan (1993) as the Murdock Property. The Yorba Linda General Plan (Yorba Linda GP) envisioned the Murdock Property being developed in conjunction with 547 acres of City land into a golf course development. Those 547 acres of City land are now part of Chino Hills State Park.

The Yorba Linda GP identifies a range of housing units within its Sphere of Influence (SOI), including Esperanza Hills, calling for a density of one unit per acre. Exhibit 3-1 – Project Boundaries, Ownership depicts the property ownership overlaid on an aerial photograph.

Due to its unincorporated status, all discretionary permits allowing development of the property must be approved by the County and be consistent with the County of Orange General Plan and the County of Orange Zoning Code (2005). The Proposed Project is within the City's SOI and has therefore been designed to comply with the City's development policies wherever possible. An application was submitted to the County for project approval on August 23, 2012.

An SOI designates a city's probable future physical boundary and service area. An annexation occurs when a city incorporates additional territory into its boundary. The Orange County LAFCO is the responsible agency for annexations within the County of Orange. An application was submitted to the County for project approval on August 23, 2012.

The entire site was burned in the 2008 Freeway Complex Fire. The fire, which was fed by high winds, burned a total of 381 structures in Riverside and Orange counties.

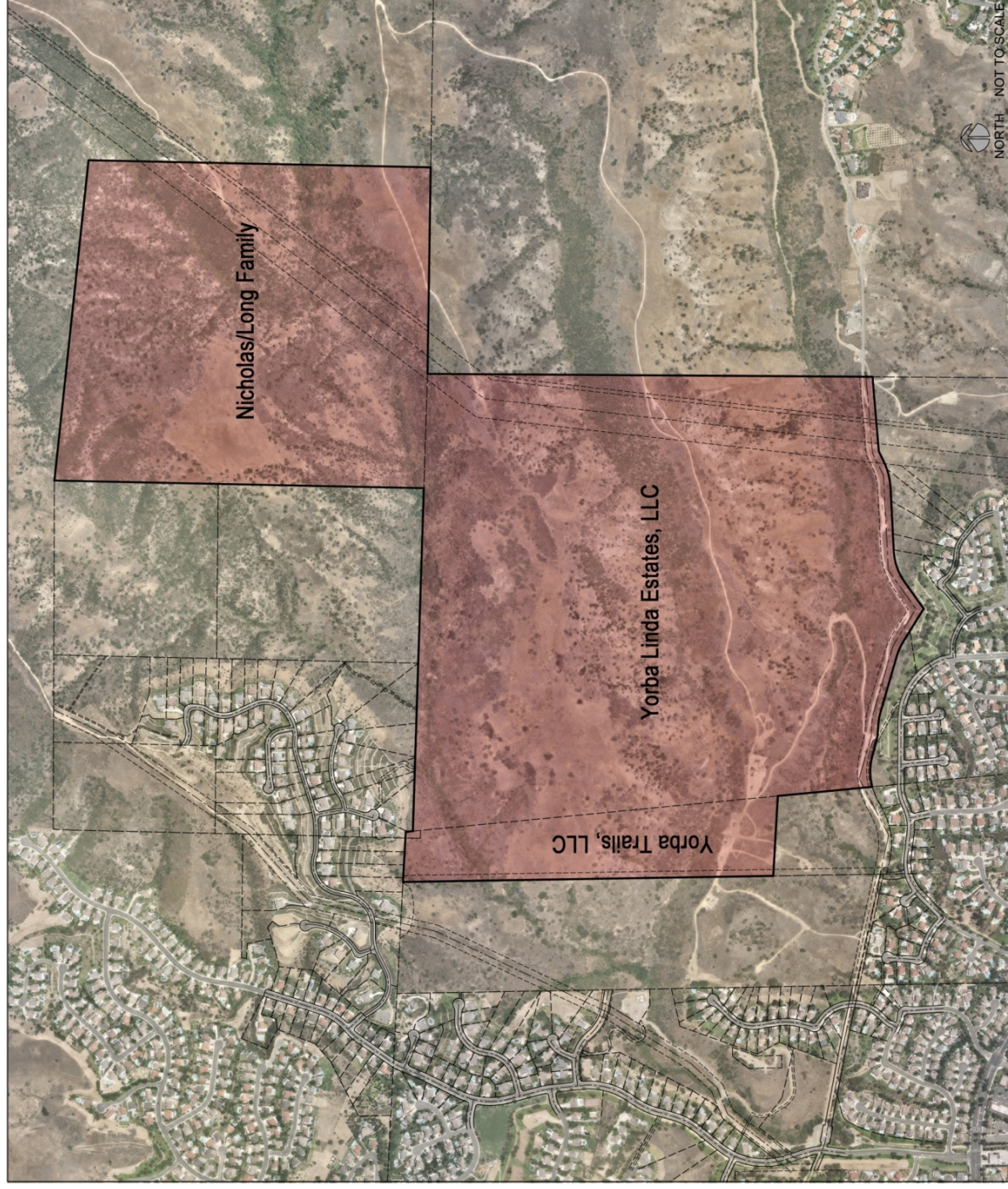


Exhibit 3-1 – Project Boundaries, Ownership

The Notice of Preparation (NOP) to prepare an Environmental Impact Report was distributed on December 22, 2012 for a 42-day public review period. The required 30-day review period was extended 12 days in consideration of the holiday season. The NOP was filed with the Orange County Clerk-Recorder's office, posted on the Project Site, and sent via U.S. mail to approximately 800 public agencies and interested parties. A public Scoping Meeting was held on January 31, 2013, and approximately 1,800 meeting notices were sent to agencies and interested parties. The Scoping Meeting was attended by approximately 120 individuals. Comments were solicited from the meeting attendees. A summary of the comments provided during the Scoping Meeting is included herein (Table 1-3-1, Summary of Scoping Meeting Comments beginning on page 2-3), along with a notation of where the issue is addressed in the DEIR.